

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 **October 7, 2016** 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. 11-2058

Judgment Amount: \$83,459.71

Attorney: Michael K. Martin, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, with the two-story brick bungalow thereon erected, Numbered 700 Elizabeth Avenue, situate in Muhlenberg Township, now Borough of Laureldale, County of Berks and Commonwealth of Pennsylvania as shown by map or plan of Belmont, surveyed by William H. Dechant, and bearing date January, 1913, said map or plan having been duly executed and recorded in the Recorder's Office of Berks County, Commonwealth of Pennsylvania, in Plan Book Volume 4, Page 13, and being further known as Lot No. 222, of said plan of lots laid out by Belmont Land Company and known as Belmont, said lot being bounded on the North by Elizabeth Avenue, on the East by property now or formerly of Mollie Keagy, on the South by a fifteen feet wide alley and on the West by Fulton Street.

CONTAINING in front on Elizabeth Avenue thirty-two feet six inches (32' 06") and in depth of uniform width one hundred twenty-five feet (125').

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 700 Elizabeth Avenue, Reading, PA 19605

BEING THE SAME PREMISES WHICH Judith A. Edwards, by Deed dated April 14, 2008, and recorded April 17, 2008, in the Office of the Recorder of Deeds in and for the County of Berks in Record Book 5340, Page 796, granted and conveyed unto Lindsay Jackson.

PIN NO. 5308-08-88-7762

SEE Deed Book 5340, Page 796

To be sold as the property of: Lindsay Jackson

No. 12-01363

Judgment: \$235,336.43

Attorney: Kimberly A. Bonner, Esquire

Scott A. Dietterick, Esquire

Kimberly J. Hong, Esquire

Jana Fridfinnsdottir, Esquire

Michael E. Carleton, Esquire

Meredith H. Wooters, Esquire

Justin F. Kobeski, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground with the improvements thereon erected, situate on the West side of Woodglen Road, and being Lot Number 29 of plan of lots of "Forest Meadows", recorded in Plan Book Volume 46, Page 24, Berks County Records, situate Township of Union, County of Berks, Commonwealth of Pennsylvania, bounded and described as follows, to wit:.

BEGINNING at an iron pin on the western edge of Woodglen Road, a corner of Lot Number 30;

THENCE ALONG Lot Number 30 in a westerly direction 364.03 feet to an iron pin in line of lands now, or formerly of Lawrence M. McMullen and Gladys June McMullen, his wife;

THENCE ALONG lands of the same, in a northerly direction by a line making an interior angle of 90 degrees 00 minutes 46 seconds with the last described line, 150.00 feet to an iron pin, a corner of Lot Number 28;

THENCE ALONG Lot Number 28 in an easterly direction by a line- making an interior angle of 89 degrees 59 minutes 14 seconds with the last described line, 364.06 feet to an iron pin in the western edge of Wood-glen Road;

THENCE ALONG Woodglen Road in a southerly direction by a line making a right angle with the last described line and a right angle with the first described line, 150.00 feet to an iron pin, the place of beginning.

BEING the same property conveyed to William H. Jones and Roberta R. Jones, husband and wife, who acquired title by virtue of a Deed from Prudential Relocation, Inc., dated August 4, 2009, recorded September 2, 2009, at Instrument Number 2009041999, Berks County, Pennsylvania Records.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 420 Woodglen Road, Birdsboro, PA 19508.

PARCEL NO.: 88-5332-02-89-6838

ACCOUNT: 88016487

To be sold as the property of William H. Jones and Roberta R. Jones, husband and wife

09/29/2016

Vol. 108, Issue 53

No. 12-06067

Judgment: \$204,889.71

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

Holly N. Wolf, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN parcel of ground and ranch style house situate on the Westerly side of Clinton Drive in Robeson Township, Berks County, Pennsylvania, being known as Lot #14 of Clinton Heights subdivision, prepared by Ludgate and Kent, Drawing #E-3020, dated August 11, 1976 (recorded in Plan Book Volume 99 Page 17) and being bounded and described as follows, to wit:

BEGINNING at an iron pin in the Westerly right of way line of Clinton Drive, a corner of Lot #13; thence along the Westerly right of way line of Clinton Drive, the following two courses and distances: (1) by a curve to the right having a central angle of 04 degrees 59 minutes 56 seconds a radius of 125.00 feet an arc distance of 10.91 feet to a point; (2) in a Southerly direction tangent to the last described curve 135.00 feet to an iron pin a corner of Lot #15;

THENCE ALONG Lot #15 in a Westerly direction by a line making an interior angle of 96 degrees 30 minutes 39 seconds with the last described line 299.93 feet to an iron pin in line of lands of James W. Westley and Frances I. Westley, his wife;

THENCE ALONG lands of Westerly in a Northerly direction by a line making an interior angle of 90 degrees with the last described line 145.00 feet to an iron pin a corner of Lot #13; Thence along Lot #13 in an Easterly direction by a line making an interior angle of 90 degrees with the last described line, 316.00 feet to an iron pin, the place of beginning.

CONTAINING 1.02 acres.

BEING SUBJECT to a 15 foot public utility easement.

BEING the same property conveyed to Eugene Forsythe and Rebecca Forsythe, husband and wife, who acquired title, with rights of survivorship, by virtue of a Deed from Donald F. Hoover and Audra A. Hoover, husband and wife, dated November 4, 1999, recorded December 1, 1999, at Deed Book 3150, Page 134, Berks County, Pennsylvania Records.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 110 Clinton Drive, Mohnton, PA 19540

PARCEL NO.: 73-5303-04-82-1084

ACCOUNT: 73063176

SEE Deed Book Volume 3150, Page 134

To be sold as the property of Eugene Forsythe and Rebecca Forsythe, husband and wife

No. 12-07432

Judgment: \$123,024.54

Attorney: Sarah K. McCaffery, Esquire

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

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

CONTAINING 3.691 acres of land.

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

PARCEL No. 5324-03-34-1552

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

TAX PARCEL NO 5324-03-34-1552

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

Residential Property

To be sold as the property of Kenneth I. Harman

09/29/2016

Vol. 108, Issue 53

No. 12-20867

Judgment Amount: \$333,763.72

Attorney: Phelan Hallinan Diamond & Jones,
LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in South Heidelberg Township, Berks County, Commonwealth of Pennsylvania, bounded and described according to a final plan of Heidelberg Run West drawn by Vitillo Group, Inc., dated June 13, 1997 and last revised September 17, 1998, said plan recorded in Berks County in Plan Book 231, Page 37, as follows, to wit:

BEGINNING at a point of curve on the Northeasterly side of Longview Drive (54 feet wide), said point being a corner of Lot No. 393 on said plan; thence extending from said point of beginning along Lot No. 393 North 31 degrees 55 minutes 38 seconds East 126.72 feet to a point, a corner of open space on said plan; thence extending along same South 52 degrees 24 minutes 47 seconds East 90.43 feet to a point, a corner of Lot No. 395 on said plan; thence extending along same South 37 degrees 35 minutes 13 seconds West 125.00 feet to a point on the Northeasterly side of Longview Drive; thence extending along same the two following courses and distances, (1) North 52 degrees 24 minutes 47 seconds West 55.55 feet to a point of curve, and (2) Northwestwardly along the arc of a circle curving to the left having a radius of 227.00 feet the arc distance of 22.42 feet to the first mentioned point and place of BEGINNING. CONTAINING 0.242 acres of land.

BEING Lot No. 394 as shown on the abovementioned plan

TITLE TO SAID PREMISES IS VESTED IN William G. Wildman, Jr., by Deed from Forino Co., LP a Pennsylvania Limited Partnership, successor by name change and merger to Forino Developers Co., by its Attorney-in-Fact, John G. Smith, dated 01/18/2007, recorded 02/08/2007, in Book 05071, Page 1239, Instrument #2007008311.

BEING KNOWN AS 422 Longview Drive, Reading, PA 19608-9819.

Residential property

TAX PARCEL NO: 51437509072434

TAX ACCOUNT: 51000508

SEE Deed Book 5071 Page 1239

To be sold as the property of William G. Wildman, Jr.

No. 12-2194

Judgment: \$49,422.67

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

Holly N. Wolf, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground upon which the same is erected, situation the North side of Douglass Street, being Numbered 813, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the North side of Douglass Street, eighty-six (86) feet four (04) inches, East of the Northeast corner of Eighth and Douglass Streets; thence Northwardly at right angles with Douglass Street, along property now or late of William Van Buskirk, seventy-nine (79) feet to a four (04) feet wide alley; thence Eastwardly along said four (04) feet wide alley fourteen (14) feet six (06) inches to the place of Beginning.

BEING the same property conveyed to Demetrio Jimenez, as sole owner who acquired title by virtue of a Deed from Samuel F. Bartman, Sr. and Sandra F. Bartman, dated May 21, 2007, recorded June 6, 2007, at Deed Book 05151, Page 2019, Berks County, Pennsylvania Records.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 813 Douglass Street, Reading, PA 19604.

PARCEL NO. 12-5307-60-94-6780

ACCOUNT: 12348000

SEE Deed Book Volume 05151, Page 2019

To be sold as the property of Demetrio Jimenez, as sole owner

No. 12-6213

Judgment: \$690,062.39

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

TAX I.D. #17-5317-23-39-6130

ALL THAT CERTAIN lot or piece of ground, together with the dwelling house thereon erected, known as 1600 Hampden Boulevard, situate on the Northwest corner of Hampden Boulevard and Union Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point formed by the intersection of the Western building line of Hampden Boulevard with the Northern building line of Union Street; thence in a Westerly direction along the Northern building line of Union Street a distance of seventy-one feet ten inches to the Eastern building line of Olive Street; thence in a Northerly direction along the Eastern building line of said Olive Street a distance of two hundred fifty feet two and one-half inches to a twenty feet wide alley; thence in

09/29/2016

Vol. 108, Issue 53

an Easterly direction along said alley a distance of sixty-five feet seven and one-quarter inches to a point; thence extending Eastward along a line at right angles to said Hampden Boulevard a distance of one hundred ten feet to a point in the Western building line of said Hampden Boulevard and thence in a Southerly direction along the Western building line of said Hampden Boulevard a distance of two hundred twenty-four feet nine and seven-eighths inches to a point, the place of Beginning.

BEING THE SAME PREMISES WHICH Paul A. Krupa and Betty L. Krupa, by and through their Attorney-in-Fact, Lisa A. Thompson, by Deed dated 8/31/2004 and recorded 9/10/2004 in the Office for the Recorder of Deeds in and for the County of Berks, and Commonwealth of Pennsylvania in Record Book 4147, Page 794, granted and conveyed unto Mary Ellen Bidleman.

BEING KNOWN AS: 1600 Hampden Boulevard, Reading, Pennsylvania 19604.

TITLE TO SAID PREMISES is vested in Stephen A. Glassman by Deed from MaryEllen Bidleman and Sullivan Financial Solutions, Inc. dated April 23, 2006 and recorded November 22, 2006 in Deed Book 5019, Page 2080 Instrument Number 2006090367.

To be sold as the property of Stephen A. Glassman

No. 13-24944

Judgment: \$159,026.02

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

Holly N. Wolf, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or piece of land being Lots No. 12 through 16, inclusive, in Block H, of the plan of lots of Baumstown Annex as recorded in Plan Book Volume 2, Page 72, Berks County Records, situate in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania and being more fully described as follows, to wit:

BEGINNING AT A POINT in the Southeastern building line of Pottstown Avenue, (35 feet wide), said point being a corner in common with Lot No. 17 and Lot No. 16; thence leaving Pottstown Avenue and along Lot No. 17, South 68 degrees 11 minutes East, 95.46 feet more or less to a point, in line of lands of Frank Hoffman; thence along lands of the same, South 28 degrees 58 minutes West, 100.78 feet more or less to a point, a corner of Lot No. 11; thence along Lot 11, North 68 degrees 11 minutes West, 82.92 feet to a point in the Southeastern building line of Pottstown Avenue, thence along said building line North 21 degrees 49 minutes East, 100.00 feet to a point, the place of beginning.

CONTAINING: 8,919.00 square feet.

BEING the same property conveyed to William C. Marinari and Leanna Ruth Marinari who acquired title by virtue of a Deed from William C. Marinari and Leanne Keim, now known by marriage as Leanne Ruth Marinari, dated February 23, 2009, recorded March 9, 2009, at Instrument Number 2009009793, Berks County, Pennsylvania Records.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 315 Pottstown Avenue, Birdsboro, PA 19508.

PARCEL NO.: 43-5345-17-01-4920

ACCOUNT: 43070209

To be sold as the property of William C. Marinari and Leanna Ruth Marinari

No. 13-26664

Judgment: \$79,821.20

Attorney: Jessica N. Manis, Esquire

ALL THAT CERTAIN two-story brick dwelling house and lot or piece of ground whereupon the same is erected, situate on the Southwest corner of Douglass and Church Streets, and being No. 526 Douglass Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by said Douglass Street;

ON the South by a four (04) feet wide alley;

ON the East by Church Street; and

ON the West by property now or late of Albert R. Bright.

CONTAINING in front, East and West, along said Douglass Street twenty-two (22) feet six (06) inches and in depth, North and South, along Church Street to said alley one hundred (100) feet.

BEING the same premises which Luis A. Pichardo, by Deed dated June 11, 2008 and recorded July 14, 2008 in the Office of the Recorder of Deeds in and for Berks County in Deed Book Number 05387 and Page Number 1923 granted and conveyed unto Edner Casimir, as sole owner. Edner Casimir has since departed this life on or about June 30, 2013.

UPI: 14530759841505

ACCOUNT: 14347275

MAP PIN: 530759841505

BEING KNOWN AS 526 Douglass Street, Reading, PA 19601

To be sold as the property of unknown heirs, personal representatives and devisees of Edner Casimir, deceased

09/29/2016

Vol. 108, Issue 53

No. 13-27044

Judgment: \$26,594.16

Attorney: Kimberly A. Bonner, Esquire

Scott A. Dietterick, Esquire

Kimberly J. Hong, Esquire

Holly N. Wolf, Esquire

Michael E. Carleton, Esquire

Meredith H. Wooters, Esquire

Justin F. Kobeski, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground upon which the same is erected, situate on the West side of Cedar Street, between Elm and Buttonwood Streets, being No. 320 Cedar Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of George Schur;

ON the East by said Cedar Street;

ON the South by property now or late of Jacob Kowalski;

AND ON the West by a ten feet wide alley.

CONTAINING IN FRONT on said Cedar Street, twelve (12) feet nine (9) inches, more or less and in depth one hundred (100) feet more or less.

BEING the same property conveyed to Mildred E. Lebron and Fransisca M. Mull who acquired title by virtue of a Deed from Mildred E. Lebron, a single woman, dated June 8, 2006, recorded June 28, 2006, at Deed Book 4910, Page 1585, Berks County, Pennsylvania Records.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 320 Cedar Street, Reading, PA 19601.

PARCEL NO.: 09-5307-76-92-6180

ACCOUNT: 09293600

SEE Deed Book Volume 4910, Page 1585

To be sold as the property of Mildred E. Lebron and Fransisca M. Mull

No. 13-27168

Judgment: \$352,744.94

Attorney: Kimberly A. Bonner, Esquire

Scott A. Dietterick, Esquire

Kimberly J. Hong, Esquire

Jana Fridfinnsdottir, Esquire

Michael E. Carleton, Esquire

Meredith H. Wooters, Esquire

Justin F. Kobeski, Esquire

LEGAL DESCRIPTION

LAND REFERRED TO in this commitment is described as all that certain property situated in Township of Amity in the County of Berks, and State of Pennsylvania and being described in a Deed dated 01/27/00 and recorded 02/01/00 in Book 3168 Page 823, among the land records of the County and State set forth above, and referenced as follows:

BOUNDED AND DESCRIBED according to a final plan of Woods Edge, Phase 1, drawn by Thomas R. Gibbons and Associates, Professional

Surveyors, Engineers and Planners, dated February 7, 1996, said plan recorded in Berks County in Plan Book 216, Page 27, as follows, to wit:

BEGINNING at a point of curve on the Northwestern side of Spring View Drive (50 feet wide), said point being a corner of Lot No. 46 on said plan; thence extending from said point of beginning along Lot No. 46 the two following courses and distances: 1) North 34 degrees 29 minutes 53 seconds West 165.01 feet to a point, a corner, and 2) North 40 degrees 14 minutes 41 seconds East 160.57 feet to a point in line of lands now or late of Emily H. Mauger; thence extending along said lands South 77 degrees 33 minutes 06 seconds East 81.96 feet to a point, a corner of Lot No. 48 on said plan; thence extending along same South 01 degrees 18 minutes 35 seconds East 210.22 feet to a point of curve on the Northerly side of Spring View Drive; thence extending Westwardly and Southwestwardly along the Northerly and Northwestern side of Spring View Drive along the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 101.37 feet to the first mentioned point and place of Beginning. Being Lot No. 47 as shown on the aforementioned plan.

BEING the same property conveyed to Gavin E. Williams and Cynthia L. Williams who acquired title by virtue of a Deed from Fiorino Grande, dated January 27, 2000, recorded February 1, 2000, at Deed Book 3168, Page 823, Berks County, Pennsylvania Records.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 211 Spring View Drive, Douglassville, PA 19518.

PARCEL NO.: 24-5366-04-53-9343

ACCOUNT: 24001003

SEE Deed Book Volume 3168, Page 823

To be sold as the property of Gavin E. Williams and Cynthia L. Williams

No. 13-27369

Judgment: \$77,397.74

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

Holly N. Wolf, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and lot of ground situate on the Northern side of Upland Avenue, formerly Fifth Street, between Arlington Street, formerly Myrtle Avenue, and Crestmont Street, formerly Lilly Street, Millmont, City of Reading, Berks County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING AT A CORNER in the Northern building of line of Upland Avenue, 133 feet 1-1/4

09/29/2016

Vol. 108, Issue 53

inches West from the Northwest building corner of Arlington Street and Upland Avenue, thence Northward along property of Lloyd M. White and parallel to Arlington Street, making an interior angle of 90 degrees with Upland Avenue for a distance of 100 feet to the Southern side of a 10 feet wide alley; thence Eastward along said alley and parallel with Upland Avenue, making an interior angle of 90 degrees with the last described line for a distance of 113 feet 1-1/4 inches to the Western side of 10 feet alley, thence Southward along said alley and parallel with Arlington Street, making an interior angle 90 degrees with said last described line, for a distance of 100 feet to a corner in the Northern building line of Upland Avenue, thence Westward along said building line for a distance of 13 feet 1-1/4 inches to the place of beginning.

BEING the same property conveyed to Christine M. Wartluft who acquired title by virtue of a Deed from SBP Investments, a Pennsylvania Limited Partnership, dated November 22, 2004, recorded December 29, 2004, at Deed Book 4511, Page 733, Berks County, Pennsylvania Records.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 217 Upland Avenue, Reading, PA 19611.

PARCEL NO.: 18-5306-67-73-9476

ACCOUNT: 18667250

SEE Deed Book Volume 4511, Page 733

To be sold as the property of Christine M. Wartluft

No. 13-6158

Judgment: \$112,455.33

Attorney: Kimberly A. Bonner, Esquire

Scott A. Dietterick, Esquire

Kimberly J. Hong, Esquire

Holly N. Wolf, Esquire

Michael E. Carleton, Esquire

Meredith H. Wooters, Esquire

Justin F. Kobeski, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN one and one-half story single frame dwelling and other improvements erected on that part or portion of lots or pieces of ground situate in the Township of Cumru, County of Berks and State of Pennsylvania, being portions of Lots Nos. 267, 268, 269 and 270 in plan of lots of "Farview", as drawn and surveyed by Wm. H. Dechant & Sons, Engineers, said plan being recorded in the Recorder's Office at Reading in Plan Book Vol. 2, Page 41, bounded and described as follows, to wit:

BEGINNING at an iron pin said pin being at the intersection of the Southerly building line of Meade Street, a sixty feet (60') wide street and the Easterly building line of Pershing Boulevard an eighty feet (80') wide street thence along the Southerly building line of said Meade Street in a Northeasterly direction seventy-two feet (72') to an iron pin, thence along residue land now or late of Paul C. Walbert (of which the herein described tract is a part) in a Southwesterly direction eighty

feet (80') to an iron pin in the Northerly line of Lot No. 266, thence along Lot No. 266 in a Southwesterly direction seventy-two feet (72') to an iron pin in the aforementioned Easterly building line of Pershing Boulevard, thence along the Easterly building line of Pershing Boulevard in a Northwesterly direction eighty feet (80') to the point or place of beginning.

CONTAINING 5760 square feet strict measure.

BEING the same property conveyed to Monica M. Hoffman who acquired title by virtue of a Deed from Phyllis M. Dunkelberger, dated May 4, 2012, recorded May 11, 2012, at Instrument Number 2012019380, Berks County, Pennsylvania Records.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 225 Pershing Boulevard, Reading, PA 19607.

PARCEL NO.: 39-5306-17-01-6677

ACCOUNT: 39432145

To be sold as the property of Monica M. Hoffman, deceased

No. 14-01454

Judgment: \$163,970.19

Attorney: Kimberly A. Bonner, Esquire

Scott A. Dietterick, Esquire

Kimberly J. Hong, Esquire

Jana Fridfinnsdottir, Esquire

Michael E. Carleton, Esquire

Meredith H. Wooters, Esquire

Justin F. Kobeski, Esquire

LEGAL DESCRIPTION

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

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

CONTAINING an area of 5,400 square feet.

BEING the same property conveyed to Eric A. Armusik who acquired title by virtue of a Deed from James F. Weaver, dated September 29, 2000, recorded October 10, 2000, at Deed Book 3251, Page 864, Berks County, Pennsylvania Records.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 71 N 4th

09/29/2016

St., Hamburg, PA 19526.

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

ACCOUNT: 46029200

SEE Deed Book Volume 3251, Page 864

To be sold as the property of Eric A. Armusik

No. 14-15172

Judgment: \$129,683.97

Attorney: Sarah K. McCaffery, Esquire

ALL THAT CERTAIN lot of ground with the brick dwelling house thereon erected situate on South Chestnut Street, Borough of Boyertown, Berks County, Pennsylvania, known as No. 25 S. Chestnut Street, bounded and described as follows, to wit:

BEGINNING at a corner on building range on South Chestnut Street and running thence by property of Edwin S. Gresh, late Oliver S. Erb, North 41-1/2 degrees West 137 feet to a point; thence along land conveyed by Deed of even date of grantors to Ajax Canvas Co., Inc., South 43-1/2 degrees West 27 feet 5-1/2 inches to a point; thence along land conveyed by Deed of even date from grantors to William J. Carrington and Merrill W. Carrington, his wife, South 45 degrees 27 minutes East 136.5 feet partly through the middle of the dividing wall between the dwelling on this property and that upon the adjoining property conveyed to William J. Carrington and wife to a point on building range of said South Chestnut Street; thence along the same, North 43-1/2 degrees East 18 feet 5 inches to the place of BEGINNING. (According to survey dated November 25, 1949 by George F. Shaner, Reg. Engineer, Pottstown, Pa.)

BEING Parcel #5387-20-80-9960

BEING THE SAME PREMISES which Jeffrey A. Brumbach and Nancy J. Brumbach, husband and wife, by Deed dated March 4, 2010 and recorded in the Berks County Recorder of Deeds Office on March 22, 2010 as Deed Instrument No. 2010009987, granted and conveyed unto Glenn A. Mattson, Jr.

TAX PARCEL NO 5387-20-80-9960

BEING KNOWN AS 25 South Chestnut Street, Boyertown, PA 19512

Residential Property

To be sold as the property of Glenn A. Mattson, Jr.

No. 14-15190

Judgment: \$181,716.57

Attorney: Kimberly A. Bonner, Esquire

Scott A. Dietterick, Esquire

Kimberly J. Hong, Esquire

Holly N. Wolf, Esquire

Michael E. Carleton, Esquire

Meredith H. Wooters, Esquire

Justin F. Kobeski, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN parcel of land located on the Southeastly side of Lenape Road, T-845 (Required R/W 33' - Dedicated Ultimate R/W

Vol. 108, Issue 53

60'), situate in Washington Township, Berks County, Pennsylvania, described according to a plan and survey as prepared by John T. Aston, Registered Surveyor, Boyertown, Pennsylvania, Plan No. 1046-18, dated August 23, 1979 as last revised and being Lot No. 1, bounded on the North by Lot No. 2 on the above mentioned plan (other land of Robert W. Gresh, Jr.), on the East by the land now or late of Bernhard and Anna Hammann, on the South by the land of Raymond L. Alverda Rohl, and on the West by Lenape Road, being more fully described as follow:

BEGINNING AT A POINT in the bed or Lenape Road, a corner of this Lot No. 2 on the above mentioned plan; thence from the point of beginning along Lot No. 2, leaving the bed of Lenape Road, South 66 degrees 41 minutes 53 seconds East 699.35 feet to a point, a corner of this and in the line of the land now or late of Bernhard and Anna Hannann; thence along the land now or late of Bernhard and Anna Hannann South 39 degrees 40 minutes 29 seconds West 221.79 feet to an iron pin found a corner of this and the land of Raymond L. Alverda Rohl; thence along the land of Raymond L. and Alverda Rohl North 68 degrees 17 minutes West 958.92 feet to a point in the bed of Lenape Road, a corner; thence in and through the bed of Lenape Road the next 2 courses and distances to wit; (1) North 4 degrees 40 minutes 30 seconds East 220.00 feet to a point; a corner, (2) North 1 degrees 31 minutes 20 seconds East 20.49 feet to the point of beginning.

CONTAINING 3.183 acres.

BEING the same property conveyed to Louis J. Wasmund and Elizabeth S. Wasmund, husband and wife, who acquired title by virtue of a Deed from Steven C. Middlecamp by his Attorney-in-Fact, Ann L. Middlecamp and Ann L. Middlecamp, husband and wife, dated September 16, 1996, recorded October 4, 1996, at Deed Book 2772, Page 461, Berks County, Pennsylvania Records.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 329 Lenape Road, Bechtelsville, PA 19505.

PARCEL NO.: 89 5389 02 95 9559

ACCOUNT: 89030125

SEE Deed Book Volume 2772, Page 461

To be sold as the property of Louis J. Wasmund

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 Shiftett Road

09/29/2016

Vol. 108, Issue 53

(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: 52025500

SEE Deed Instrument Number 2008-060794

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

No. 14-21327

Judgment Amount: \$135,901.32

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two and one-half story brick and frame bungalow type residence building and the lot or piece of ground upon which the same is erected, situate on the North side of Fairview Avenue, being No. 2325, between 23rd and 24th Streets in the Borough of Mount Penn, County of Berks and Commonwealth of Pennsylvania bounded and described as follows, to wit:

ON the North by a 10 feet wide alley;

ON the East by property now or late of Charles Dengler;

ON the South by said Fairview Avenue; and

ON the West by property now or late of Earl A. Britchard.

CONTAINING in front on said Fairview Avenue 30 feet and in depth of equal width 90 feet.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 2325 Fairview Avenue, Mount Penn, PA 19606

TAX PARCEL #64531612872284

ACCOUNT: 64051100

SEE Deed Book Instrument #2011007838

PAGE Instrument #2011007838

Sold as the property of: Melissa A. Ginnetti

No. 14-22639

Judgment: \$57,121.73

Attorney: Kimberly A. Bonner, Esquire

Scott A. Dietterick, Esquire

Kimberly J. Hong, Esquire

Holly Wolf, Esquire

Michael E. Carleton, Esquire

Meredith H. Wooters, Esquire

Justin F. Kobeski, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and lot of ground upon which the same is erected, situate on the North side of Spruce Street, being No. 531, between Pearl and Sixth Streets, in the City of Reading, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

ON the North by property now or late of Francis O'Reilly;

ON the East by property now or late of Henry W. Moyer;

ON the South by said Spruce Street; and

ON the West by property now or late of Clara E. Redford.

CONTAINING in front along said Spruce Street eighteen feet and in depth of equal width eight-one feet six inches, more or less.

BEING the same property conveyed to Melido Reyes who acquired title by virtue of a Deed from Miguel A. Sanchez and Toribio Antonio Torres, dated July 10, 2008, recorded July 14, 2008, at Deed Book 5387, Page 1740, Berks County, Pennsylvania Records.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 531 Spruce Street, Reading, PA 19602.

PARCEL NO.: 04-5306-35-88-1599

ACCOUNT: 04646850

SEE Deed Book Volume 5387, Page 1740

To be sold as the property of Melido Reyes

No. 14-2392

Judgment: \$200,958.85

Attorney: Kimberly A. Bonner, Esquire

Scott A. Dietterick, Esquire

Kimberly J. Hong, Esquire

Jana Fridfinnsdottir, Esquire

Michael E. Carleton, Esquire

Meredith H. Wooters, Esquire

Justin F. Kobeski, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or parcel of land and premises, situate, lying and being in the Borough of Laureldale in the County of Berks and Commonwealth of Pennsylvania, more particularly described as follows:

09/29/2016

Vol. 108, Issue 53

ALL THOSE CERTAIN two adjoining lots of ground together with the frame bungalow building erected thereon, situate on the East side of Montrose Avenue, between Elizabeth Avenue and Queen Street, in Rosedale, now the Borough of Laureldale, (formerly a part of Muhlenberg Township), County of Berks and Commonwealth of Pennsylvania, being Lots No's, 321 and 322 on the plan of Rosedale, recorded at Reading in Plan Book 2, Page 12, bounded and described as follows, to wit:

ON the North by Lot No. 323;

ON the East by part of Lot No. 310, all of Lot No. 311 and part of Lot No. 312;

ON the South by Lot No. 320; and

ON the West by Montrose Avenue.

CONTAINING IN WIDTH together on Montrose Avenue fifty (50) feet and in the rear fifty (50) feet seven (7) inches, more or less, and in depth on the South side one hundred seventy-nine (179) feet four and three-fourth (4-3/4) inches, more or less, and on the North side one hundred seventy-one (171) feet, nine and three-eighth (9-3/8) inches, more or less, known as House No. 3349 Montrose Avenue.

BEING the same property conveyed to William J. Valeriano who acquired title by virtue of a Deed from Gerald S. Seidel and Georgene Seidel, dated November 30, 2001, recorded December 21, 2001, at Deed Volume 3452, Page 0304, Berks County, Pennsylvania Records.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 3349 Montrose Avenue, Laureldale, PA 19605.

PARCEL NO.: 57-5318-05-19-7992

ACCOUNT: 57115000

SEE Deed Book Volume 3452, Page 0304

To be sold as the property of William J. Valeriano

No. 14-4261

Judgment: \$77,499.31

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

Holly N. Wolf, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN one-story bungalow of frame construction and lots or pieces of ground upon which the same is erected, situated on Broadway Boulevard, "Farview Hills" formerly Cumru Township now Borough of Kenhorst, Berks County, Pennsylvania, and being further known as Lots No. 304, 305, and 307 as shown by map or plan surveyed by E. Kurtz Wells, and bearing date September, 1920, said map or plan being recorded, bounded and described as follows, to wit:

ON the North partly by Broadway Boulevard and partly by Lot Number 308;

ON the East partly by Lot Number 308 and

partly by a fifteen (15) feet wide alley;

ON the South partly by said fifteen (15) feet wide alley and partly by Lot No. 303; and

ON the West by Lot No. 303 and partly by said Broadway Boulevard.

HAVING A TOTAL FRONTAGE on Broadway Boulevard of eighty (80) feet and extending in depth of unequal width one hundred and ten (110) feet to alley, more or less.

BEING the same property conveyed to William E. Spayd, Sr. and Betty Jean Spayd, his wife, who acquired title by virtue of a Deed from Marie Simmons, dated November 29, 1993, recorded December 2, 1993, at Deed Book 2483, Page 585, Berks County, Pennsylvania Records.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 1036 Broadway Boulevard, Reading, PA 19607.

PARCEL NO.: 54-5306-18-41-5400

ACCOUNT: 54004900

SEE Deed Book Volume 2483, Page 585

To be sold as the property of William E. Spayd, Sr. and Betty Jean Spayd, his wife

No. 14-4349

Judgment: \$156,677.30

Attorney: Kimberly A. Bonner, Esquire

Scott A. Dietterick, Esquire

Kimberly J. Hong, Esquire

Jana Fridfinnsdottir, Esquire

Michael E. Carleton, Esquire

Meredith H. Wooters, Esquire

Justin F. Kobeski, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the frame bungalow and other improvements thereon erected, situate on the Northwestern side of a 14 feet 6 inches wide driveway known as Moyer Road, in the Township of Oley, County of Berks and State of Pennsylvania, bounded:

ON the Northwest and Northeast by property now or late belonging to Harvey O. Moyer and Eva C. Moyer, his wife, on the Southeast by the aforesaid 14 feet 6 inches driveway known as Moyer Road, and on the Southwest by rear properties now or late belong to George A. Grimes and Thelma G. Grimes, his wife, and George A. Flatt and M. Jane Flatt, his wife, and being more fully bounded and described as follows, to wit:

BEGINNING AT A CORNER on the Northwestern side of a 14 feet 6 inches wide driveway known as Moyer Road, extending from the macadam state highway leading to Oley Line, to the herein described property, said corner being 200 feet Northeastwardly from the center line of the aforesaid macadam state highway leading to Oley Line, thence leaving the aforesaid 14 feet 6 inches wide driveway known as Moyer Road and along rear of properties now or late belonging to George A. Grimes and Thelma G. Grimes, his wife, and George A. Flatt and M. Jane Flatt, his wife, North 46 degrees West a distance

09/29/2016

Vol. 108, Issue 53

of 200 feet to a corner marked by an iron pin; thence along property now or late belonging to Harvey O. Moyer and Eva C. Moyer, his wife, the two following courses and distances; viz; (1) North 45 degrees East a distance of 50 feet to a corner, and (2) South 46 degrees East a distance of 200 feet to a corner marked by an iron pin on the Northwestern side of the aforesaid 14 feet 6 inches wide driveway known as Moyer Road; thence along same South 45 degrees West a distance of 50 feet to the place of Beginning.

CONTAINING 10,000 square feet.

BEING the same property conveyed to John F. Ridgway and Jennifer L. Ridgway, as tenants by the entirety, who acquired title by virtue of a Deed from D.C.P. Investment Properties, LLC, dated December 11, 2009, recorded December 18, 2009, at Instrument Number 2009058409, Berks County, Pennsylvania Records.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 10 Wiest School Road, Reading, PA 19606.

PARCEL NO.: 67-5338-04-93-5739

ACCOUNT: 67059150

To be sold as the property of John F. Ridgway and Jennifer L. Ridgway, as tenants by the entirety.

No. 14-5835

Judgment: \$303,647.44

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

Holly N. Wolf, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Ruscombmanor Township, Berks County, Pennsylvania bounded and described according to a final plan of Glenmer Estates, drawn by Thomas R. Gilbone, Professional Land Surveyor, dated July 26, 1991 and last revised September 17, 1992, said plan recorded in Berks County in Plan Book 192, Page 44, as follows, to wit:

BEGINNING AT A POINT of curve on the Northerly side of Robin Lea Lane (53 feet wide), said point being a corner of Lot No. 18 on said plan; thence extending from said point of beginning along Lot No. 18 North 09 degrees 38 minutes 22 seconds West 207.66 feet to a point in the of Lot No. 19 on said plan; thence extending along same the three following courses and distances: (1) North 86 degrees 06 minutes 07 seconds East 40.00 feet to a point, a corner (2) North 30 degrees 46 minutes 15 seconds East 85.28 feet to a point, a corner, and (3) North 59 degrees 13 minutes 45 seconds West 32.90 feet to a point, a corner of Lot No. 15 on said plan; thence extending along same North 30 degrees 40 minutes 15 seconds East 246.57 feet to a point on the Southwesterly side of Tommy Louise Drive

(53 feet wide), said point being a corner of Lot No. 16 on said plan; thence extending along Lot No. 16 South 12 degrees 47 minutes 15 seconds East 465.26 feet to a point on the Northwesterly side of Robin Lea Lane; thence extending along same South 77 degrees 12 minutes 45 seconds West 218.78 feet to a point of curve on the Northwesterly side of Robin Lea Lane along the arc of a circle curving to the right having a radius of 678.50 feet the arc distance of 37.00 feet to the first mentioned point and place of Beginning.

CONTAINING 80,316.48 square feet or 1.844 acres of land.

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

BEING the same property conveyed to Robert B. Miles who acquired title by virtue of a Deed from Duane S. Knoll and Marilyn Sue Knoll, husband and wife, dated July 6, 2004, recorded August 11, 2004, at Deed Book 4124, Page 1825, Berks County, Pennsylvania Records.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 34 Robin Lea Lane, Fleetwood, PA 19522.

PARCEL NO.: 76-5420-03-14-5197

ACCOUNT: 76035650

SEE Deed Book Volume 4124, Page 1825

To be sold as the property of Robert B. Miles

No. 15-00933

Judgment: \$128,755.55

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

Holly N. Wolf, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in Exeter Township, Berks County, Pennsylvania bounded and described according to a plan of The Reisig Minor Subdivision drawn by Thomas R. Gibbons, Professional Land Surveyor dated May 17, 1984, and recorded in Plan Book Volume 133, Page 22, as follows, to wit:

BEGINNING at a steel pin at the intersection which the Northeasterly side of Circle Avenue makes with the Northwesterly side of Anderson Avenue (50 feet wide) (unopened), thence extending from said point of beginning North 42 degrees 22 minutes West along the Northeasterly side of Circle Avenue 77.53 feet to a drill hole, a corner of lands now or late of Harry J. Bertolet and Ruth M. Bertolet, his wife, thence extending along said lands North 48 degrees 27 minutes East through the 2-1/2 story frame house situate partly on premises described herein and partly on premises adjoining to the Northwest 96.67 feet to a steel pin, a corner of Lot No. 2 on said plan, thence extending along the same Southeastwardly along a line forming an interior angle of 90 degrees 49 minutes with the last described

09/29/2016

Vol. 108, Issue 53

line and crossing the head of a 20 feet wide utility easement 77.19 feet to a steel pin on the Northwestern side of Anderson Avenue, thence extending along the same South 48 degrees 15 minutes West 96.96 feet to the first mentioned point of intersection and place of Beginning.

CONTAINING 7,500.00 square feet of land.

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

BEING the same property conveyed to Philip Luke who acquired title by virtue of a Deed from Michael D. Good, Nicole M. Gaul now known as Nicole M. Good, dated August 21, 2012, recorded November 2, 2012, at Instrument Number 2012046192, Berks County, Pennsylvania Records.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 3603 Circle Avenue, Reading, PA 19606.

PARCEL NO.: 43-5326-13-23-1530

ACCOUNT: 43045420

To be sold as the property of Philip Luke

No. 15-01068

Judgment Amount: \$193,062.86

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Sinking Spring, Berks County, Pennsylvania, bounded and described according to a final plan of Wagner Farms Subdivision, drawn by Hanover Engineering Associates, Inc., dated March 7, 1997 and last revised April 21, 1996, said plan recorded in Berks County in Plan Book Volume 234, Page 11, as follows, to wit:

BEGINNING AT A POINT on the northwesterly side of Maria Avenue (54 feet wide), said point being a corner of Lot No. 86 on said plan; thence extending from said point of beginning along Lot No. 86 North 55 degrees 10 minutes 16 seconds West 116.50 feet to a point in line of lands now or late of the Housing Authority of the County of Berks; thence extending along said lands North 34 degrees 49 minutes 44 seconds East 43.00 feet to a point, a corner of Lot No. 88 on said plan; thence extending along same South 55 degrees 10 minutes 16 seconds East 116.50 feet to a point on the northwesterly side of Maria Avenue; thence extending along same South 34 degrees 49 minutes 44 seconds West 43.00 feet to the first mentioned point and place of beginning.

BEING Lot 87 on said plan.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 736 Maria Avenue, Sinking Spring, PA 19608

TAX PARCEL #79438614245090

ACCOUNT: 79000418

SEE Deed Book Instrument #2012010882

PAGE Instrument #2012010882

Sold as the property of: Stephen J. Hartman

No. 15-01794

Judgment Amount: \$153,411.50

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

Purpart No. 1

ALL THAT CERTAIN westerly one-half of a double two-story brick dwelling, and lot or piece of ground on which the same is erected, situate in the Borough of Topton, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the northern curb line of High Street, a corner in line of property now or late of Henry A. Christman; thence northwardly along the same and through the middle of said double dwelling, one hundred thirty feet, more or less, to an eighteen feet wide alley; thence westwardly along said alley nineteen feet two inches, more or less, to a corner in line of Purpart No. 2 hereinafter described, thence along the same southwardly one hundred thirty feet, more or less, to the said northern curb line of High Street; and thence along the same eastwardly nineteen feet two inches, more or less, to the place of beginning.

Purpart No. 2

ALL THAT CERTAIN lot of ground, situate in the Borough of Topton, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the northern building line of High Street, in line of Purpart No. 1 hereinbefore described, and extending thence along the same northwardly one hundred thirty feet eight inches to an eighteen feet wide alley; thence along the said alley twenty feet, westwardly, to a point in line of lands now or late of Cyrus A. Schofer; thence along the same southwardly one hundred thirty feet eight inches to the northern building line of High Street; and thence along the said building line of High Street, eastwardly, twenty feet to the place of beginning.

BEING KNOWN AS 63 East High Street, Topton, PA 19562-1005.

Residential property

TAX PARCEL NO. 85-5463-16-93-9626

TAX ACCOUNT: 85023600

SEE Deed Book 1819 Page 699

TITLE TO SAID PREMISES IS VESTED IN Carl R. Haas, Jr. and Donna L. Haas, h/w, by Deed from Sophia Harpel, dated 08/13/1982, recorded 08/19/1982 in Book 1819, Page 699.

To be sold as the property of Carl R. Haas, Jr., Donna L. Haas.

09/29/2016

Vol. 108, Issue 53

No. 15-04173

Judgment: \$47,199.45

Attorney: Kimberly A. Bonner, Esquire

Scott A. Dietterick, Esquire

Kimberly J. Hong, Esquire

Holly N. Wolf, Esquire

Michael E. Carleton, Esquire

Meredith H. Wooters, Esquire

Justin F. Kobeski, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground upon which the same is erected, situate on the West side of North Tenth Street, between Greenwich and Oley Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of G.P. Bard;

ON the South by property now or late of Katherine C. Schnelder and William A. Schnelder;

ON the East by said North Tenth Street; and

ON the West by a ten feet wide alley.

CONTAINING IN FRONT on North Tenth Street sixteen feet (16'), more or less, and in depth one hundred and ten feet (110').

BEING the same property conveyed to John Delp, III, who acquired title by virtue of a Deed from Robert J. Boyer and Stanley K. Boyer, dated January 13, 2004, recorded February 4, 2004, at Deed Book 3983, Page 1934, Berks County, Pennsylvania Records.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 626 North 10th Street, Reading, PA 19604.

PARCEL NO.: 12-5317-53-03-4882

ACCOUNT: 12140200

SEE Deed Book Volume 3983, Page 1934

To be sold as the property of John Delp, III

No. 15-05457

Judgment Amount: \$32,312.53

Attorney: Powers, Kirm & Associates, LLC

ALL THAT CERTAIN two-story stone front mansard roof brick house and lot or piece of ground situate on the North side of Good Street between Mineral Spring Road and Clymer Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, being No. 1337 bounded and described as follows, to wit:

COMMENCING at a point one hundred and sixty-four feet and four and one-quarter inches southwestwardly from the northwestern corner of Clymer Street and Good Street measured along northern line of Good Street; thence in a northwestwardly direction along other property now or late of Harry N. Dickinson a distance of one hundred and forty-eight feet and eleven and five-eighths inches to a point; thence in a southwestwardly direction along property now or late of Henry S. Eckert's heirs, a distance of fifteen feet and one-eighth inch to a point; thence

in a southeastwardly direction along property now or late of Minnie L. Rumel a distance of one hundred and forty-nine feet and seven and three-quarter inches to a point in northern line of Good Street; thence in a Northeastwardly direction along line of Good Street a distance of fifteen feet no inches to the place of beginning.

BEING THE SAME PREMISES which Mel Martinez, the Secretary of Housing and Urban Development of Washington, D.C., by their Attorney in Fact Lew Carlson (by Power of Attorney recorded in Berks County Book 3471 Page 2100) by Deed dated 08/30/2002 and recorded 09/20/2002 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 3605, Page 0723, granted and conveyed unto Gloria Kantner.

BEING KNOWN AS 1337 Good Street, Reading, PA 19602.

TAX PARCEL NO. 16-531606295481

SEE Deed Book 3605 Page 0723

To be sold as the property of Gloria Kantner

No. 15-15185

Judgment Amount: \$133,322.75

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick, slate roof, dwelling house with garage attached, and together with the lot or piece of ground upon which the same is erected number 1515 Darien Street, being Southerly thirty (30) feet of Lot No. 101 and the Northerly thirty (30) feet of Lot No. 102, as shown on the revised plan of building lots laid out by Mont B. Stillings, said plan recorded in Plan Book Volume 5A, Page 6, Berks County Records situate on the Easterly side of Darien Street between Mercer and Lackawanna Streets, in the City of Reading, County of Berks and State of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point on the Easterly lot line of Darien Street, Southward a distance of four hundred sixty-five (465) feet from the point of curvature at the Southerly end of the curve, having a radius of five (05) feet, connecting the Easterly lot line of Darien Street, forty (40) feet wide, as shown on the topographical survey of the City of Reading, with the Southerly lot line of Mercer Street; thence in an Easterly direction along the Northerly twenty (20) feet of Lot No. 101, forming a right angle with the Easterly lot line of Darien Street, a distance of one hundred twenty-nine and thirty-three one hundredths (129.33) feet to a point; thence in a Southerly direction, along land now or late of Berkshire Greens, Inc., forming an interior angle of ninety (90) degrees forty-seven (47) minutes with the last described line, a distance of sixty (60) feet to a point; thence in a Westerly direction along the Southerly twenty (20) feet of Lot No. 102, forming an interior angle of eighty-nine (89) degrees thirteen (13) minutes with the last

09/29/2016

described line, a distance of one hundred thirty and fifty-one hundredths (130.15) feet to a point on the Easterly lot line of Darien Street; thence in a Northerly direction, along the Easterly lot line of Darien Street forming a right angle with the last described line, a distance of sixty (60) feet to the place of Beginning.

TITLE TO SAID PREMISES IS VESTED IN Gary C. Koch, by Deed from Jabari D. Allen and Elizabeth Allen, formerly Elizabeth Miranda, dated 06/27/2002, recorded 07/05/2002 in Book 3561, Page 1635.

BEING KNOWN AS 1515 Darien Street, Reading, PA 19601-1317.

Residential property

TAX PARCEL NO: 19530730281659

TAX ACCOUNT: 19342750

SEE Deed Book 3561 Page 1635

To be sold as the property of Gary C. Koch.

No. 15-15801

Judgment: \$ 447,355.10

Attorney: Udren Law Office, PC

ALL THAT CERTAIN tract or parcel of land, situate in the Township of Greenwich, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a Southwest corner hereof on the Northerly line of Parcel 111, in the line of land now or formerly of Samuel S. Heffner; thence by said Heffner's land North 2 degrees 30 minutes East 58 perches to a stone; thence by land now or formerly of Rev. Alfred Herman North 31 degrees 30 minutes East 9.8 perches to a corner of land now or formerly of Daniel Stump; thence by said Stump's land North 76 degrees 30 minutes East 58.4 perches to a stone, being a corner of land now or formerly of Lewis Dehler; thence by said Dehler's land South 41 degrees 30 minutes East 12.5 perches to a stone near a spring; thence by land now or formerly of John Herring, partly along the Westerly line of Parcel 11, South 7 degrees West 33.2 perches to a stone, being a common corner of Parcels 1, 11 and 111; and thence along the Northerly line of Parcel 111 South 62 degrees West 77.4 perches to the point or place of Beginning.

CONTAINING 22.5375 acres, more or less. Excepting thereout and therefrom:

PURPART NO. 1

ALL THAT CERTAIN lot or piece of ground situate in Greenwich Township, Berks County, Pennsylvania, bounded and described according to a final plan of the LB Subdivision, drawn by Landmark Surveying, dated February 8, 2003 and last revised December 6, 2004, said plan recorded in Berks County in Plan Book -, Page -, as follows, to wit:

BEGINNING AT A POINT on the Southwesterly side of Fenstermaker Road (T-799), said point being a corner of lands now or late of Fred Mauro and Judith A. Mauro; thence extending from said point of beginning, crossing Fenstermaker Road and along lands now or late

Vol. 108, Issue 53

of Clarence A. Richard and Patricia A. Eitner South 56 degrees 06 minutes 51 seconds West 229.06 feet to a point, a corner of Lot No. 1 on said plan, thence extending along same the two following courses and distances: (1) re-crossing Fenstermaker Road North 15 degrees 12 minutes 39 seconds East 225.41 feet to a point, a corner, and (2) North 52 degrees 06 minutes 05 seconds East 455.80 feet to a point in line of Lot No. 3 on said plan, thence extending along same South 50 degrees 37 minutes 53 seconds East 187.44 feet to a point in line of lands now or late of Fred R. Mauro and Judith A. Mauro, thence extending along said lands South 56 degrees 06 minutes 51 seconds West 450.00 feet to the first mentioned point and place of Beginning.

BEING Lot No. 1 as shown on the above-mentioned plan.

PURPART NO. 2

ALL THAT CERTAIN lot or piece of ground situate in Greenwich Township, Berks County, Pennsylvania, bounded and described according to a final plan of the LB Subdivision, drawn by Landmark Surveying, dated February 8, 2003 and last revised December 6, 2004, said plan recorded in Berks County in Plan Book -, Page -, as follows, to wit:

BEGINNING AT A POINT on the Southwesterly side of Fenstermaker Road (T-799), said point being a corner of Lot No. 3 on said plan; thence extending from said point of beginning along Lot No. 3 and crossing Fenstermaker Road North 87 degrees 22 minutes 10 seconds East 531.50 feet to a point, a corner of Lot No. 1 on said plan, thence extending along same the two following courses and distances: (1) South 52 degrees 06 minutes 05 seconds West 455.80 feet to a point, a corner, and (2) re-crossing Fenstermaker Road South 15 degrees 12 minutes 29 seconds West 225.41 feet to a point in line of lands now or late of Clarence A. Richard and Patricia A. Eitner, thence extending along said lands South 56 degrees 06 minutes 51 seconds West 105.63 feet to a point, a corner of lands now or late of unknown owners, thence extending along said lands and along the Southwesterly side of Fenstermaker Road North 02 degrees 37 minutes 50 seconds West 532.56 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 as shown on the above-mentioned plan.

BEING KNOWN AS: 211 Fenstermaker Road, Kutztown, PA 19530

PROPERTY ID NO. 45-5455-00-59-5098

TITLE TO SAID PREMISES IS VESTED IN Luigi Bruculeri by Deed from Salvatore Bruculeri dated 01/31/1994 recorded 02/14/1994 in Deed Book 2510 Page 240.

To be sold as the property of: Luigi Bruculeri

09/29/2016

Vol. 108, Issue 53

No. 15-16851

Judgment Amount: \$780,082.49

Attorney: Robert W. Williams, Esquire

ALL THAT CERTAIN tract or parcel of land, being a portion of Phase II of the Brookfield Manor Subdivision in Plan Book 301, Page 489, Berks County Records, recorded 10/06/2005, being Lot #17, situate in the Borough of Sinking Springs, County of Berks and Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES vested in Richard E. Corson and Shirley J. Corson, husband and wife, by Deed from NVR, Inc., a Virginia Corporation, trading as Ryan Homes dated September 28, 2007 and recorded on October 11, 2007 in the Berks County Recorder of Deeds in Book 05237, Page 1093.

BEING KNOWN AS: 32 Winding Brook Drive, Sinking Spring, PA 19608

TAX PARCEL NUMBER: 79-4376-08-97-9819

To be sold as the property of Richard E. Corson and Shirley J. Corson

No. 15-17044

Judgment Amount: \$82,460.37

Attorney: Powers, Kirm & Associates, LLC

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

BEGINNING AT a point in centerline of public road known as Legislative Route 06117 leading between Blandon and Fleetwood said point being in the center of culvert under said 06117 through which passes Willow Creek and the said point being also a corner of lands of George G. Brunner, leaving Route 06177 North 29 degrees 56 minutes East a distance of 110.57 feet to a point in line of lands of Allen Case; thence leaving Willow Creek and along said lands of Allen Case North 74 degrees 41 minutes East a distance of 140.54 feet to an iron pin a corner of lands of Morris Strause; thence along said lands of Morris Strause North 47 degrees 09 minutes East a distance of 337.45 feet to a post and stones in line of lands of Earl Quilman; thence along said lands of Earl Quilman, lands of Lewis Brunner and lands of Earl Berg South 10 degrees 27 minutes East a distance of 293.40 feet to a spike in the center of the aforesaid Route 06117 said spike being also a corner of lands of Harvey Brunner; thence along the said centerline and along said lands of Harvey Brunner South 83 degrees 48 minutes West a distance of 180.05 feet to a spike; thence leaving Route 06117 and still along said lands of Harvey Brunner South 13 degrees East a distance of 96.3 feet to an iron pin; thence along the Northerly boundary line of 16.5 foot wide alley South 83 degrees 48 minutes West a distance of 16.60 feet to an iron pin a corner of lands of Village Motors; thence along said lands of Village Motors; thence

along said lands of Village Motors North 13 degrees West 96.3 feet to a point in the center of the said Route 06117; thence along the said centerline and lands of the said Village Motors South 83 degrees 48 minutes West a distance of 54.35 feet to a point; thence still along the said centerline by a curve to the left having a radius of 1637.30 feet a chord of South 79 degrees 03 minutes West and distance of 246.30 feet a distance along the arc of curve of 246.70 feet to the point the place of beginning.

BEING THE SAME PREMISES which Reynold P. Brunner and Karen H. Brunner by Deed dated 08/15/2006 and recorded 08/25/2006 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 4953, Page 1322, granted and conveyed unto Reynold P. Brunner.

BEING KNOWN AS 569 Park Road, Fleetwood, PA 19522.

TAX PARCEL NO. 5431-17-01-5508

SEE Deed Book 4953 Page 1322

To be sold as the property of Reynold P. Brunner.

No. 15-20107

Judgment: \$142,459.37

Attorney: Kimberly A. Bonner, Esquire

Scott A. Dietterick, Esquire

Kimberly J. Hong, Esquire

Jana Fridfinnsdottir, Esquire

Michael E. Carleton, Esquire

Meredith H. Wooters, Esquire

Justin F. Kobeski, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the one-story brick ranch-style dwelling house erected thereon, being numbered and known as 770 Georgia Avenue, situate on the South side of Georgia Avenue, between Stoudt's Ferry Bridge Road and Lantana Avenue, as shown on the plan of "Riverview Park" Section 2 (said plan recorded in Plan Book Volume 7, Page 32, Berks County Records), in the Township of Muhlenburg, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING AT A POINT on the Southerly building line of Georgia Avenue, a distance of two hundred seventy-four feet and ninety-six hundredth of one foot (274.96') Eastwardly from a point of curve in the Southerly building line of Georgia Avenue at Stoudt's Ferry Bridge Road; thence continuing in the Easterly direction along the Southerly building line of Georgia Avenue, a distance of eighty feet (80') to a point; thence in a Southerly direction forming a right angle with the Southerly building line of Georgia Avenue, a distance of one hundred seventy-five feet (175') to a point; thence in a Westerly direction forming a right angle with the last described line, a distance of eight feet (80') to a point; thence in a Northerly direction forming a right angle with the last described line, a distance of one hundred seventy-five feet (175') to a point on

09/29/2016

Vol. 108, Issue 53

the Southerly building line of Georgia Avenue, the place of beginning.

BEING THE SAME PROPERTY conveyed to Peter M. Myers, Jr. who acquired title by virtue of a Deed from Kathleen Garvey Breaux Poa/ Agent for Michael F. Garvey, widower, dated October 26, 2012, recorded October 31, 2012, at Instrument Number 2012045716, Berks County, Pennsylvania Records.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 770 Georgia Avenue, Reading, PA 19605.

PARCEL NO.: 66-5309-17-01-5604

ACCOUNT: 66065515

To be sold as the property of Peter M. Myers to be sold as the property of Peter M. Myers, Jr.

No. 15-20144

Judgment: \$40,259.49

Attorney: Meredith H. Wooters, Esquire

Scott A. Dietterick, Esquire

Kimberly A. Bonner, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

Justin F. Kobeski, Esquire

Holly N. Wolf, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and lot of ground, situate on the West side of Mulberry Street, formerly No. 1132, now being No. 144 on said street, between Robeson and Marion Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of Susan K. Nein;

ON the East by said Mulberry Street;

ON the South by property now or late of John J. Holler; and

ON the West by Hickory Alley.

CONTAINING IN FRONT on said Mulberry Street, thirteen feet four inches and in depth of equal width to said Hickory Alley, one hundred feet.

BEING THE SAME PROPERTY conveyed to Jeanine Fontaine, no marital status shown, who acquired title by virtue of a Deed from Arthur T. Snyder and Carolee A. Snyder, no marital status shown, dated November 17, 2005, recorded January 24, 2005, at Official Records Volume 04762, Page 2091, Berks County, Pennsylvania Records.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 1144 Mulberry Street, Reading, PA 19604.

PARCEL NO.: 13-5317-37-06-7569

ACCOUNT: 13536500

SEE Deed Book Volume 04762, Page 2091

To be sold as the property of Jeanine Fontaine, no marital status shown

No. 15-20345

Judgment Amount: \$143,447.47

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of land, situate in Colebrookdale Township, Berks County, Pennsylvania, as shown on final plan of Brookview, dated June 7, 1971, made by Gibbons and Hutt, Inc., recorded in Plan Book Volume 33, Page 20, as follows, to wit:

BEGINNING at a point on the South West side of Allan's Lane, a corner of Lot No. 109, thence along the same and leaving said Alan's Lane by a radial line forming an interior angle of 90 degrees with the last mentioned line, the distance of 125.00 feet to a point on the East side of a 20 feet wide utility easement, thence along the same, Northwestwardly by a line forming an interior angle of 90 degrees with the last mentioned line, the distance of 60.00 feet to a point, a corner of Lot No. 111, thence along the same, by a line forming an interior angle of 90 degrees with the last mentioned line, 125.00 feet to a point on the said Southwest side of Alan's Lane, thence along the same by a line forming an interior angle of 90 degrees with the last mentioned line, the distance of 60.00 feet to the first mentioned point and place of beginning.

TAX PARCEL NO. 538710269303

TAX ACCOUNT: 38006233

ADDRESS: 10 Alans Lane Boyertown,, PA 19512

BEING the same premises which Laurette S. Night n/k/a Laurette S. Garberina, by Fee Simple Deed dated November 22, 2005, and recorded January 27, 2006, in the Office of the Recorder of Deeds in and for the County of Berks, Pennsylvania, in Book 4766, Page 1937, granted and conveyed unto James J. Garberina and Laurette S. Garberina, husband and wife, as J/T/RS, in fee.

TITLE TO SAID PREMISES IS VESTED IN James J. Garberina and Laurette S. Garberina, h/w, by Deed from Laurette S. Garberina, f/k/a Laurette S. Knight, dated 03/30/2005, recorded 02/09/2006 in Book 4781, Page 2095.

PROPERTY ADDRESS: 10 Alans Lane, Boyertown, PA 19512-9615.

TAX PARCEL NO: 538538710269303

To be sold as the property of James J. Garberina and Laurette S. Garberina

No. 15-21198

Judgment: \$101,232.07

Attorney: Law Office of Gregory Javardian, LLC

ALL THAT CERTAIN two-story frame house and lot of ground, situate on the North side of Forge Street, now Hopewell Street, in the Borough of Birdsboro, County of Berks and State of Pennsylvania, extending along Hopewell Street, 20 feet and extending in depth 142 feet to an alley and adjoining property now or late of

09/29/2016

Jane Houck, being Lot No. 40 on plat.
CONTAINING 2,840 square feet.

UNDER AND SUBJECT to restrictions and conditions as now appear of record.

BEING THE SAME PREMISES which Eddie E. Torres joined by Jennifer M. Torres by Deed dated June 9, 2006 and recorded June 28, 2006 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 4909, Page 2142, granted and conveyed unto Eddie E. Torres and Jennifer M. Torres.

BEING KNOWN AS 153 Hopewell Street, Birdsboro, PA 19508.

TAX PARCEL NO. 31-5344-17-01-9708

ACCOUNT:

SEE Deed Book 4909 Page 2142

To be sold as the property of Eddie E. Torres and Jennifer M. Torres

No. 15-21337

Judgment Amount: \$232,936.96

Attorney: Phelan Hallinan Diamond & Jones,
LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of land together with the two-story frame dwelling with two car detached garage, situate on the southeasterly side of Township Road T-332, known as Imperial Drive, being Lot No. 8 as shown on plan of lots of Angelica Farm Development Company, Section No. 2B, prepared by Spotts, Stevens, and McCoy, Inc., Consulting Engineers of Wyomissing, Pennsylvania, said plan recorded in Plan Book 47, Page 18, Berks County Records, in the Township of Cumru, County of Berks, and Commonwealth of Pennsylvania, and being more fully bounded and described as follows, to wit:

BEGINNING at a corner in the existing southeastern right-of-way line of Township Road T-332, known as Imperial Drive, said corner being the northwestern corner of Lot No. 9 and the southwestern corner of the herein described premises; thence along the aforesaid existing right-of-way line of Township Road T332, the three (3) following courses and distances, viz: (1) North 25 degrees 30 minutes 05 seconds East, a distance of 43.26 feet to a corner at a point of curve; (2) along a curve bearing to the right having a radius of 33.58 feet, a central angle of 25 degrees 42 minutes 25 seconds, a tangent distance of 7.66 feet, a distance along the arc of 15.07 feet, and a chord bearing of North 38 degrees 21 minutes 17.5 seconds East, a distance of 14.94 feet to a corner at a point of tangency; and (3) North 51 degrees 12 minutes 30 seconds East, a distance of 326.18 feet to a corner; thence leaving the aforesaid Township Road T-332 and along property belonging to Harvey A. Leininger and Mabel M. Leininger, his wife, and along the western side of a 15.00 feet wide easement for public utilities, passing through an iron pipe on the ultimate right-of-way line 10.54 feet from the last described corner, South 33 degrees 31

Vol. 108, Issue 53

minutes 50 seconds East, a distance of 293.62 feet to a corner marked by an iron pipe; thence along Lot No. 10, South 35 degrees 30 minutes 05 seconds West, a distance of 219.82 feet to a corner; thence along Lot No. 9, passing through an iron pipe on the ultimate right-of-way line of Township Road T-332, 10.51 feet from the next described corner, North 61 degrees 59 minutes 55 seconds West, a distance of 358.75 feet to the place of BEGINNING.

CONTAINING 2.25 acres gross; less 0.092 acre from the existing right-of-way line to the ultimate right-of-way line for a net area of 2.158 acres.

TITLE TO SAID PREMISES IS VESTED IN Robert R. Martz and Shirley A. Martz, husband and wife, by Robert R. Martz dated 01/28/1986 and recorded 01/30/1986 in Deed Book 1892 Page 421.

BEING KNOWN AS 360 Imperial Drive, Mohnton, PA 19540.

Residential property

TAX PARCEL NO: 39530403423551

TAX ACCOUNT: 39364940

SEE Deed Book 2009 Page 31866

To be sold as the property of Ramon A. Abreu, Deborah R. Perez.

No. 15-21448

Judgment Amount: \$70,990.42

Attorney: Phelan Hallinan Diamond & Jones,
LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick house and lot or piece of ground, situate on the East side of Mulberry Street, No. 1321, between Perry and Pike Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of Joseph Keichner,

ON the East by a 14 feet wide alley,

ON the South by property now or late of Matilda Erb, and

ON the West by said Mulberry Street.

CONTAINING in front on Mulberry Street, 15 feet, and in depth, 105 feet, to said alley.

TOGETHER with the use of a joint alley in common with the owners or occupiers of the house on the South.

TITLE TO SAID PREMISES IS VESTED IN Pedro J. Pena, by Deed from Daniel P. Reilly, dated 09/15/2005, recorded 11/28/2005 in Book 4718, Page 2360.

MORTGAGOR Pedro J. Pena died on 01/08/2014, and upon information and belief, his surviving heir is Saoni C. Pena.

BEING PARCEL NUMBER 17-5317-29-07-9514

BEING KNOWN AS 1321 Mulberry Street, Reading, PA 19604-1908.

Residential property

09/29/2016

Vol. 108, Issue 53

TAX PARCEL NO. 17-5317-29-07-9514

TAX ACCOUNT: 17538550

SEE Deed Book 4718 Page 2360

To be sold as the property of Saoni C. Pena a/k/a Yris M. Pena, in her capacity as heir of Pedro J. Pena, deceased, unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Pedro J. Pena, deceased.

No. 15-21824

Judgment Amount: \$140,859.89

Attorney: Phelan Hallinan Diamond & Jones,
LLP

LEGAL DESCRIPTION

TRACT NO. 1

ALL THAT CERTAIN lot or piece of ground situate on the Northwestern side of Cocalico Road, a short distance Northeastwardly from the Southwestern borough line and on both side of Madison Street (proposed), in the Borough of Birdsboro, County of Berks and State of Pennsylvania, bounded on the Northeast by other property belonging to Richard M. Seidel and Margaret C.W. Seidel, his wife, on the Southeast by the aforesaid Cocalico Road forty-four (44) feet wide, on the Southwest by residue property belonging to Edward P. Eppihimer, and on the Northwest by property belonging to Paul Seidel, and being more fully bounded and described in accordance with a survey made by Walter E. Spotts and Associates, Registered Professional Engineers and Land Surveyors, in March 1953, as follows, to wit:

BEGINNING at a corner marked by an iron pin in Cocalico Road, said corner being the most Easterly corner of the herein described property and the most Southerly corner of other property belonging to Richard M. Seidel and Margaret C.W. Seidel, his wife; thence in and along the aforesaid Cocalico Road, South sixty degrees fifteen minutes West (S. 60 degrees 15 seconds W.), a distance of thirty-four feet no inches (34 feet 0 inches), to a corner marked by an iron pin; thence leaving the aforesaid Cocalico Road and along residue property belonging to Edward P. Eppihimer, crossing Madison Street (proposed) and passing through an iron pin ninety-four feet no inches (94 feet 0 inches) from the last described corner and through another iron pin one hundred five feet eleven and three-quarter inches (105 feet 11-3/4 inches) from the next described corner, North fifty-seven degrees thirty-nine minutes West (N. 57 degrees 39 seconds W.), a distance of two hundred ninety-seven feet one inches, (297 feet 1 inches) to a corner marked by an iron pin in line of property belonging to Paul Seidel; thence along same, North sixty-one degrees eleven minutes East (N. 61 degrees 11 minutes E.) a distance of thirty-four feet no inches (34 feet 0 inches) to a corner marked by a post; thence along other property belonging to Richard M. Seidel and Margaret C. W. Seidel, his wife, re-crossing the aforesaid Madison Street

(proposed) and passing through an iron pin on the Northwestern topographical building line of the aforesaid Cocalico Road, seventeen feet eleven and three-eighths inches (17 feet 11-3/8 inches) from the next described corner, South fifty- seven degrees forty-two minutes East (S. 57 degrees 42 seconds E.), a distance of two hundred ninety-six feet seven and one-quarter inches (296 feet 7-1/4 inches) to the place of beginning.

CONTAINING thirty-two and six hundred eleven one-thousandths (32.611) perches.

TRACT NO. 2

ALL THAT CERTAIN narrow strip or piece of land situate on the Northwestern side of Cocalico Road between Jefferson Street and the Southwestern borough line, in the Borough of Birdsboro, County of Berks and State of Pennsylvania, bounded on the Northwest by property belonging to the estate of Lewis Grant, deceased, on the Northeast by other property belonging to Richard M. Seidel and Margaret C. W. Seidel, his wife, on the Southeast by the aforesaid Cocalico Road, and on the Southwest by residue property belonging to Edward P. Eppihimer, and being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by an iron pin in Cocalico Road, said corner being the Southwestern corner of present property belonging to Richard M. Seidel and Margaret C.W. Seidel, his wife, and the Southeastern corner of property belonging to Edward P. Eppihimer; thence in and along the aforesaid Cocalico Road, South sixty degrees fifteen minutes West (S. 60 degrees 15 seconds W.) a distance of thirty feet no inches (30 feet 0 inches) to a corner marked by an iron pin; thence leaving the aforesaid Cocalico Road and along residue property belonging to Edward P. Eppihimer, passing through an iron pin on the Northwestern topographical building line of Cocalico Road, seventeen feet eleven and five-eighths inches (17 feet 11-5/8 inches) from the last described corner and crossing proposed Madison Street, North fifty- seven degrees forty-two minutes West (N. 57 degrees 42 seconds W.), a distance of two hundred ninety- six feet seven and one-quarter inches (296 feet 7-1/4 inches) to a corner marked by an iron pin in line of property belonging to the estate of Lewis Grant, deceased; thence along same, North sixty-one degrees eleven minutes East (N. 61 degrees 11 seconds E.) a distance of thirty feet no inches (30 feet 0 inches) to a corner marked by an iron pin; thence along other property belonging to Richard M. Seidel and Margaret C. W. Seidel, his wife, recrossing the aforesaid proposed Madison Street and passing through an iron pin in the Northwestern topographical building line of the aforesaid Cocalico Road, seventeen feet three inches (17 feet 3 inches) from the next described corner, South fifty-seven degrees forty-five minutes East (S. 57 degrees 45 minutes E.), a distance of two hundred ninety-six feet two and one-eighths inches (296 feet 2-1/8 inches) to the

09/29/2016

Vol. 108, Issue 53

place of beginning.

CONTAINING twenty-eight and seven hundred twenty-one thousandths (28.721) perches.

TRACT NO. 3

ALL THAT CERTAIN message, tenement and tract or piece of land and the buildings thereon erected situate on the Cocalico Road (presently known as Jefferson Street), in the Borough of Birdsboro, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner in the Cocalico Road and running North fifty-three and one-half degrees West 17.12 perches to a stake, a corner of lands now or late of Henry Beatincup; thence along land now or late of the same, South sixty-one and one half degrees West 9.6 perches to a post, a corner of lands now or late of Henry Beatincup and Peter McMullen; thence along lands now or late of Peter McMullen South fifty-seven and three-quarter degrees East 17.95 perches to a corner in the Cocalico Road; thence North sixty and one-quarter degrees East 8.1 perches to the place of beginning.

CONTAINING 138 perches.

TITLE TO SAID PREMISES IS VESTED IN Gregory C. Dietrich, by Deed from Ethel M. Hughes and Dorothy E. Huber and Betty M. Painter, co-executrices of the estate of Mary M. Swavely a/k/a Mary Olivia Swavely, deceased, dated 06/14/2011, recorded 06/17/2011 in Instrument Number 2011022950.

BEING KNOWN AS 830 Jefferson Street, Birdsboro, PA 19508-2113.

Residential property

TAX PARCEL NO. 31-5334-16-82-6727

TAX ACCOUNT: 31020112

SEE Deed Book 2011 Page 22950

To be sold as the property of Gregory C. Dietrich.

No. 15-21834

Judgment Amount: \$131,734.03

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN interior lot or piece of ground with the townhouse erected thereon situate in Exeter Township, Berks County, Pennsylvania, bounded and described according to a spot survey of Building 15 of Laurel Springs, drawn by Thomas Richard Gibbons, Professional Land Surveyor, dated October 10, 1988, being a portion of plan recorded in Plan Book 40, Page 7, as follows, to wit:

BEGINNING at an interior point, said point being measured the four (4) following courses and distances from the point of intersection with the Northwestern corner of Lot No. 150 on the plan of 'Pheasant Run' Section 2 recorded in Plan Book Volume 139, Page 31 makes with the Northernmost corner of Lot No. 151 on the plan of 'Pheasant Run' Section 2, aforesaid: (1)

departing said point through lands now or late of Neversink Road, Inc., South 70 degrees 26 minutes 14 seconds West 53.04 feet to a point, a corner of Building 15 Unit 1 as shown on said plan of 'Laurel Springs'; (2) along the same North 27 degrees 46 minutes 50 seconds East 22.00 feet to a point along Building 15 Unit 2; (3) along the same South 62 degrees 13 minutes 11 seconds East 2.00 feet to a point; and (4) along the same North 27 degrees 46 minutes 50 seconds East 22.00 feet to the place of beginning, said point being a corner of Building 15 Unit 2; thence along the same North 62 degrees 13 minutes 11 seconds West 32.00 feet to a point along lands now or late of Neversink Road, Inc.; thence along the same North 27 degrees 46 minutes 50 seconds East 22.00 feet to a point, a corner of Building 15 Unit 4; thence along the same South 62 degrees 03 minutes 11 seconds East 34.00 feet to a point along lands now or late of Neversink Road, Inc.; thence along the same the two (2) following courses and distances, viz: (1) South 27 degrees 46 minutes 50 seconds West 22.00 feet to a point; and (2) North 62 degrees 13 minutes 11 seconds West 2.00 feet to the point and place of beginning.

BEING Building 15, Unit 3 as shown on the above-mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Dario Gallego and Luz E. Gallego, h/w, by Deed from Tera L. Miller, dated 09/26/2006, recorded 10/23/2006 in Book 4994, Page 1285.

BEING KNOWN AS 15-3 Cranberry Ridge, Reading, PA 19606-3262.

Residential property

TAX PARCEL NO. 43-0000-00-00-0063

TAX ACCOUNT: 43115149

SEE Deed Book 4994 Page 1285

To be sold as the property of Dario Gallego, Luz E. Gallego.

No. 15-21972

Judgment: \$166,076.72

Attorney: Law Office of Gregory Javardian, LLC

ALL THAT CERTAIN lot or piece of ground on which is erected a two-story brick dwelling house, being No. 208 East Main Street, situate in the Borough of Fleetwood, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by East Main Street;

ON the East by property of Daniel A. Heffner;

ON the South by Foundry Alley; and

ON the West by property of Pierson D. Heist and Mandilla D. Heist, his wife.

CONTAINING in front on East Main Street, 30 feet and in depth of equal width, 179 feet.

BEING THE SAME PREMISES which Anna J. Potteiger by Deed dated March 31, 2006 and recorded April 5, 2006 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 4843, Page 139, granted and conveyed unto Rebecca A. Schoedler and Scott Schoedler.

09/29/2016

BEING KNOWN AS 208 East Main Street,
Fleetwood, PA 19522.

TAX PARCEL NO. 44-5431-16-84-7808

ACCOUNT:

SEE Deed Book 4843 Page 139

To be sold as the property of Rebecca A.
Schoedler and Scott Schoedler

No. 15-22060

Judgment Amount: \$235,462.34

Attorney: Phelan Hallinan Diamond & Jones,
LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in the Township of Washington, County of Berks and Commonwealth of Pennsylvania, as shown on the final plan of 'Victoria Commons, Phase 1' prepared by Spotts, Stevens & McCoy, Inc., dated June 23, 1993, last revised March 16, 1994, and recorded in the Office of the Recorder of Deeds of Berks County in Plan Book 203 Page 8, more fully bounded and described as follows:

BEGINNING at a point on the Southwestern right of way of South Second Street at a corner of lands now or late of Leo A. and Mae Bauer; thence along said land South 46 degrees 15 minutes 47 seconds West, a distance of 125.00 feet to a corner of Lot 10; thence along said lot North 44 degrees 07 minutes 09 seconds West, a distance of 92.34 feet to a corner of Lot 2 and in a 30 feet wide utility easement; thence along said lot and through said easement North 45 degrees 52 minutes 51 seconds East, a distance of 125.00 feet to a corner in the said Southwestern right of way line of South Second Street; thence along said right of way South 44 degrees 07 minutes 09 seconds East, a distance of 93.18 feet to the point of Beginning.

BEING Lot 1 on said plan.

BEING PARCEL NO. 6309-03-23-2997.

TAX/PARCEL ID: 89000213

TITLE TO SAID PREMISES IS VESTED IN Dean E. Garges, individually, by Deed from Dean E. Garges and Danielle A. Garges, h/w, dated 02/20/1998, recorded 06/08/1998 in Book 2946, Page 668.

BEING KNOWN AS 216 South 2nd Street,
Bally, PA 19503-9658.

Residential property

TAX PARCEL NO. 89-6309-03-23-2997

TAX ACCOUNT: 89000213

SEE Deed Book 2946 Page 668

To be sold as the property of Dean E. Garges,
Deborah A. Garges.

No. 15-22128

Judgment Amount: \$125,516.49

Attorney: Keri P. Ebeck, Esquire

ALL THAT CERTAIN messuage, tenement and house and lot of ground situate in the Borough of Bernville, County of Berks and State of Pennsylvania, marked in the general plan of

Vol. 108, Issue 53

said Town No. 23, bounded by lot or property of The First National Bank of Bernville, the Main Street, property now or late of Simon P. Wilhelm, and an alley.

CONTAINING in front on Main Street, sixty (60) feet and in depth, two hundred sixty (260) feet as in and by the general plan of said Town of Bernville, recorded at Reading in the Office for Recording of Deeds in and for the County of Berks in Deed Book A, Volume 31, Page 306.

BEING Parcel No. 5307-56-43-6842

BEING the same premises which Robin S. Levengood, executor of the estate of Terry R. Tanner, deceased, by Deed dated November 5, 2010, and recorded November 7, 2010, in the Office of the Recorder of Deeds in and for the County of Berks, Instrument No. 2010044415, granted and conveyed Vicki L. Tanner (10% interest) and Jennifer L. Tanner (90% interest), tenants in common with no right of survivorship, in fee.

TAX PARCEL NO: 445015641572

ACCOUNT NO: 29018100

BEING KNOWN AS: 211 Main Street,
Bernville, PA 19506

Residential Property.

ALL THE RIGHT, TITLE, INTEREST AND CLAIM of Vicki L. Tanner and Jennifer L. Tanner of, in and to:

ALL THE FOLLOWING DESCRIBED REAL ESTATE situate in the Borough of Bernville, County of Berks, Commonwealth of Pennsylvania. Having erected thereon a dwelling known and numbered as 211 Main Street, Bernville, PA 19506.

INSTRUMENT NO. 2010044415

PARCEL NUMBER 445015641572

To be sold as the property of Vicki L. Tanner and Jennifer L. Tanner

No. 15-3582

Judgment Amount: \$551,928.93

Attorney: Keri P. Ebeck, Esquire

ALL THAT CERTAIN lot or piece of ground, being Lot No. 39 as shown on the plan of "Development of Overbrook", said plan recorded in Plan Book Vol. 121, Page 2, Berks County Records, situate on the Southeasterly side of Flint Ridge Drive, West of New Castle Drive, in the Township of Cumru, Berks County, Pennsylvania, more fully bounded, and described as follows:

BEGINNING AT A POINT on the Southeasterly right of way line of Flint Ridge Drive (54 feet wide) on the division line between Lot No. 38 and Lot No. 39; thence extending along the Southeasterly right of way line of Flint Ridge Drive, North 71 degrees 34 minutes East, a distance of 120.00 feet to a point; thence leaving said street and extending along Lot No. 40, South 18 degrees 26 minutes East, a distance of 266.50 feet to a point; thence extending along land now or late of H. Robert Paulson and Anne W. Paulson, his wife, South 71 degrees

09/29/2016

Vol. 108, Issue 53

34 minutes West, a distance of 83.00 feet to a point; thence extending along land now or late of Icaros C. Krastas and Clara K. Krastas, his wife, the following two (2) courses and distances: (1) North 18 degrees 26 minutes West, a distance of 16.50 feet to a point; and (2) South 71 degrees 34 minutes West, a distance of 36.99 feet to a point; thence extending along Lot No. 38, North 18 degrees 26 minutes West, a distance of 250.00 feet to the place of Beginning.

CONTAINING IN AREA 31,369.50 square feet of land.

TOGETHER WITH the free and uninterrupted use, liberty and privilege of, and passage in and along, a certain road or passageway sixty feet in width and one thousand one hundred five feet in length or depth extending from the Southern side of Pennsylvania State Highway Route No. 724 in common with Governor Mifflin Apartments, Inc., its successors and assigns, passageway shall have a thirty-six feet wide paved curbway, upon completion of the building of said road or passageway.

BEING Parcel No. 5307-56-43-6842

BEING the same premises which Richard C. Keith, by Deed dated March 20, 1992, and recorded March 23, 1992, in the Office of the Recorder of Deeds in and for the County of Berks, Deed Book 2285, Page 2231, granted and conveyed Richard C. Keith and Gretchen L. Keith, husband and wife, as tenants by the entireties, in fee.

TAX PARCEL NO: 39439516936209

ACCOUNT NO: 39075982

BEING KNOWN AS: 73 Flint Ridge Drive, Reading, PA 19607

Residential Property.

To be sold as the property of Richard C. Keith and Gretchen L. Keith

No. 15-4188

Judgment: \$186,402.03

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

Holly N. Wolf, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or lot of ground, with improvements erected thereon, situate on the Western side of Drive "A" and being known as Lot No. 49 of the Renshaw Development Residential Townhouse Community Final Plan, recorded in Plan Book Volume 308, Page 349, in the Township of Centre, County of Berks and Commonwealth of Pennsylvania being more fully bounded and described as follows, to wit:

BEGINNING AT A POINT on the Western side of Drive "A", a corner of the open space; thence in a Westerly direction, leaving Drive "A" and along the party wall in common with

Lot 50, a distance of 79.20 feet to a point, a corner of the open space; thence in a Northerly direction along the open space, at right angles with the last described line, a distance of 25.00 feet to a point; thence in an Easterly direction, continuing along the open space, at right angles with the last described line, a distance of 79.20 feet to a point on the Western side of Drive "A"; thence in a Southerly direction along the Western side of Drive "A", at right angles with the last and first described line, a distance of 22.00 feet to the place of beginning.

CONTAINING 1,980 square feet.

BEING the same property conveyed to Matthew P. Hoffman, Jr. who acquired title by virtue of a Deed from Snyder's Renshaw Project, LP, dated September 19, 2011, recorded September 27, 2011, at Instrument Number 2011036012, Berks County, Pennsylvania Records.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 2007 Crown Mill Drive, Mohrsville, PA 19541.

PARCEL NO.: 36-4492-18-20-8805

ACCOUNT: 36000241

To be sold as the property of Matthew P. Hoffman, Jr.

No. 16-00332

Judgment: \$218,638.32

Attorney: Kimberly A. Bonner, Esquire

Scott A. Dietterick, Esquire

Kimberly J. Hong, Esquire

Jana Fridfinnsdottir, Esquire

Michael E. Carleton, Esquire

Meredith H. Wooters, Esquire

Justin F. Kobeski, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Birdsboro, County of Berks and Commonwealth of Pennsylvania, bounded and described according to a plan of Maple Springs Farms, Section 4-F, drawn by Leon A. Leshner, Registered Land Surveyor, dated August 26, 1988 and revised September 9, 1988, said plan, recorded in Plan Book 157, Page 52 as follows, to wit:

BEGINNING AT A POINT on the Southeastly side of Union Street (fifty feet wide) said point being a corner of Lot No. 9 on said plan; thence extending from said point of beginning along Lot No. 9 Southeastwardly along a line radial to the curve to be described last, a distance of one hundred thirty-one and forty-four one-hundredths feet to a point in line of Lot No. 12 on said plan, thence extending partly along same and along Lot No. 11, Southwestwardly along a line forming an interior angle of eighty-nine degrees, thirty-seven minutes, eleven seconds with the last described line, a distance of one hundred one and thirty-seven hundredths feet to a point on the Northeastly side of Hampton Drive (fifty feet wide), thence extending along same Northwestwardly by a line forming an

09/29/2016

Vol. 108, Issue 53

interior angle of eighty-nine degrees fifty-eight minutes, thirty seconds with the last described line a distance of one hundred ten and seventy-five one-hundredths feet to a point of curve in the Northeasterly side of Hampton Drive; thence leaving Hampton Drive along the arc of a circle curving to the right having a radius of twenty feet, a central angle of eighty-nine degrees twenty-three minutes, the arc distance of thirty-one and twenty one-hundredths feet to a point of curve, thence extending Northeastwardly along said Union Street along the arc of a circle curving to the left having a radius of twenty-one thousand five hundred ninety-five and twenty one-hundredths feet, a central angle of zero degrees, twelve minutes, forty-one seconds, the arc distance of seventy-nine and sixty-six one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 10 as shown on the above-mentioned plan.

BEING THE SAME PROPERTY conveyed to Thomas S. Wise, a single man who acquired title by virtue of a Deed from Thomas S. Wise, a single man and Rhonda Kriebel, a single woman, dated March 17, 2014, recorded April 21, 2014, at Instrument Number 2014012207, Berks County, Pennsylvania Records.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 929 Union Street, Birdsboro, PA 19508.

PARCEL NO.: 31-5344-17-21-0781

ACCOUNT: 31029712

SEE Deed Book Volume , Page

To be sold as the property of Thomas S. Wise, a single man

No. 16-00550

Judgment Amount: \$133,115.16

Attorney: Powers, Kim & Associates, LLC

ALL THAT CERTAIN piece, parcel or tract of land of woodland, situate on the southeastern side of the intersection of Port Clinton Avenue and the macadam state road, Legislative Route No. 06127, known as Mountain Avenue, in the Borough of Hamburg, County of Berks and Commonwealth of Pennsylvania, bounded and described more fully, as follows, to wit:

BEGINNING AT A CORNER marked by a spike in the eastern right of way line in the aforementioned Port Clinton Avenue (sixty (60) feet wide), and in or near the middle of the aforementioned macadam state road, Legislative Route No. 06127, known as Mountain Avenue, said spike being the corner of property belonging now or late to Richard A. Seaman, single man, and Deborah A. Steele, single woman; thence partly along the same and partly along property belonging to the Hamburg Bible Church crossing a fifty (50) foot wide right of way belonging to Bell Telephone Company in and along the said Mountain Avenue, North thirty-seven (37) degrees and twenty-eight (28) minutes East two hundred thirty-four and five-tenths (234.5) feet

to a corner marked by a spike; thence along the lands now of Stephen H. Bleggen and Cynthia L. Kramer, also known as Cindy L. Kramer, South sixty-five (65) degrees, ten (10) minutes forty-nine (49) seconds East a distance of two hundred thirteen and thirteen one-hundredths (213.13) feet to a corner marked by an iron pin; in line of the development of "Wyndcliffe Single Homes", as recorded in Plan Book 88, Page 23, Berks County Records; thence along the same, the two (2) following courses and distances, viz:

1. South five (5) degrees seventeen (17) minutes and thirty (30) seconds East, a distance of seventeen (17) minutes and thirty (30) seconds East, a distance of three hundred thirty and twenty-eight hundredths (330.28) feet to a corner marked by an iron pin and;

2. Crossing the eastern half of a fifty (50) foot wide right of way belonging to the Bell Telephone Company, South fifty-nine (59) degrees thirty two (32) minutes and ten (10) seconds West, a distance of two hundred twenty one (221) feet to a corner of property belonging now to Leroy R. Hoster and Irene M. Hoster, husband and wife; thence along the same, the two following courses and distances viz:

1. Along or near the middle of the said right of way, North six (6) degrees thirty-six (36) minutes and twenty (20) seconds West, a distance of seventy-eight and eighty-six hundredths (78.86) feet to a corner in or near the middle of the said Bell Telephone Company's right of way and;

2. Crossing the western portion of the said right of way, South fifty-eight (58) degrees forty-three (43) minutes and thirty (30) seconds West, a distance of seventy-four and forty-seven hundredths (74.47) feet to a corner marked by an iron pin in the aforementioned eastern right of way line of Port Clinton Avenue (sixty (60) feet wide);

THENCE ALONG the said right of way line of Port Clinton Avenue, the two (2) following courses and distances viz:

1. By a curve bearing to the left, having a radius of one thousand seventy-three and ninety-six hundredths (1,073.96 feet, a central angle of six (6) degrees fifty-four (54) minutes and forty (40) seconds, an arc distance of one hundred twenty nine and fifty-four hundredths (129.54) feet, a chord bearing of North seventeen (17) degrees thirty-two (32) minutes and twenty (20) seconds West, and a chord distance of one hundred twenty-nine and forty-six hundredths (129.46) feet to a corner marked by an iron pin; and

2. North nineteen (19) degrees and thirty-three (33) minutes West, a distance of one hundred ninety-two and twenty-two hundredths (192.22) feet to a spike in or near the middle of the aforementioned Mountain Avenue, the place of beginning.

BEING THE SAME PREMISES which Tim Christmann and Tracy Christmann, husband and wife, by Deed dated 07/09/2003 and recorded

09/29/2016

07/24/2003 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 3817, Page 1537, granted and conveyed unto Douglas P. Himmelberger.

BEING KNOWN AS 633 Port Clinton Avenue, Hamburg, PA 19526.

TAX PARCEL NO. 46-44-85-16-83-7666

SEE Deed Book 3817 Page 1537

To be sold as the property of Douglas P. Himmelberger

No. 16-00942

Judgment: \$156,988.74

Attorney: Sarah K. McCaffery, Esquire

ALL THAT CERTAIN lot or piece of ground, situate in Washington Township, Berks County, State of Pennsylvania, and described according to a survey made by Frankhouser Associates, Inc., Engineers and Surveyors of Reading, Pennsylvania, May 1954, being Tract No. 3 of said survey.

BEGINNING at an iron pin on old Pennsylvania State Highway Route No. 100 leading from Boyertown to Allentown, in the Village of Eshbach; thence extending North 16 degrees East 154.61 feet to an iron pin in the West side of Old Route No. 100; thence crossing over Old Route No. 100 South 57 degrees 36 minutes East 253.34 feet along the lands of Amandus M. Reppert, et ux to an iron pin; thence extending South 28 degrees 19 minutes West 146.80 feet along the lands of Claude R. Hess et ux, to an iron pin; thence extending North 58 degrees 06 minutes West 220.12 feet along lands now or late of Alma Werner to an iron pin in Old Route No. 100, being point and place of beginning.

BEING THE SAME PREMISES which Lottie M. Weller by her agent acting under Power of Attorney, Marian N. Weller, by Deed dated 5/28/2010 and recorded 6/3/2010 in the Office of the Recorder of Deeds in and for the County of Berks, Instrument #2010021001, granted and conveyed unto Todd M. Weiss, as tenants by the entirety.

TAX PARCEL NO. 89539903303135

BEING KNOWN AS 2145 Old Route 100, Bechtelsville, PA 19505

Residential Property

To be sold as the property of Todd M. Weiss

No. 16-01086

Judgment: \$142,391.77

Attorney: Sarah K. McCaffery, 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

Vol. 108, Issue 53

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

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

No. 16-01209

Judgment Amount: \$40,396.90

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick mansard roof dwelling house and lot of ground on which the same is erected situate on the East side of and known as No. 951 Church Street between Windsor and Spring Streets, in the City of Reading, Berks County, Pennsylvania, bounded and described as follows:

ON the North by property now or late of James McCloy;

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

ON the South by property now or late of Elizabeth Hipp; and

ON the West by said Church Street.

CONTAINING in front on said Church Street fifteen feet (15') and in depth one hundred feet (100') to said alley.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 951 Church Street, Reading, PA 19601

TAX PARCEL #14530751852501

ACCOUNT: 14314875

SEE Deed Book 4589, Page 1411

Sold as the property of: the unknown heirs of Juan Simmonds, deceased and Tayron Simmonds

09/29/2016

solely in his capacity as heir of Juan Simmonds,
deceased

No. 16-02231

Judgment Amount: \$36,324.52

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick row house dwelling, being House Number 15 Hilbert Court, together with the lot or piece of ground upon which the same is erected, situate in the Township of Lower Alsace, County of Berks and, Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to wit:

BEGINNING at a point in the northeasterly building line of Hilbert Court, a 50 feet wide street, said point being the distance of 45.00 feet northwestwardly from the northwesterly side of a 12 feet wide alley, said alley being the distance of 111.43 feet northwestwardly from the northwesterly building line of Carsonia Avenue, as shown on the plan of building lots as recorded on July 6, 1961, in Plan Book 23, Page 43, Berks County Records; thence in a northwestwardly direction along the northeasterly building line of Hilbert Court by a line forming right angle with the line to be described last, the distance of 18.00 feet to a point; thence in a northeastwardly direction along the southeasterly lot line of House Number 17 Hilbert Court, said line passing through the party wall and forming a right angle with the last described line, the distance of 85 feet to a point; thence in a southeastwardly direction along the southwestwardly side of another 12 feet wide alley being a line forming a right angle with the last described line, the distance of 18.00 feet to a point; thence in southwestwardly direction along the northwesterly lot line of House Number 13 Hilbert Court, said line passing through the party wall and forming a right angle with the last described line the distance of 88.00 feet to the place of Beginning.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 15 Hilbert Court, Reading, PA 19606

TAX PARCEL #23532717013301

ACCOUNT: 23111690

SEE Deed Book Deed / Instrument #2016 020078

Sold as the property of: Bernie Logan

No. 16-02684

Judgment: \$98,078.62

Attorney: Udren Law Offices PC

ALL THAT CERTAIN tract or parcel of land, together with the buildings thereon erected, Block 20, situate in the Township of Longswamp, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a pk nail at or near the center of a public road T-869 linking Legislative Route 06119, and Topton, said pk nail marking a corner

Vol. 108, Issue 53

on other lands of Marie Weaknacht, and also being in line of lands of Longswamp Church; thence in and along the center line of said T-869 and along said lands of Longswamp Church North 40 degrees 30 minutes East, a distance of 75.28 feet to a pk nail marking a corner of lands now or late of Elton Ruppert; thence along said lands now or late of Elton Ruppert, the following 02 courses and distances, namely: (1) South 44 degrees 30 minutes East a distance of 160.00 feet to an iron pin; (2) North 40 degrees 30 minutes East a distance of 50.00 feet to an iron pin marking a corner common to lands of Robert Rhoads, lands of George Unger and lands of the herein described premises; thence along lands of the said George Unger South 44 degrees 30 minutes East a distance of 50.42 feet to an iron pin; thence along other lands of Marie M. Weaknacht the following 02 courses and distances 124.81 feet to an iron pin; (2) North 44 degrees 30 minutes West a distance of 199.50 feet to the pk nail, the point and place of beginning.

Containing 0.425 of an acre, more or less.

BEING KNOWN AS: 220 Hidden Valley Road, Mertztown, PA 19539

PROPERTY ID NO.: 5483-03-20-7497

TITLE TO SAID PREMISES IS VESTED IN Daniel J. Reimert by Deed from Daniel J. Reimert and Jeanne G. Hertzog f/k/a Jeanne G. Reimert, husband and wife, dated 06/24/1997 recorded 07/08/1997 in Deed Book 2846 Page 400.

To be sold as the property of: Daniel J. Reimert

No. 16-02746

Judgment: \$111,982.97

Attorney: Udren Law Offices, PC

ALL THAT CERTAIN lot of ground, together with the improvements erected thereon, being No. 4410 Sylvan Drive, in the Township of Exeter, County of Berks, and Commonwealth of Pennsylvania, and shown as Lot No. 244 on the plan of Pheasant Run, Section 3, recorded in Plan Book 151, Page 22, Berks County Records, being more fully bounded and described as follows, to wit:

BEGINNING AT A POINT on the northeast line of Sylvan Drive, said point being 94.05 feet northwest of the westerly end of the curve connecting the northeast line of Sylvan Drive with the northwest line of Grouse Way and said point also being on the division line between Lot No. 243 and Lot No. 241 on the aforesaid plan; thence along the northeast line of Sylvan Drive, North 68 degrees 02 minutes 37 seconds West, 65 feet to Lot No. 245; thence along same, North 21 degrees 57 minutes 23 seconds East, 110.00 feet to a point in line of an open space; thence along same, South 68 degrees 02 minutes 37 seconds East 65.00 feet to a point thence along said open space and along Lot No. 243, South 21 degrees 57 minutes 23 seconds West, 110.00 feet to a point on the northeast line of Sylvan Drive, being the place of beginning.

CONTAINING 7,150.00 square feet of land.

09/29/2016

Vol. 108, Issue 53

BEING THE SAME PREMISES which Donald R. Badinger and Virginia A. Badinger, his wife, by Deed dated 05/31/1994 and recorded 06/10/1994 in Record Book Volume 2546, Page 1484, Berks County Records, granted and conveyed unto Beverly W. Fink.

BEING KNOWN AS: 4410 Sylvan Drive, Reading, PA 19606

PROPERTY ID NO.: 43532510460961

TITLE TO SAID PREMISES is vested in Michael K. Robinson and Tina M. Robinson, husband and wife by Deed from Beverly W. Fink dated 08/31/2000 recorded 09/20/2000 in Deed Book 3244 Page 781.

To be sold as the property of: Michael K. Robinson and Tina M. Robinson, husband and wife.

No. 16-03010

Judgment Amount: \$133,728.66

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

PURPART NO. 1

ALL THAT CERTAIN dwelling house and the lot or piece of ground upon which the same is erected, being No. 2116 Cleveland Avenue, formerly 1922 Cleveland Avenue, situate in the Township of Spring, County of Berks, and Commonwealth of Pennsylvania, said lot or piece of ground being known as Lot No. 122 (as shown by the map or plan known as 'West Wyomissing' said map or plan being recorded in the Recorder's Office of Berks County in Plan Book Volume 2, Page 44) said lot or piece of ground being bounded and described as follows, to wit:

ON the North by Cleveland Avenue;

ON the East by Lot No. 120;

ON the South by a twelve feet (12 feet) wide alley; and

ON the West by Lot No. 124, which property line passes through the middle of the party wall of the premises immediately adjoining.

CONTAINING in front along said Cleveland Avenue, twenty feet (20 feet) and in depth or length of equal width one hundred twenty-five feet (125 feet) to said twelve feet (12 feet) wide alley

PURPART NO. 2

ALL THAT CERTAIN lot or piece of ground situate in the Township of Spring, County of Berks and Commonwealth of Pennsylvania (as shown by the map or plan, surveyed by Wm. H. Dechant C.E. and bearing date April 1913, said map or plan having been duly recorded in the Recorder's Office of Berks County, Commonwealth of Pennsylvania, in Plan Book Volume 2, Page 44) and being further known as Lot No. 120 on said plan known as 'West Wyomissing: said lot being bounded on the North by Cleveland Avenue; on the East by Lot No. 118; on the South by a twelve feet wide alley; and on the West by Lot No. 122.

HAVING a total frontage on said Cleveland Avenue of twenty feet (20 feet) more or less, and extending in depth of equal width one hundred twenty-five feet (125 feet) more or less to said alley.

TITLE TO SAID PREMISES VESTED IN James Braun and Julia Braun, h/w, given by Karen M. Levensgood, formerly Karen M. Anke and Marc R. Levensgood, h/w, dated March 22, 2002 and recorded June 13, 2002 in Book and Page 3550/2037.

BEING KNOWN AS 2116 Cleveland Avenue, Reading, PA 19609-2006.

Residential property

TAX PARCEL NO: 80439609161194

TAX ACCOUNT: 80013100

SEE Deed Book 3550 Page 2037

To be sold as the property of James Braun, Jr., Julia Braun.

No. 16-03052

Judgment Amount: \$16,760.29

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house with mansard roof, and the lot or piece of ground on which the same is erected, situate on the North side of Elm Street, between Ninth and Tenth Streets, being No. 931 Elm Street, in the City of Reading, County and State aforesaid, bounded and described as follows, to wit:

ON the North by a ten feet wide alley;

ON the East by property now or late of George R. Roth;

ON the South by Elm Street;

ON the West by property now or late of Elba S. Schofer.

CONTAINING in front, East and West, on said Elm Street, thirteen feet more or less, and in depth, North and South, one hundred and fifteen feet, more or less.

TITLE TO SAID PREMISES IS VESTED IN Jesse I. Gates, by Deed from Kenneth M. Thompson and Evelyn F. Thompson, h/w, dated 10/04/1991, recorded 10/08/1991 in Book 2244, Page 316.

MORTGAGOR Jesse I. Gates died on 05/01/2001, and upon information and belief his surviving heirs are Allen I. Gates, Barry L. Gates, Richard Gates, and Barbara Gates. By executed waiver, Barry L. Gates waived his right to be named as a defendant in the foreclosure action. By executed waiver, Richard Gates waived his right to be named as a defendant in the foreclosure action.

BEING KNOWN AS 931 Elm Street, Reading, PA 19601-3172.

Residential property

TAX PARCEL NO. 09-5317-69-01-3958

TAX ACCOUNT: 09364700

SEE Deed Book 2244 Page 316

09/29/2016

To be sold as the property of Allen I. Gates, in his capacity as heir of Jesse I. Gates, deceased, Barbara Gates, in her capacity as heir of Jesse I. Gates, deceased, unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Jesse I. Gates, deceased.

No. 16-03317

Judgment Amount: \$36,647.77

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick house with kitchen attached and the lot or piece of ground whereon the same is erected situate on the South side of Buttonwood Street between Eleventh and Twelfth Streets being No. 1116 Buttonwood Street in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by said Buttonwood Street,

ON the South by a ten feet wide alley,

ON the East by property now or late of Levi Mendelsohn and wife, and

ON the West by property now or late of John Witman.

CONTAINING in front on said Buttonwood Street, East and West thirteen feet and two inches (13'2") and in depth North and South one hundred ten feet (110').

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1116 Buttonwood Street, Reading, PA 19604

TAX PARCEL #09531770123319

ACCOUNT: 09279950

SEE Deed Book 4916, Page 1115

Sold as the property of: Jason M. Geissler a/k/a Jason Geisler

No. 16-03500

Judgment Amount: \$134,171.92

Attorney: Powers, Kirm & Associates, LLC

ALL THAT CERTAIN lot or piece of ground and the two-story brick dwelling house thereon erected, situate on the East side and being No. 33 Sterley Street, between Washington and Catherine Streets, in the Borough of Shillington, County of Berks, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the East side Sterley Street said point being 74' South from the southeast corner of Sterley and Catherine Street, and also being a point in the division line between this property and property now or late of J. Daniel Erb and wife; thence eastward along said division line between 132' to a point on the West side of sixteen feet wide alley, thence northward along said sixteen feet wide alley 20' to a point in the West side of said alley, and it also being a point in the division line between this property and property now or late of Keystone Fire Company 1 of Shillington, PA., thence westward along the division line of property now or late of the

Vol. 108, Issue 53

Keystone Fire Company No. 1 of Shillington, PA 132' to a point in the East side of Sterley Street, thence southward along said Sterley Street 20' to the place of beginning.

BEING THE SAME PREMISES which Dale Weyandt and Dennis Mauser, co-partners d/b/a Double D Investments, a PA General Partnership by Deed dated 3/26/2004 and recorded 4/20/2004 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 4040, Page 2245, granted and conveyed unto Philip Fogarty.

BEING KNOWN AS 33 South Sterley Street, Reading, PA 19607.

TAX PARCEL NO. 77-4395-07-58-8344

SEE Deed Book 4040 Page 2245

To be sold as the property of Philip Fogarty

No. 16-03617

Judgment: \$44,735.92

Attorney: Edward J. McKee, Esquire

ALL THAT CERTAIN three-story frame dwelling house and the lot or piece of ground on which it is erected, situate on the Southeast side of Main Street, in the Borough of Strausstown, County of Berks and State of Pennsylvania, bounded and described as follows, to wit: on the Northwest Main Street; on the Northeast by property of late Jonathan G. Reber, now Raymond Zerbe; on the Southeast by an alley; on the Southwest by property of Lee Himmelberger.

CONTAINING in front on said Main Street thirty (30) feet, and in depth two hundred sixty (260) feet, more or less.

BEING THE SAME PREMISES AS Robert R. Harner and Mary A. Harner, through their duly appointed Attorney-in-Fact, Gail H. Znachko, by Deed dated September 17, 1993, and recorded on September 20, 1993, in Book 2459, at Page 170, granted and conveyed unto Philip A. Harner, an individual.

BEING KNOWN AND NUMBERED AS 44 Main Street, Strausstown, PA 19559.

ALSO BEING KNOWN AND NUMBERED AS 44 Main Street, Womelsdorf, PA 19567.

PARCEL NO.: 87443210459269

TAX ACCOUNT NO.: 87820026

TAX PARCEL: 87443210459269

ACCOUNT: 87820026

SEE Deed Book 2459 Page 170

To be sold as the property of Philip A. Harner

No. 16-03642

Judgment: \$192,748.47

Attorney: Richard M. Squire & Associates, LLC

ALL THAT CERTAIN lot or piece of ground, together with the dwelling house thereon erected, situate in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, being more commonly referred to as No. 1054 Butter Lane. Bounded and described as follows, to wit:

BEGINNING at a corner in the center line of

09/29/2016

Vol. 108, Issue 53

public highway known as "Butter Lane", thence along the same North 42 degrees East 100 feet to a corner of lands now or late of Edward L. Stemmetz, thence along the same South 46 degrees 30 minutes West 247 feet to a corner in line of lands now or late of Charles W. Fisher and wife, thence along the same South 42 degrees West 100 feet to a corner of lands now or late of Theodore J. Wojciechowski and wife; thence along the same North 46 degrees 30 minutes West 247 feet to the place of the BEGINNING.

CONTAINING 90.7 perches.

BEING THE SAME PREMISES that Donald E. Styer, Trustee for the Donald E. Styer Trust, by Deed dated 4/28/2006 and recorded on 4/28/2006 in the Office of Recorder of Deeds in and for Berks County, at Book 04863 and Page 1732, and Instrument No. 2006039422, conveyed unto Kent Styer, Grantee herein.

TAX PARCEL 43-5327-18-42-7096

ACCOUNT NO. 43005339

SEE Deed Book 04863, Page 1732

To be sold as the property of LSF9 Master Participation Trust

No. 16-03766

Judgment: \$121,884.06

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

TAX I.D. #43532512851815

ALL THAT CERTAIN lot or piece of ground together with the improvements erected thereon, located on the Northern side of Persimmon Drive (60.00 feet wide), and being Lot No. 173, as shown on plan of lots known as "Lorane Orchards", recorded in Plan Book Vol. 33, Page 58, Berks County Records, situate in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows:

BEGINNING at a point on the Northern building line of Persimmon Drive a corner in common of the herein described lot with Lot No. 172; thence extending in a Northwesterly direction along the Northern building line of Persimmon Drive, a distance of 73.00 feet to a point, a corner of Lot No. 174; thence extending in a Northeasterly direction along Lot No. 174, by a line forming an interior angle of 90 degrees with the Northern building line of Persimmon Drive, a distance of 107.75 feet to a point in line of Lot No. 190; thence in a Southeasterly direction along Lot No. 190 and partly along Lot No. 191, by a line forming an interior angle of 89 degrees 56 minutes 12 seconds with the last described line, a distance of 73.00 feet to a point a corner of Lot No. 172; thence extending in a Southwesterly direction along Lot No. 172, by a line forming an interior angle of 90 degrees 3 minutes 48 seconds with the last described line and forming an interior angle of 90 degrees with the Northern building line of Persimmon Drive, a distance of 107.67 feet to the place of beginning.

CONTAINING in area 7,862.793 square feet of land.

BEING THE SAME PREMISES which Thomas E. Dowdy and Mary E. Dowdy, his wife, by Deed dated December 20, 1978, and recorded in Deed Book Volume 1752, Page 531, Berks County Records, granted and conveyed unto George Legrady and Yolanda Legrady, his wife.

BEING KNOWN AS: 5005 Persimmon Drive, Reading, Pennsylvania 19606.

TITLE TO SAID PREMISES is vested in Ronald E. Smale and Gail A. Smale by Deed from George Legrady and Yolanda Legrady, his wife, dated August 31, 1981 and recorded September 4, 1981 in Deed Book 1805, Page 248.

To be sold as the property of Gail A. Smale

No. 16-04147

Judgment Amount: \$133,627.40

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot and dwelling or townhouse erected thereon, situate on the Northerly side of E. Fourth Street, Borough of Boyertown, County of Berks, Commonwealth of Pennsylvania, bounded and described in accordance with a Plan of Lots known as "Wasley Gardens" laid out for Blair & Son, Inc. by Ralph E. Shaner & Son Engineering Co., Pottstown, PA., latest revision dated April 22, 1978, as follows, to wit:

BEGINNING at the Southeasterly corner of Lot No. 30, said point being on the Northerly right of way line of E. Fourth Street, 50 feet wide, and distant along the same from the Northeasterly right of way line intersection of said E. Fourth Street and another public road or street known as Berks Street, 40 feet wide, South 41 degrees 38 minutes East 339.75 feet; thence along the Easterly side of Lot No. 30 and passing in part through a joint party wall, North 48 degrees 22 minutes East, 150.00 feet to a corner on the Southerly side of a 18 foot wide alley; thence along the Southerly side of said alley, South 41 degrees 38 minutes East 20.0 feet to a corner of Lot No. 32; thence along the Westerly side of Lot No. 32 and passing in part through a joint party wall, South 48 degrees 22 minutes West 150.00 feet to a corner on the Northerly right of way line of E. Fourth Street; thence along the Northerly right of way line of said street, North 41 degrees 38 minutes West, 20.0 feet to the place of BEGINNING.

EXCEPTING AND RESERVING the right of ingress and egress for public use through the parking areas within and adjacent to the above described premises along E. Fourth Street.

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

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 723 East 4th Street a/k/a 723 East Fourth Street, Boyertown, PA 19512

TAX PARCEL #33539605290961

ACCOUNT: 33023850

SEE Deed Book Instrument Number 2012010794

09/29/2016

PAGE Instrument Number 2012010794

Sold as the property of: Michael W. Baker, Jr.
and Chelsea S. Bradley

No. 16-04252

Judgment Amount: \$215,507.28

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN tract of land, situate on the Southerly side of Ivy Court, in the Township of Amity, County of Berks and Commonwealth of Pennsylvania, as shown on the plan of lots of Amity Gardens, Addition III, Part 2 prepared by Mast Engineering Company, Inc., dated 8/18/1975 and recorded in the Office of the Recorder of Deeds of Berks County in Plan Book Volume 85 Page 16 and being more fully bounded and described as follows:

BEGINNING at a point of curve on the Southerly building line of Ivy Court, a cul-de-sac having an 80 feet radius, a corner of Lot #32 of said plan; thence along the Southerly building line of Ivy Court by a curve to the left having a radius of 50 feet a central angle of 71 degrees 37 minutes 10 seconds and an area distance of 62.50 feet to a corner of Lot #34 of said plan; thence along Lot #34 in an Easterly direction of a distance of 140 feet to a corner of the recreation area shown on said plan; thence along the same in a Southwesterly direction making an angle of 54 degrees 17 minutes 32 seconds with the last described line, a distance of 222.34 feet to a corner of Lot #32 of said plan; thence along said Lot #32 by a line making an interior angle of 53 degrees 25 minutes 43 seconds a distance of 140 feet to the point and place of BEGINNING.

BEING Lot #33, Block C-1, Ivy Court.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 3 Ivy Court, Amity a/k/a Douglassville, PA 19518

TAX PARCEL #24536406370995

ACCOUNT: 24141602

SEE Deed Book 5166, Page 0385

Sold as the property of: Albina Principe

No. 16-04254

Judgment: \$126,371.50

Attorney: Udren Law Offices, PC

ALL THAT CERTAIN two and one-half story, granite block, dwelling house and the lot or piece of ground upon which the same is erected, situate on the East side of North Twelfth Street, between Pike and Amity Streets being No. 1407 North Twelfth Street, 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 eastern building line of said North Twelfth Street, sixty (60) North of the northeast corner of said North Twelfth and Pike Streets, thence East at right angles to North Twelfth Street one hundred (100) feet to an alley, thence North along the same forty (40) feet to a point in line of property now or late

Vol. 108, Issue 53

of Joseph M. Fahl and Agnes M. Fahl, his wife, thence West along property now or late of Joseph M. Fahl and Agnes M. Fahl, his wife, one hundred (100) feet to a point in the eastern building line of said North Twelfth Street, and thence South along the same forty (40) feet to the place of beginning.

BEING PARCEL NUMBER: 5317-30-17-7938.

BEING KNOWN AS: 1407 North 12th Street, Reading, PA 19604

PROPERTY ID NO.: 17531730177938

TITLE TO SAID PREMISES is vested in Julio E. Perez by Deed from Julie Mendoza dated 04/19/2006 recorded 05/04/2006 in Deed Book 04868 Page 0429.

To be sold as the property of Julio E. Perez

No. 16-04375

Judgment Amount: \$66,906.44

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two (2) story brick dwelling house with mansard roof and the lot or piece of ground whereon the same is erected, situate on the South side of Oley Street, between Third Street and Centre Avenue, being No. 304 Oley Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by said Oley Street;

ON the East by property now or late of William Kline Estate;

ON the South by property now or late of Rehr and Fricker; and

ON the West by property of Samuel E. Goss and wife.

CONTAINING in front on said Oley Street 21 feet and in depth 120 feet.

TITLE TO SAID PREMISES IS VESTED IN Scott E. Taylor, by Deed from Archie L. Sadler and Patrice Sadler, his wife, dated 06/27/2008, recorded 06/30/2008 in Book 5381, Page 1685.

BEING KNOWN AS 304 Oley Street, Reading, PA 19601-2517.

Residential property

TAX PARCEL NO. 14-5307-58-64-8050

TAX ACCOUNT: 14550275

SEE Deed Book 5381 Page 1685

To be sold as the property of Scott Taylor a/k/a Scott E. Taylor.

No. 16-04828

Judgment Amount: \$68,531.71

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick mansard roofed dwelling house and the lot or piece of ground upon which the same is erected, situate on the West side of North Front Street, between Douglass and Windsor Streets, and being No. 812 North Front Street, in the City of

09/29/2016

Vol. 108, Issue 53

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

ON the North by No. 814, property now or late of Irvin A. Miller;

ON the East by North Front Street;

ON the South by No. 810, property of J. Frank Lutz; and

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

CONTAINING in front, North and South along North Front Street, thirty feet (30 feet), and in depth, East and West to said ten feet (10 feet) wide alley, one hundred forty feet (140 feet).

TITLE TO SAID PREMISES IS VESTED IN Freddy Peralta, by Deed from Miguel A. Santiago, dated 05/26/2006, recorded 06/06/2006 in Book 4892, Page 1856.

BEING KNOWN AS 812 North Front Street, Reading, PA 19601-2082.

Residential property

TAX PARCEL NO. 15-5307-57-54-5873

TAX ACCOUNT: 15045075

SEE Deed Book 4892 Page 1856

To be sold as the property of Freddy Peralta.

No. 16-05148

Judgment Amount: \$103,205.91

Attorney: Kimberly M. Kostun, Esquire

ALL that certain lot of ground, together with the two-story brick mansard roof dwelling house erected thereon, situate on the West side of Kutztown Road, in the Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, being No. 2136 Kutztown Road, bounded and described as follows, to wit:

ON the North by property of James Frederick and wife;

ON the East by said Kutztown Road;

ON the South by property of Jonathan Shell; and

ON the West by a ten feet wide alley.

CONTAINING in front on said Kutztown Road, a width of thirteen feet four inches (13'4") and in depth of equal width to said ten feet wide alley, one hundred ten feet (110").

PARCEL NO. 5308-76-92-8031

BEING the same premises which David W. Fisher and Rosemary A. Fisher, by Deed dated July 31, 2006 and recorded in Berks County in Record Book 4945 Page 482, granted and conveyed unto Diane Searfoss, in fee.

To be sold as the property of: Diane Searfoss

No. 16-05161

Judgment Amount: \$103,061.79

Attorney: Kimberly M. Kostun, Esquire

ALL THOSE CERTAIN two-story brick dwelling house and the lot or piece of ground upon which the same is erected situate on the East side of Locust Street between Union and Exeter Streets, being No. 1621 Locust Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and

described as follows, to wit:

ON the North by property now or late of George N. Williams;

ON the East by an alley;

ON the South by property now or late of Raymond E. Mattern and Marie Mattern; and

ON the West by said Locust Street.

CONTAINING in front, North and South, on said Locust Street, twenty (20) feet and in length or depth, East and West of uniform width one hundred (100) feet to said alley.

PARCEL No. 5317-22-19-4169

BEING THE SAME PREMISES WHICH Lincoln Aaron Hoffa, Executor of the Estate of Ralph H. Hoffa, deceased, by Deed dated December 19, 2007 and recorded in Berks County in Record Book 5280, Page 1527, granted and conveyed unto Diane L. Searfoss, in fee.

To be sold as the property of: Diane L. Searfoss

No. 16-05192

Judgment Amount: \$65,255.42

Attorney: Kimberly M. Kostun, Esquire

ALL THAT CERTAIN lot or piece of ground, together with the two-story mansard roofed dwelling erected thereon, situate on the West side of North Tenth Street, being No. 1048 North Tenth Street, between Spring and Rebecca Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of Jacob B. Schaeffer;

ON the South by property now or late of John Rowen;

ON the East by said North Tenth Street; and

ON the West by a twenty feet wide street.

CONTAINING in front on said North Tenth Street, North and South, fifteen feet, more or less, and in depth of equal width, East and West, one hundred and ten feet, more or less, to said twenty feet wide street.

PIN No. 5317-45-06-4180

BEING the same premises which James R. McCreary and Diane L. McCreary, his wife, by Deed dated February 13, 1992 and recorded in Record Book 2294 Page 756, granted and conveyed unto Diane L. McCreary, in fee. And the said Diane L. McCreary is also known as Diane L. Searfoss.

To be sold as property of: Diane L. Searfoss

No. 16-12286

Judgment Amount: \$316,442.90

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN parcel of land and improvements therein situate in the Township of Richmond, County of Berks, and Commonwealth of Pennsylvania, and designated as Parcel No. 72-5433-00-49-4172 and more fully described in a Deed dated November 7, 2007 and recorded November 8, 2007 in Berks County in Deed Book

09/29/2016

Vol. 108, Issue 53

5253, Page 2376, granted and conveyed unto Richard C. Aulenbach and Ardath F. Aulenbach, husband and wife.

BEING MORE FULLY DESCRIBED IN DEED AS THE FOLLOWING:

ALL THAT CERTAIN tract or parcel of land located on the West side of Crystal Cave Road (S.R. 1012, 60-foot ultimate right of way), and being Lot 2 as shown on Aulenbach Subdivision-2 Plan, by Berks Surveying & Engineering, Inc., Drawing Number 741-50-01-05, and recorded in Berks County Records in Plan Book Volume 303 Page 236, situate in Richmond Township, Berks County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the centerline of Crystal Cave Road, said point being the following two courses and distances from the northerly line of lands now or late of Jack E. and Patricia A. Herbein;

(1) North 24 degrees 24 minutes 17 seconds West, a distance of 120.40 feet to a point;

(2) North 25 degrees 09 minutes 26 seconds West, a distance of 104.59 feet to the place of beginning;

THENCE along Lot 3 of said plan, the following two (2) courses and distances:

(1) South 59 degrees 35 minutes 48 seconds West, a distance of 535.14 feet to a point;

(2) North 35 degrees 30 minutes 45 seconds West, a distance of 1096.23 feet to a point in line of lands now or late of Allen J. Kutz;

THENCE along said lands now or late of Allen J. Kutz, the following two (2) courses and distances:

(1) North 59 degrees 30 minutes 00 seconds East, a distance of 114.50 feet to a point;

(2) North 60 degrees 20 minutes 00 seconds East, a distance of 255.94 feet to a monument set;

THENCE along the previous Lot 1 of said plan, the following three (3) courses and distances:

(1) South 39 degrees 35 minutes 00 seconds East, a distance of 777.23 feet to a mag spike set;

(2) South 60 degrees 13 minutes 47 seconds East, a distance of 109.00 feet to a rebar set;

(3) North 76 degrees 35 minutes 44 seconds East, and passing through a mag spike set, at a distance of 30.76 feet from the next described point, a total distance of 101.43 feet to a point in the centerline of Crystal Cave Road;

THENCE along the centerline of Crystal Cave Road, the following two (2) courses and distances:

(1) South 26 degrees 13 minutes 04 seconds East, a distance of 21.14 feet to a point;

(2) South 26 degrees 43 minutes 32 seconds East, a distance of 176.57 feet to the place of BEGINNING.

CONTAINING: 10.8446 acres

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 755 Crystal Cave Road, Kutztown, PA 19530

TAX PARCEL #72543300494172

ACCOUNT: 72002463

SEE Deed Book 5253, Page 2376

Sold as the property of: Richard C. Aulenbach and Ardath F. Aulenbach

No. 16-12311

Judgment Amount: \$82,672.60

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate on the East side of State Highway (formerly the Centre Turnpike Road), in the Township of Perry, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point, a corner on the East side of said State Highway and the South side of an alley;

THENCE ALONG the South side of said alley in an Easterly direction 186 feet to a point, a corner on the West side of a 20 feet wide alley;

THENCE ALONG the West side of said 20 feet wide alley in a Southerly direction 57 feet 6 inches to a point, a corner in line of lot now or late of Mayberry Althouse;

THENCE ALONG said lot now or late of Mayberry Althouse in a Westerly direction 201 feet 6 inches to a point, a corner on the East side of said State Highway;

THENCE ALONG the East side of said State Highway in a Northerly direction 83 feet 6 inches to the place of BEGINNING.

CONTAINING in front along the said State Highway, North and South 83 minutes 6 inches, more or less, and in depth, East and West, along the North line 186 feet and along the South line 201 feet 6 inches.

TITLE TO SAID PREMISES IS VESTED IN Gary L. Billman, by Deed from Ruth E. Marks, dated 08/27/1993, recorded 08/30/1993 in Book 2452, Page 505.

BEING KNOWN AS 1001 Main Street, Shoemakersville, PA 19555-1703.

Residential property

TAX PARCEL NO. 70-4493-04-52-1542

TAX ACCOUNT: 70003457

SEE Deed Book 2452 Page 505

To be sold as the property of Gary L. Billman.

No. 16-12320

Judgment: \$112,625.53

Attorney: Charles N. Shurr, Jr., Esquire

ALL THAT CERTAIN piece of ground and the townhouse erected thereon, being Townhouse No. 61, which is the fourth house Southwardly in the Townhouse Group No. 9, in the Development of Flying Hills Section No. 9, recorded in Plan Book 97 Page 6, Berks County Records, together with a 10.00 foot wide strip of land to the East (street side) of said townhouse, and a 15.00 foot wide strip of land to the West (rear) of said townhouse, situate on the Westerly side of Medinah Drive, a

09/29/2016

Vol. 108, Issue 53

20.00 foot wide private drive in the Development of Flying Hills Section No. 9, Cumru Township, Berks County, Pennsylvania, being more fully bounded and described as follows, to wit:

BOUNDED on the West (rear) by common space;

BOUNDED on the North (side) by Townhouse No. 62;

BOUNDED on the East (front) by common space of Medinah Drive;

BOUNDED on the South (side) by Townhouse No. 60.

CONTAINING a lot width of 20.67 feet, more or less, as measured from the center of a party wall between Townhouse No. 60 and the hereindescribed Townhouse No. 61, in a Northerly direction to a point in the center of the party wall between Townhouse No. 62 and the hereindescribed Townhouse No. 61, and containing a lot depth of 62.00 feet, more or less, as measured from a point 10.00 feet Eastwardly from the front of said townhouse to a point 15.00 feet Westwardly from the rear of said townhouse.

THE Northwesterly corner of the physical structure known as Townhouse Group No. 9 has a coordinate reference of Latitude 5635.833 Departure 1929.650, with reference to the most Northerly property corner of Flying Hills Section 10, recorded in Plan Book 97 Page 6, said corner being located in the center of L. R. 274 (known as Morgantown Road) and having a coordinate reference of Latitude 6392.582, Departure 1202.754.

THE HEREINDESCRIBED premises shall include full wall thickness of all external walls which enclose the townhouse referred to herein and shall not include any part of an exterior wall which encloses an adjoining townhouse unit, as more fully shown on Mast Engineering Co., Inc., Drawing No. B-3214-287.

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

1. Indenture dated 11/1/1971 entitled "Trust Deed and Agreement - Flying Hills - Common Space Section No. 1", between Flying Hills Company, Grantor and Settlor, and National Central Bank and William B. Whitman, Grantees and Trustees, recorded in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania, in Deed Book 1600 Page 1328, said Indenture having been amended by Agreements and Amendment dated 11/15/1973, 6/4/1975, 6/30/1978, 9/10/1979, 6/30/1980, 2/3/1982, 3/3/1986, 11/28/1986, and 1/26/1989, recorded in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania, in Misc Book 312 Page 1245; Deed Book 1671 Page 1279, Misc Books 351 Page 545; 365 Page 215, 374 Page 315, 385 Page 1278; 433 Page 908, 447 Page 407; and Record Book 2051 Page 62, respectively.

2. Indenture dated 11/1/1971, entitled "Trust Deed and Agreement Flying Hills Open Space", between Flying Hills Company, Grantor and

Settlor, and National Central Bank and William B. Whitman, Grantees and Trustees, recorded in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania, in Deed Book 1600 Page 1371, said indenture having been amended by Agreements of Amendment dated 3/15/1973, 11/15/1973, and 7/28/1976, recorded in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania, in Misc Book 306 Page 262, Misc Book 312 Page 1251 and Misc Book 332 Page 458, respectively.

BEING THE SAME PREMISES which David P. Decembrino and Ronald P. Decembrino, by Deed dated 12/10/2007 and recorded 12/20/2007 in the Office for the Recorder of Deeds in and for the County of Berks, and Commonwealth of Pennsylvania as Instrument No. 2007074668, in Record Book 5275, Page 2336, granted and conveyed unto John R. Marcinko and Joline A. Marcinko, husband & wife.

BEING KNOWN AS 61 Medinah Drive, Reading, Pennsylvania 19607.

PARCEL NUMBER: 39-5305-20-91-7115

ACCOUNT NO. 39527561

SEE Deed Book 5275, Page 2336

To be sold as the property of John R. Marcinko and Joline A. Marcinko

No. 16-12514

Judgment Amount: \$82,763.02

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two and one-half story brick dwelling house and the lot or piece of ground upon which the same is erected, situate on the South side of Spring Street, being No. 2030 Spring Street, in the Township of Spring (formerly the Borough of West Lawn), County of Berks and Commonwealth of Pennsylvania, said lot or piece of ground consisting of the western twenty (20) feet of Lot No. 304 as shown by the map or plan of building lots known as West Lawn, surveyed by William H. Karns, C.E. and bearing date October, 1907, said map or plan being recorded in the Office of the Recorder of Deeds of Berks County, Pennsylvania, in Plan Book No. 3, Page 19, and said lot or piece of ground being more particularly bounded and described as follows, to wit:

ON the North by said Spring Street;

ON the East by the remaining five feet of Lot No. 304 on said plan of building lots;

ON the South of a fifteen feet wide alley; and

ON the West by Lot No. 303 on said plan of building lots.

CONTAINING in front or width on said Spring Street, twenty (20) feet and in length or depth of equal width, one hundred fifty (150) feet to said fifteen (15) feet wide alley.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 2030 Spring Street, West Lawn, PA 19609

09/29/2016

TAX PARCEL #80439605078634

ACCOUNT: 80002160

SEE Deed Book Instrument Number
2012022500

PAGE Instrument Number 2012022500

Sold as the property of: Jessica M. Landis

No. 16-13637

Judgment: \$1,018,105.09

Attorney: Eden R. Bucher, Esquire

ALL THAT CERTAIN tract or piece of land located North of State Route No. 2021 known as "Perkiomen Avenue," being Lot No. 2 as shown on the Boundary Survey Plan dated May 17, 1995 and being Plan No. TRG-D-6252 prepared by Thomas R. Gibbons & Associates, Inc. of Reading, Pennsylvania, situate in the Township of Exeter, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows to wit:

BEGINNING at a concrete monument in line of property belonging to Exeter Plaza Associates, said point being located North fifty degrees fifty-three minutes fifty-seven seconds East (N. 50° 53' 57" E.) a distance of two hundred ten feet and ninety-two hundredths of one foot (210.92') from a point of intersection on the division line between property belonging to Berkshire Construction Company and property belonging to Exeter Plaza Associates and the North right-of-way line of State Route No. 2021 known as "Perkiomen Avenue" (80 wide), said concrete monument being the southerly most corner of the herein described Lot No. 2; thence extending in a northwesterly direction along Lot No. 1 on the abovementioned plan on a line bearing North twenty-seven degrees forty-seven minutes thirty-four seconds West (N. 27° 47' 34" W.) a distance of two hundred feet and one hundredth of one foot (200.01') to a concrete monument, a corner of property belonging to Exeter Plaza Associates; thence extending along the aforementioned Exeter Plaza Associates the three (3) courses and distances to wit: (1) In a northeasterly direction on a line bearing North fifty degrees fifty-four minutes six seconds East (N. 50° 54' 06" E.) a distance of two hundred twelve feet and thirty hundredths of one foot (212.30') to a steel pin; (2) In a southeasterly direction on a line bearing South twenty-seven degrees forty-seven minutes thirty-four seconds East (S. 27° 47' 34" E.) a distance of two hundred feet (200.00') to a steel pin; (3) In a southwesterly direction on a line bearing South fifty degrees fifty-three minutes fifty-seven seconds West (S. 50° 53' 57" W.) a distance of two hundred twelve feet and thirty hundredths of one foot (212.30') to the place of BEGINNING.

CONTAINING IN AREA forty-one thousand six hundred thirty-seven square feet (41,637) of land.

BEING Tax Parcel Number 43532614431343

BEING THE SAME PREMISES Leemilt's Petroleum, Inc., a New York Corp., successor

Vol. 108, Issue 53

by merger to Berkshire Construction Co., Inc., a PA Corp., by its Deed dated May 22, 1995 and recorded in the Office of the Recorder of Deeds, in and for the County of Berks and Commonwealth of Pennsylvania, in Record Book Volume 2637, Page 816, granted and conveyed unto Exeter Plaza Associates, LP.

MORE COMMONLY KNOWN AS: 3929 Perkiomen Avenue, Reading, PA 19606.

To be sold as the property of Exeter Plaza Associates, LP.

No. 16-5491

Judgment Amount: \$169,106.90

Attorney: Phelan Hallinan Diamond & Jones,
LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN parcel of land with the dwelling house thereon erected, situate on the East side of Englesville Road situated in Colebrookdale Township, Berks County, Pennsylvania, described according to a plan and survey as prepared by John T Ashton, Registered Surveyor, Boyertown, Pennsylvania, Plan No. 249-0B, dated December 28, 1972.

BOUNDED on the North by Lot No. 2 on the above mentioned plan, on the East by the land of Harry H. Zerr, on the South by Lot No. 4 on the above mentioned plan and on the West by Englesville Road T-611 (ultimate r/w 60 feet), being more fully described as follows:

BEGINNING at a point in the bed of Englesville Road, a corner of this and Lot No. 2 on the above mentioned plan; thence from said point of beginning, the line leaving the bed of Englesville Road, North 85 degrees 48 minutes 30 seconds East 137.78 feet to a point, a corner of this and in the line of the land of Harry H. Zerr, thence along the land of Harry H. Zerr, South 04 degrees 30 minutes East 75.00 feet to a point, a corner of this and Lot No. 4 on the above mentioned plan; thence along Lot No. 4, South 85 degrees 48 minutes 30 seconds West 138.17 feet to a point in the bed of Englesville Road; thence along the bed of Englesville Road, North 04 degrees 11 minutes 30 seconds West 75 00 feet to the point of BEGINNING.

CONTAINING 10,347.00 square feet.

BEING KNOWN AS 614 Englesville Road, Boyertown, PA 19512-8405.

Residential property

TAX PARCEL NO. 38-5386-12-96-3638

TAX ACCOUNT: 38074011

SEE Deed Book 5147 Page 2134

TITLE TO SAID PREMISES IS VESTED IN Lynn M. Toub, by Deed from Charles J. Vitelli and Susan L. Vitelli, dated 05/30/2007, recorded 06/01/2007 in Book 5147, Page 2134.

To be sold as the property of Lynn M. Toub

09/29/2016

Vol. 108, Issue 53

No. 16-5629

Judgment Amount: \$293,216.42

Attorney: Phelan Hallinan Diamond & Jones,
LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground on the Northerly side of Steven Drive situate in the Township of Windsor, County of Berks and Commonwealth of Pennsylvania as shown on the plan of 'Windsor Manor II' as shown on Plan Book 257 Page 31 Berks County Records, being more fully bounded and described, as follows to wit:

BEGINNING at a point on the said Northerly side of Steven Drive (50 feet wide) at a corner in common with Lot 6 as shown on said plan, thence along said Northerly side of Steven Drive North 88 degrees, 36 minutes, 47 seconds West, 200.00 feet to a corner in common with Lot 4 as shown on said plan; thence along said Lot 4, North 01 degrees, 21 minutes, 59 seconds East, 236.10 feet to a point in line of the Northern right of way line of Interstate 78, thence along the same, the three following courses and distances: (1) North 89 degrees, 47 minutes, 56 seconds East, 103.18 feet to a point; (2) South 84 degrees, 29 minutes 26 seconds East, 50.25 feet to a point, (3) North 89 degrees, 47 minutes, 56 seconds East 46.84 feet to a corner in common with Lot 6, aforesaid; thence along Lot 6, South 01 degrees, 23 minutes, 13 seconds West 236.64 feet to the first mentioned point and place of beginning.

BEING Lot 5 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Michello O. Forrest and Andrew Keith Forrest, h/w, by Deed from Thomas F. Moyer, dated 08/01/2005, recorded 09/13/2005 in Book 4664, Page 2496.

BEING KNOWN AS 601 Steven Drive, Lenhartsville, PA 19534-9268.

Residential property

TAX PARCEL NO. 94-5405-02-67-3201

TAX ACCOUNT: 94000287

SEE Deed Book 4664 Page 2496

To be sold as the property of Michelle O. Forrest, Andrew Keith Forrest.

No. 16-5801

Judgment Amount: \$83,757.57

Attorney: Phelan Hallinan Diamond & Jones,
LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN three-story brick dwelling with two-story brick addition, one-story frame garage, frame sheds and other improvements, being House Number 44 Greenwich Street together with the lot or piece of ground upon which the same are erected, situate on the Easterly side of Greenwich Street and extending Eastward to Schley Street in the Borough of Kutztown, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described in accordance with a survey made by Frankhouser Associates,

Inc., Engineers and Surveyors of Reading, Pennsylvania, in June 1962, as follows, to wit:

BEGINNING at a point on the Easterly building line of Greenwich Street forty-eight (48) feet wide as shown on the topographical survey of the Borough of Kutztown) on a division line between House Number 42 and House Number 44 Greenwich Street; thence extending in a Northerly direction along the Easterly building line of Greenwich Street a distance of thirty-seven and eighty-seven hundredths (37.87) feet to a point, said point being Southwardly a distance of one hundred fifty-nine and fifty-five hundredths (159.55) feet from the intersection of the Easterly building line of Greenwich Street with the Southwesterly building line of Schley Street forty-four (44) feet wide as shown on the aforesaid topographical survey); thence extending along the property now or late of the Estate of Edwin A. Ramer the two (2) following directions and distances: (1.) in an Easterly direction forming a right angle with the Easterly building line of Greenwich Street a distance of fifty-six and fifty-four hundredths (56.54) feet to a point; and (2.) in a Northeasterly direction forming an interior angle of two hundred sixteen degrees forty-five minutes (216 degrees 45 minutes) with the last described line a distance of fifty and sixteen hundredths (50.16 feet) feet to a point on the Southwesterly building line of Schley Street;

THENCE extending in a Southeasterly direction along the Southwesterly building line of Schley Street forming a right angle with the last described line a distance of thirty-five and seventy-nine hundredths (35.79 feet) feet to a point; thence extending along House Number 42 Greenwich Street, the property now or late of the Estate of Edwin A. Ramer, the two (2) following directions and distances: (1.) in a Southwesterly direction forming a right angle with the Southwesterly building line of Schley Street a distance of sixty-six and twenty-two hundredths (66.22 feet) feet to a point; and (2.) in a Westerly direction forming an interior angle of one hundred forty-two degrees fifty-three minutes nine seconds (142 degrees 53 minutes 9 seconds) with the last described line a distance of sixty-five and nine hundredths (65.09 feet) feet to the place of Beginning. The last described line forming an interior angle of ninety degrees twenty-one minutes fifteen seconds (90 degrees 21 minutes 15 seconds) with the first described line.

CONTAINING in area four thousand three hundred ninety-seven and thirty-six hundredths (4,397.36) square feet of land.

EXCEPTING THEREOUT AND THEREFROM:

ALL THAT CERTAIN twelve feet (12 feet) wide strip or piece of land situate on the Western side of Schley Street, between Sacony Alley and Greenwich Street, in the Borough of Kutztown, County of Berks and Commonwealth of Pennsylvania, as set forth in Notice of

09/29/2016

Condemnation recorded in Berks County Volume 1535 Page 1148.

TITLE TO SAID PREMISES IS VESTED IN Michael Bergstrom, by Deed from Cuong N. Le, dated 06/19/2009, recorded 07/13/2009 in Instrument Number 2009033076.

BEING KNOWN AS 44 Greenwich Sweet, Kutztown, PA 19530-1409.

Residential property

TAX PARCEL NO. 55-5443-08-88-3026

TAX ACCOUNT: 55001970

SEE Deed Instrument #2009033076

To be sold as the property of Michael Bergstrom.

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. Dijinio 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, November 4, 2016 and distribution will

Vol. 108, Issue 53

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

ARTICLES OF INCORPORATION

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

The name of the proposed corporation is **C.P. Tactical Solutions, Inc.**

The Articles of Incorporation have been filed on August 10, 2015.

Timothy C. Bitting, Esq.

KOCH & KOCH

217 N. 6th Street

P.O. Box 8514

Reading, PA 19603

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, October 5, 2016 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.

62. BAILEY, YVONNE C. - Christine A. Bailey, Extx., Jonathan B. Batdorf, Esq.

63. FIRESTONE, FAY C. - Karen L. Grill, Extx, Jonathan B. Batdorf, Esq.

09/29/2016

Vol. 108, Issue 53

64. GIORGI, FREDERICK J. - Peter F. Giorgi, A. David Carroll, Jr. and Phillip M. Impink, Admr. C.T.A. Arthur R. Solmssen, Jr., Esq. and Steven G. Winters, Esq.

65. HAGERTY, JEAN B. - Virginia E. Killian, Extx., Brian F. Boland, Esq.

66. HECKMAN, SHEILA M. - Ronald E. Strausser, Exr., Russell E. Farbiarz, Esq.

67. KRAATZ, SONJAA. - Rosann K. Becker, Extx., Rebecca Batdorf Stone, Esq.

68. KREIDER, LEROY H. - Harold L. Kreider and Randy D. Kreider, Exrs., Gray S. Fronheiser, Esq.

69. KULAGA, JR., STANLEY F. - Wells Fargo Bank, N.A., Extr., Michael L. Mixell, Esq.

70. POTTEIGER, SAMUEL N. - Wells Fargo Bank, N. A., Successor Trustee, Jack G. Mancuso, Esq.

71. SAWERS, MILDRED J. (Settlor) - Carl F. Constine, Trustee, J. William Widing, III, Esq.

72. SNYDER, FERN - Henry T. Brewer, Exr., Russell E. Farbiarz, Esq.

73. WOLFE, RANDEL L. - Christopher A Spang, Admr. DBN, Stephen G. Welz, Esq.

Last day for filing Accounts for November 2016 is October 3, 2016.

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

CIVIL ACTION

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY, PENNSYLVANIA
CIVIL ACTION-LAW
NO. 11-17937

THE READING HOSPITAL AND MEDICAL
CENTER, Plaintiff

vs.

HARRIET PATTERSON, Defendant

NOTICE TO: HARRIET PATTERSON

Plaintiff, The Reading Hospital and Medical Center, has made a filing which requires your response. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections within twenty (20) days of the date of publication of this Notice in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

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

Lawyers' Referral Service of the
Berks County Bar Association
544 Court Street
Reading, Pennsylvania 19601
Telephone (610)375-4591
www.BerksBar.org

MAHLON J. BOYER, ESQUIRE

Identification No. 91094

BINGAMAN, HESS, COBLENTZ & BELL,
P.C.

Treeview Corporate Center
Suite 100, 2 Meridian Blvd.

Wyomissing, PA 19610

(610) 374-8377

Attorneys for The Reading Hospital and
Medical Center

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

ALSDORF, KATHLEEN M., dec'd.

Late of 2316 Alsace Road,
Alsace Township.

Executors: CYNTHIA L. FALTER,
1376 Woodcrest Drive,
Reading, PA 19607 and
MICHAEL S. WAWRZONEK,
76 Harry Ave.,
Reading, PA 19607.

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

BERGER, RAY L., dec'd.

Late of 8483 Rte 183, Bethel,
Upper Tulpehocken Township.

Executrix: DEBRA E. WEIDMAN,
28 Focht Rd.,
Bernville, PA 19506.

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

CROSBY, DENNIS C., dec'd.

09/29/2016

Vol. 108, Issue 53

Late of 21-4 Cranberry Ridge, Reading.
 Executor: BRADFORD G. CROSBY,
 3627 Orchard Court,
 Reading, PA 19606.
 ATTORNEY: SHAWN J. LAU, ESQ.,
 LAU & ASSOCIATES, P.C.,
 4228 St. Lawrence Avenue,
 Reading, PA 19606

FANKHANEL, JUDITH, dec'd.

Late of 2000 Cambridge Avenue,
 Wyomissing.
 Executrix: PELAGIE J. GOLDEN,
 1334 Van Steffy Avenue,
 Wyomissing, PA 19610.
 ATTORNEY: HEIDI B. MASANO, ESQ.,
 MASANO BRADLEY, LLP,
 Suite 201, 1100 Berkshire Boulevard,
 Wyomissing, PA 19610

GRAHAM, HELEN C., dec'd.

Late of ManorCare Health Services-
 Laureldale
 2125 Elizabeth Avenue, Laureldale.
 Executor: MR. THOMAS S. GRAHAM,
 90889 Libby Lane,
 Coos Bay, OR 97420.
 ATTORNEY: STANLEY J. KUTER, ESQ.,
 PRINCE LAW OFFICES, P.C.,
 646 Lenape Road,
 Bechtelsville, PA 19505

**GRIEDER, ROBERTA S. also known as
GRIEDER, ROSE ROBERTA, dec'd.**

Late of The Highlands,
 2000 Cambridge Road,
 Borough of Wyomissing.
 Executor: JOHN GUSTAVE GRIEDER,
 44 Blackberry Lane,
 Morristown, NJ 07960.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 ROLAND STOCK, LLC,
 627 North Fourth Street,
 P.O. Box 902,
 Reading, PA 19603

HEPNER, MARGUERITE E., dec'd.

Late of 1 S. Home Avenue, Topton.
 Executrix: DORIS F. SCHAPPELL,
 50 Sweet Corn Drive,
 Kutztown, PA 19530.
 ATTORNEY: RUSSELL E. FARBIARZ,
 ESQ.,
 ANTANAVAGE FARBIARZ, PLLC,
 64 N. 4th Street,
 Hamburg, PA 19526

JOHNSON, IVY, dec'd.

Late of 1733 Perkiomen Avenue,
 FL 1, Reading.
 Executrix: UNA MAY LLEWELLYN,
 10824 Laurnet Place,
 Raleigh, NC, 27614.
 ATTORNEY: ERIC L. B. STRAHN, ESQ.,
 STRAHN LAW OFFICES, P.C.,
 5341 Perkiomen Avenue,
 Reading, PA 19606

MADEIRA, MARIE L., dec'd.

Late of City of Reading.

Executrix: SANDRA L. MADEIRA,
 205 Summit Avenue,
 Reading, PA 19611.
 ATTORNEY: VICTORIA A. GALLEN
 SCHUTT, ESQ.,
 Suite 201, 5 Hearthstone Court,
 Reading, PA 19606

MILLER, LEWIS E., dec'd.

Late of Borough of Wyomissing.
 Executor: ALEX MILLER,
 c/o Socrates J. Georgeadis, Esquire,
 Georgeadis Setley,
 4 Park Plaza, 2nd Floor,
 Wyomissing, PA 19610.
 ATTORNEY: SOCRATES J.
 GEORGEADIS, ESQ.,
 GEORGEADIS SETLEY,
 Four Park Plaza, Second Floor,
 Wyomissing, PA 19610

MOORE, RUTH K., dec'd.

Late of Spring Township.
 Administrator: TERRY L. MOORE,
 1000 Baker Road,
 Sinking Spring, PA 19608.
 ATTORNEY: VICTORIA A. GALLEN
 SCHUTT, ESQ.,
 Suite 201, 5 Hearthstone Court,
 Reading, PA 19606

PAXTON, PRISCILLA M., dec'd.

Late of 2409 Lexington Drive,
 Wyomissing, Spring Township.
 Executor: ROBERT R. KREITZ,
 ROLAND STOCK, LLC,
 627 North Fourth Street,
 P.O. Box 902,
 Reading, PA 19603

PFLUM, NANCY M., dec'd.

Late of 406 Elmer Circle,
 Muhlenberg Township.
 Executor: WILLIAM E. PFLUM, JR.,
 1059 Laurelee Avenue,
 Reading, PA 19605.
 ATTORNEY: TERRY D. WEILER, ESQ.,
 1136 Penn Avenue,
 Wyomissing, PA 19610

SHORT, MEGAN L., dec'd.

Late of Lower Heidelberg Township.
 Administratrix: JACQUELYN MASSOTT,
 c/o Kenneth C. Russell, Esq.,
 3500 Reading Way,
 Huntingdon Valley, PA 19006.
 ATTORNEY: KENNETH C. RUSSELL,
 ESQ.,
 BARATTA, RUSSELL & BARATTA,
 3500 Reading Way,
 Huntingdon Valley, PA 19006

STERGANOS, GLORIA A., dec'd.

Late of 402 Walnuttown Road,
 Borough of Fleetwood.
 Executor: GUS N. STERGANOS,
 402 Walnuttown Road,
 Fleetwood, PA 19522.
 ATTORNEY: ERIC L. B. STRAHN, ESQ.,
 STRAHN LAW OFFICES, P.C.,

09/29/2016

Vol. 108, Issue 53

5341 Perkiomen Avenue,
Reading, PA 19606

**UPDEGRAVE, MARY SHIRLEY also
known as**

**UPDEGRAVE, SHIRLEY and
UPDEGRAVE, MARY and
UPDEGRAVE, MARY S., dec'd.**

Late of 1800 Tulpehocken Road,
Borough of Wyomissing,
Executor: TERRANCE W. SPOHN,
2303 Bressler Dr.,
West Lawn, PA 19609.

ATTORNEY: WILLIAM R. BLUMER,
ESQ.,
LEISAWITZ HELLER ABRAMOWITZ
PHILLIPS, P.C.,
2755 Century Boulevard,
Wyomissing, PA 19610

WILSON, LORETTA MAE, dec'd.

Late of Borough of Laureldale.
Executors: MARK DANIEL WILSON,
1306 Frush Valley Road,
Laureldale, PA 19605 and
CHARLES DENNIS WILSON,
2303 Alsace Road,
Reading, PA 19604.
ATTORNEY: KENNETH C. MYERS,
ESQ.,
534 Elm Street, 1st Floor,
Reading, PA 19601

YERGER, DENNIS A., dec'd.

Late of 319 Degler Avenue,
Borough of Leesport.
Executrix: KATHLEEN L. YERGER,
289 Ida Red Drive,
Leesport, PA 19533-8674.
ATTORNEY: LATISHA B.
SCHUENEMANN, ESQ.,
LEISAWITZ HELLER ABRAMOWITZ
PHILLIPS, P.C.,
2755 Century Boulevard,
Wyomissing, PA 19610

Second Publication

BITLER, EVELYN B., dec'd.

Late of 412 Hopewell Street,
Union Township.
Executrix: GRACE B. ARTERS,
927 East Main Street,
Birdsboro, PA 19508.
ATTORNEY: MICHAEL J. GOMBAR, JR.,
ESQ.,
MASANO BRADLEY, LLP,
Suite 201,
1100 Berkshire Boulevard,
Wyomissing, PA 19610

BLEW, ANNA M., dec'd.

Late of 2000 Cambridge Avenue,
Borough of Wyomissing.
Executrix: LUCINDA J. KROON,
2007 Meadow Glen,
Wyomissing, PA 19610.
ATTORNEY: C. THOMAS WORK, ESQ.,
STEVENS & LEE,

111 N. Sixth Street,
P.O. Box 679,
Reading, PA 19603-0679

BOYER, HAROLD H., dec'd.

Late of 9 Reading Drive., Borough of
Wernersville.
Executor: GREGORY BOYER.
c/o BRIAN F. BOLAND, ESQ.,
KOZLOFF STOUTDT,
2640 Westview Drive,
Wyomissing, PA 19610

DALRYMPLE, JAMES B., dec'd.

Late of 1801 Tulpehocken Road,
Borough of Wyomissing.
Executors: ORRSTOWN BANK
c/o KIM L. RESSLER,
1100 Berkshire Boulevard, Suite 302,
Wyomissing, PA 19610 and
RUTH BLATT,
D2 Alpine Court,
Reading, PA 19606.
ATTORNEY: MICHAEL L. MIXELL,
ESQ.,
BARLEY SNYDER, LLP,
50 N. 5th Street, 2nd Fl.,
P.O. Box 942,
Reading, PA 19603-0942

EISENHOWER, PAULINE R., dec'd.

Late of Borough of Wyomissing.
Executrix: SANDRA L. SCHNADER
c/o APPEL & YOST, LLP,
33 N. Duke Street,
Lancaster, PA 17602.
ATTORNEY: JAMES W. APPEL, ESQ.,
Appel & Yost, LLP,
33 N. Duke Street,
Lancaster, PA 17602

FORRY, R. JEAN, dec'd.

Late of 111 Woodland Road,
Wyomissing.
Executrix: LAUREN FORRY MORAN,
401 Liberty Drive,
Blandon, PA 19510 and
LISA J. FORRY TRANSELLE,
6255 Canterbury Lane,
Pittsboro, IN 46167.
ATTORNEY: JOHN T. FORRY, ESQ.,
FORRY ULLMAN,
540 Court Street,
P.O. Box 542,
Reading, PA 19603

HATT, CATHERINE E., dec'd.

Late of No. 80 Quarry Rd., Lot 17,
Kutztown.
Executor: LARRY R. HECKMAN,
290 Quarry Rd.,
Kutztown, PA 19530

HINNERSHITZ, WAYNE S., dec'd.

Late of 1621 Butter Lane,
Exeter Township.
Executor: MARK HINNERSHITZ,
231 W. Neversink Road,
Reading, PA 19606.
ATTORNEY: JOHN M. STOTT, ESQ.,

09/29/2016

Vol. 108, Issue 53

50 N. 5th Street, 4th Fl.,
P.O. Box 8321,
Reading, PA 19603

JONES, CAROLEE, dec'd.

Late of Exeter Township.
Executor: EDWARD A. JONES,
4260 Hunters Run Blvd.,
Reading, PA 19606.
ATTORNEY: JOHN R. ZONARICH, ESQ.,
SKARLATOS ZONARICH, LLC,
17 S. 2nd St., 6th Fl.,
Harrisburg, PA 17101

KENDALL, CLINTON W., dec'd.

Late of 104 Lavender Lane, Wyomissing,
Spring Township.
Executor: KEVIN S. KENDALL,
14 E. 36th Street,
Reading, PA 19606.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
ROLAND STOCK, LLC,
627 North Fourth Street,
P.O. Box 902,
Reading, PA 19603

KLINE, MILDRED J., dec'd.

Late of 4019 St. Lawrence Avenue, Reading,
Borough of St. Lawrence.
Executors: TOD S. KLINE,
4812 Deborah Drive,
Reading 19606;
BRANCH BANKING AND TRUST
COMPANY,
1340 Broadcasting Rd., Ste. 100,
Wyomissing, PA 19610 and
PENNY KLINE MOSER,
500 West Garden Road,
Oreland, PA 19075.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
ROLAND STOCK, LLC,
627 North Fourth Street,
P.O. Box 902,
Reading, PA 19603

KOHLER, ROBERT F., dec'd.

Late of 824 Colonial Drive,
Borough of Birdsboro.
Executrix: CONNIE D. KOHLER
c/o MULLANEY LAW OFFICES,
598 Main Street,
P.O. Box 24,
Red Hill, PA 18076-0024
ATTORNEY: CHRISTOPHER P.
MULLANEY, ESQ.,
MULLANEY LAW OFFICES,
598 Main Street,
P.O. Box 24,
Red Hill, PA 18076-0024

**MADARA, HARRIET T. also known as
SCHWARTZ, HARRIET T., dec'd.**

Late of 1 Heidelberg Drive,
Wernersville,
Executrix: MARIE E. HARTRANFT,
212 Vesper Avenue,
Reading, PA 19606.
ATTORNEY: ROBERT D.
KATZENMOYER, ESQ.,

2309 Perkiomen Avenue,
Reading, PA 19606

MAKOWIAK, BERTHA E., dec'd.

Late of 139 Old Swede Road,
Amity Township.
Executors: ELAINE R. EMES and
JAMES GESLAK
c/o ANDREW S. GEORGE, ESQ.,
KOZLOFF STOUTDT,
2640 Westview Drive,
Wyomissing, PA 19610

MAYS, ETHEL M., dec'd.

Late of Borough of Wernersville.
Executor: ROBERT M. MAYS
ATTORNEY: CHRISTOPHER B.
CONNARD, ESQ.,
Suite 202,
1235 Penn Avenue,
Wyomissing, PA 19610

PADDEN, SANDRA L., dec'd.

Late of Borough of Birdsboro.
Adminisstrator: RYAN E. PADDEN,
1820 Parland Ave.,
West Lawn, PA 19609.
ATTORNEY: JOHN A. KOURY, JR., ESQ.,
O'DONNELL, WEISS & MATTEL, P.C.,
41 East High Street,
Pottstown, PA 19464

PETERSEN, MARY P., dec'd.

Late of City of Reading,
Executrix: KATHLEEN MORRISON
A/K/A KATHLEEN RUTKOWSKI,
208 Penn Sylvan Dr.,
Mohnton, PA 19540.
ATTORNEY: JOHN R. ZONARICH, ESQ.,
SKARLARO ZONARICH, LLC,
17 S. 2nd St. 6th Fl.,
Harrisburg, PA 17101

ROWE, CHERYL L., dec'd.

Late of 1536 North Tenth Street,
Reading.
Executor: MR. BRADLEY D. FOLK,
548 Scull Hill Loop Road,
Bernville, PA 19506.
ATTORNEY: WARREN H. PRINCE, ESQ.,
PRINCE LAW OFFICES, P.C.,
646 Lenape Road,
Bechtelsville, PA 19505-9135

RUFFNER, JOANNE C., dec'd.

Late of Borough of Wyomissing.
Executrix: SUSAN N. DENARO, ESQ.,
GEORGEADIS SETLEY,
Four Park Plaza, Second Floor,
Wyomissing, PA 19610
ATTORNEY: SUSAN N. DENARO, ESQ.,
GEORGEADIS SETLEY,
Four Park Plaza, Second Floor,
Wyomissing, PA 19610

WAGNER, LAWRENCE H., dec'd.

Late of 105 Dries Road,
Reading.
Executor: RODNEY L. WAGNER,
305 Miriam Avenue,
Leesport, PA 19533.

09/29/2016

Vol. 108, Issue 53

ATTORNEY: MICHAEL C. BOLAND,
ESQ.,
Suite 1,
147 N. 5th Street,
Reading, PA 19601

**WALTER, C. KENNETH also known as
WALTER, CLAUDE KENNETH, dec'd.**
Late of 300 Tranquility Lane, L303,
Reading,
Cumru Township.
Executor: DAWN M. BAXTER,
5004 Meadow Lane,
Mohnton, PA 19540,
GEORGE M. WALTER,
3931 Penn Avenue,
Reading, PA 19608.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
ROLAND STOCK, LLC,
627 North Fourth Street,
P.O. Box 902,
Reading, PA 19603

ZEGLEN, EUGENE L., dec'd.
Late of 206 South Sixth Street,
Reading.
Administrators: JOHN F. ZEGLEN,
101 Belvoir Avenue,
Chattanooga, TN 37411 and
RICHARD V. GRIMES, ESQ.,
2619 Leiscz Bridge Road
Leesport, PA 19533.
ATTORNEY: CLIFFORD B. LEPAGE, JR.,
ESQ.,
44 N. 6th Street,
P.O. Box 8521,
Reading, PA 19603

Third and Final Publication

**BIRTWISTLE, GERTRUDE ELIZABETH
also known as
WYNN, GERTRUDE E. and
BIRTWISTLE, GERTRUDE E., dec'd.**
Late of 1489 Red Hill Road,
Caernarvon Township.
Executors: MICHELLE WYNN
VULLINGS,
3903 Township Line Road,
Collegeville, PA 19426
MICHEAL DAVID WYNN,
30 Carnis Drive,
Mohnton, PA 19540.

BLYTHE, RALPH BARKER, dec'd.
Late of Ruscombmanor Township.
Administrator: CHAD B. BLYTHE,
4121 S. Brice,
Mesa, AZ 85212.
ATTORNEY: VICTORIA A. GALLEN
SCHUTT, ESQ.,
5 Hearthstone Court,
Suite 201
Reading, PA 19606

DAVIS, ANTHONY THOMAS, dec'd.
Late of 611 Maplewood Avenue,
Borough of Mohnton.
Administrator: ROSEMARY GAUL,

183 Tobias Road,
Robeson, PA 19506.
ATTORNEY: ERIC L. B. STRAHN, ESQ.,
STRAHN LAW OFFICES, P.C.,
5341 Perkiomen Avenue,
Reading, PA 19606

DERSTINE, ELIZABETH G., dec'd.
Late of Perry Township.
Executrix: CONNIE A. HOMM,
535 Onyx Care Road,
Hamburg, PA 19526.
ATTORNEY: J. OLIVER GINGRICH,
ESQ.,
114 E. Broad St.,
P.O. Box 64769,
Souderton, PA 18964

**FISHBURN, LEROY G. also known as
FISHBURN, LEROY, dec'd.**
Late of 624 Skyline Drive,
Upper Bern Township.
Executors: BRIAN A. FISHBURN;
JANICE A. STRUCK;
GEORGE C. FISHBURN and
MARILYN E. SCHAEFFER.
c/o WALTER M. DIENER, JR., ESQ.,
KOZLOFF STOUTT,
2640 Westview Drive,
Wyomissing, PA 19610

HNOT, BETTY L., dec'd.
Late of 1135 N. 12th Street,
City of Reading.
Executors: DIANE ERB;
SHARON HNOT and
FRANCIS HNOT JR.
c/o WALTER M. DIENER, JR., ESQ.,
KOZLOFF STOUTT,
2640 Westview Drive,
Wyomissing, PA 19610

LAMM, E. DONALD, dec'd.
Late of Spring Township.
Executors: ERIC D. LAMM,
4 Wickford Court,
Wyomissing, PA 19610 and
CAROLE L. ZIEGER,
4315 Holly Court,
Bethlehem, PA 18020.
ATTORNEY: SEAN J. O'BRIEN, ESQ.,
MOGEL, SPEIDEL, BOBB &
KERSHNER,
520 Walnut Street,
Reading, PA 19601

MADDONA, NANCY D., dec'd.
Late of Douglass Township.
Executors: CYNTHIA MADDONA and
DAVID FREY.
c/o JESSICA R. GRATER, ESQ.,
WOLF, BALDWIN & ASSOCIATES, P.C.,
P.O. Box 444,
Pottstown, PA 19464

RICE, ROBERT E., SR., dec'd.
Late of South Heidelberg Township.
Executor: ROBERT E. RICE, JR.,
500 Lambda Circle, Apt. A,
Wenerville, PA 19565.

09/29/2016

Vol. 108, Issue 53

ATTORNEY: SEAN J. O'BRIEN, ESQ.,
MOGEL, SPEIDEL, BOBB &
KERSHNER,
520 Walnut Street,
Reading, PA 19601-3406

RUCHLEWICZ, FLORENCE C., dec'd.

Late of 220 S. 4th Avenue,
Borough of West Reading.
Executor: MARK T. RUCHLEWICZ,
12283 Fisherman Trail,
Gulfport, MS 39503.

ATTORNEY: DAVID S. SOBOTKA, ESQ.,
519 Walnut Street,
Reading, PA 19601

THOMAS, JANE C. also known as THOMAS, JANE, dec'd.

Late of Cumru Township.
Executor: MARVIN THOMAS,
215 Meadow Glen Lane,
Reading, PA 19607-9424.

ATTORNEY: KENNETH C. MYERS,
ESQ.,
534 Elm Street,
1st Floor,
Reading, PA 19601-4702

URKUSKI, RONALD K., dec'd.

Late of 101 Revere Blvd.,
Cumru Township.
Executor: CHRISTOPHER P. URKUSKI,
159 Blimline Road,
Sinking Spring, PA 19608.

ATTORNEY: SCOTT C. PAINTER, ESQ.,
LAW OFFICE OF SCOTT C. PAINTER,
P.C.,
906 Penn Avenue,
P.O. Box 6269,
Wyomissing, PA 19610

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY, PENNSYLVANIA
CIVIL ACTION-LAW
NO. 16-13638

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
PLAZA HOME MORTGAGE, INC., Plaintiff
vs.

Unknown Heirs, and/or Administrators of the
Estate of Carole A. Delp, Defendant

TO: Unknown Heirs, and/or Administrators of
the Estate of Carole A. Delp

You are hereby notified that Plaintiff, Plaza
Home Mortgage, Inc., filed an Action in Mortgage
Foreclosure endorsed with a Notice to Defend,
in the Court of Common Pleas of Berks County,
Pennsylvania, docketed to No. 16-13638, seeking
to foreclose the mortgage secured by the real
estate located at 152C Hawthorne Court, Spring
Township, PA 19610.

A copy of the Action in Mortgage Foreclosure
will be sent to you upon request to the Attorney
for the Plaintiff, Manley Deas Kochalski LLC,
P.O. Box 165028, Columbus, OH 43216-5028.
Phone 614-220-5611.

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

YOU SHOULD TAKE THIS NOTICE TO
YOUR LAWYER AT ONCE. IF YOU DO NOT
HAVE 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

Lawyers Referral Service
Berks County Bar Association
544 Court Street
P.O. Box 1058
Reading, PA 19603
(610) 375-4591

MISCELLANEOUS**MEETING NOTICE**

Notice is hereby given that the Annual Meeting
of the members of Berks Community Television
will be held on October 6, 2016 at 8:00 A.M.
in conference room #100 located on the first
floor of Roessner Hall, Albright College, at the
corner of North 13th Street and Rockland Street,
Reading, Pennsylvania. The members will elect
three (3) directors for a term of office and will
vote on changes to bylaws, which shall include
the discontinuance of membership status for all
members of the corporation, as well as transact
such other business as may be done in accordance
with law, the articles of incorporation of the
corporation, and the by-laws of the corporation.
Richard J. McDougall, President
Berks Community Television
Reading, PA 19604