

# 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 July 5, 2019 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:

#### First Publication

No. 15-00147

Judgment Amount: \$133,386.76

Attorney: KML Law Group, P.C.

#### LEGAL DESCRIPTION

ALL THAT CERTAIN lot of land situate in the Village of Shartlesville, Township of Upper Bern, County of Berks and State of Pennsylvania, fronting on the North side of Main Street, together with the improvements thereon, consisting of a frame garage and a twenty-seven (27) by twenty-nine (29) foot four (04) inch two story (Blue Mountain Stone Masonry) dwelling, bounded and described as follows:

BEGINNING at an iron pipe corner on the South side of a public alley, (formerly twenty (20) feet wide, now thirty (30) feet wide); thence along land late of Isabella Long, South eighteen (18) degrees thirty-five (35) minutes West two hundred (200) feet to a point on the North side of Main Street of Shartlesville (a seventy (70) foot wide street); thence along the North side of said street, North seventy-one (71) degrees forty-seven (47) minutes West fifty (50) feet to a point; thence along lot of Lester Feick, North eighteen (18) degrees thirty-five (35) minutes East two hundred (200) feet to a point on the South side of the above mentioned alley said point being in line of an iron stake set on line; thence along said alley South seventy-one (71) degrees forty-seven (47) minutes East fifty (50) feet to the place of Beginning.

CONTAINING in front along Main Street a width of fifty (50.00) feet, and extending of like width Northwardly two hundred (200.00) feet to the South side of the public alley.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 5706 West Main Street, Shartlesville, PA 19554

TAX PARCEL #28445315645226

ACCOUNT: 28001850

SEE Deed Book 4516, Page 864

Sold as the property of: Leonard M. Starzmann  
a/k/a Leonard M. Starzmann, II

No. 15-02677

Judgment: \$474,311.30

Attorney: Meredith H. Wooters, Esquire

Scott A. Dietterick, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

Justin F. Kobeski, Esquire

Matthew P. Curry, Esquire

Cristina L. Connor, Esquire

Holly N. Wolf, Esquire

Karina Velter, Esquire

#### LEGAL DESCRIPTION

ALL THAT CERTAIN tract or parcel of land being a portion of Phase I of the Brookfield Manor Subdivision in Plan Book Volume 310, Page 489, Berks County Records recorded 10/6/2005 being Lot #15, situate in the Borough of Sinking Springs, County of Berks, Commonwealth of Pennsylvania.

BEING No. Brookfield Manor, Lot #15, on the plan aforementioned.

BEING THE SAME PROPERTY conveyed to Bradley D. Hain and Stephanie A. Hain, husband and wife who acquired title by virtue of a Deed from NVR, Inc. a Virginia Corporation trading as Ryan Homes, dated August 25, 2006, recorded October 11, 2006, at Document ID 2006079284, and recorded in Book 4985, Page 415, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS: 28 Winding Brook Drive, Sinking Spring, PA 19608.

PARCEL NO.: 79437608978660

ACCOUNT: 79000607

SEE Deed Book Volume 4985, Page 415

To be sold as the property of Bradley D. Hain and Stephanie A. Hain, husband and wife

No. 15-16331

Judgment Amount: \$169,459.69

Attorney: KML Law Group, P.C.

#### LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the improvements thereon erected, situate on the northerly side of Hartman Road (extended) and being Lot No. 24 as shown on the final plan of High Meadows Estates, recorded in Plan Book Volume 163, Page 12, Berks County Records, in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the northern right of way line of Hartman Road (extended) said point being the southwestern corner of Lot No. 24 and a common corner with Lot No. 25 of High Meadows Estates; thence extending along Lot No. 25 North 21 degrees 35 minutes 23 seconds West 190.10 feet to a point, a common corner of Lot Nos. 25 and No. 30; thence extending along

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Lot No. 30 North 44 degrees 36 minutes 40 seconds East, a distance of 65 feet to a point, a corner of Lot No. 23; thence extending along Lot No. 23 South 45 degrees 23 minutes 20 seconds East, a distance of 242.44 feet to a point in the northwesterly right of way line of Hartman Road (extended); thence extending along Hartman Road (extended) by a curve to the right having a radius of 273.00 feet, a central angle of 33 degrees 30 minutes 36 seconds and an arc length of 159.67 feet to a point, the place of beginning.

CONTAINING in area 24,052 square feet of land, more or less.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1008 Hartman Road, Reading, PA 19606

TAX PARCEL #43533701263872

ACCOUNT: 43201460

SEE Deed Book 5425, Page 2383

Sold as the property of: Efrain Casiano

No. 16-14478

Judgment Amount: \$93,874.64

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN one and one-half (1-1/2) story brick and frame dwelling with basement garage, being House No. 36 Elkins Avenue, together with the lot or place of ground, upon which the same is erected, being Lot No. 50, as shown on the plat of "Mifflin Park", Section No. 1, said recorded in Plan Book Volume 14, Page 28, Berks County Records, situate on the Easterly side of Elkins Avenue, between Harding Avenue and High Boulevard, in the Township of Cumru, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point on the Easterly lot line of Elkins Avenue, (fifty feet (50') wide), Southwardly a distance of one hundred eighty-seven feet and eight hundredths of one foot (187.08') from the point of curvature, at the Southerly and of the curve, having a radius of 35 feet connecting said Easterly lot line of Elkins Avenue with the Southerly lot line of Harding Avenue, (50') wide); thence extending in an Easterly direction along Lot No. 49, forming a right angle with the Easterly lot line of Elkins Avenue, a distance of 100 feet to a point; thence extending in a Southerly direction, along the plat of lots known as "Ridge Park"; said plan recorded in Plat Book Vol. 4, Page 40, Berks County Records, forming a right angle with the last described line, a distance of 64 feet to a point; thence extending in a Westerly direction, along Lot No. 51, forming a right angle with the last described line, a distance of 100 feet to a point on the Easterly lot line of Elkins Avenue, thence extending in a Northerly direction, along the Easterly lot line of Elkins Avenue, forming a right angle with the last described line a distance of 64 feet to the place of BEGINNING.

THEREON ERECTED A DWELLING

HOUSE KNOWN AS: 36 Elkins Avenue, Reading, PA 19607

TAX PARCEL #39530505094295

ACCOUNT: 39327506

SEE Deed Book 2346, Page 0273

Sold as the property of: Stephanie L. Stamm

No. 17-03906

Judgment: \$48,059.23

Attorney: Katherine M. Wolf, Esquire

ALL THAT CERTAIN lot or piece of ground, together with the improvements thereon erected, known as No. 1328 Fairview Street, situate on the South side of Fairview Street between Beaver Street and South Fourteenth Street, being Lot No. 4 as shown on final plan of Fairview Subdivision recorded in Plan Book Volume 52, Page 7, Berks County Records, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Southerly building line of Fairview Street (58 feet wide) said point being on the division line between Lot No. 4 and Lot No. 3 as said lots are shown on the aforementioned final plan of Fairview Subdivision; thence extending in an Easterly direction along the Southerly building line of Fairview Street, a distance of 20.00 feet to a point; a corner of Lot No. 5; thence leaving the Southerly building line of Fairview Street and extending in a Southerly direction along Lot No. 5, forming an interior angle of 98 degrees with the Southerly building line of Fairview Street, a distance of 110.00 feet to a point on the North side of a 10 feet wide alley; thence extending in a Westerly direction along the Northerly side of said 10 feet wide alley, forming an interior angle of 90 degrees with the last described line, a distance of 20.00 feet to a point, a corner of Lot No. 3; thence extending in a Northerly direction along Lot No. 3, forming an interior angle of 90 degrees with the last described line and forming an interior angle of 90 degrees with the Southerly building line of Fairview Street, a distance of 110.00 feet to the place of BEGINNING.

BEING Parcel 16531638274262

(MAP: 531638274262)

BEING KNOWN FOR INFORMATIONAL PURPOSES AS 1328 Fairview Street, Reading, PA

BEING THE SAME PREMISES as conveyed to Audrey J. Rivera by Deed of Federal National Mortgage Association, Attorney-in-Fact for F.T. Mortgage Companies recorded 09.11.1999 as Instrument 60088 BK 3125 PG 118 in the Recorder of Deeds Office of Berks County, PA.

BEING THE SAME PREMISES which F.T. Mortgage Companies, by Deed dated 9/8/1999 and recorded 9/11/1999, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 3125, Page 118, granted and conveyed unto Audrey J. Rivera.

TAX PARCEL NO 16531638274262

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(MAP: 531638274262)  
BEING KNOWN AS 1328 Fairview Street,  
Reading, PA 19602  
Residential Property  
To be sold as the property of Audrey J. Rivera

No. 17-05639

Judgment Amount: \$218,385.51

Attorney: Phelan Hallinan Diamond & Jones,  
LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot of ground, together with the improvements erected thereon, situate on the northwest line of Holiday Lane, in the Township of Maiden creek, County of Berks and Commonwealth of Pennsylvania, and shown as Lot No. 20 on the plan of 'Blandon Meadows IV, Phase II' recorded in Plan Book 131, Page 1, Berks County Records, being more fully bounded and described as follows, to wit:

BEGINNING AT A POINT on the northwest line of Holiday Lane, said point being on the division line between Lot No. 21 and Lot No. 20 on the aforesaid plan and being the southeast corner of the herein described lot;

THENCE along said northwest line of Holiday Lane in a southwesterly direction on a radius of 373.50 feet, curving to the right, the arc distance of 105.94 feet to Lot No. 20;

THENCE along same in a northwesterly direction by a line being radial to the aforesaid curve, North 08 degrees 03 minutes 30 seconds West, 184.24 feet to a point in line of other land of Henry, Inc.;

THENCE along same, North 03 degrees 40 minutes 00 seconds East, 53.00 feet to Lot No. 21;

THENCE along same, South 24 degrees 16 minutes 37 seconds East, 193.67 feet to a point on the northwest line of Holiday Lane, being the place of beginning.

CONTAINING 15,022 square feet of land.

TITLE TO SAID PREMISES is vested in Amin M. Ghorab, by Deed from Amin M. Ghorab and Cherie A. Ghorab, h/w, dated 05/08/2014, recorded 10/24/2014, Instrument No. 2014035159.

BEING KNOWN AS 216 Holiday Lane, Blandon, PA 19510-9772.

Residential property  
TAX PARCEL NO: 61542005096963  
TAX ACCOUNT: 61058475  
SEE Deed Instrument No. 2014035159

To be sold as the property of Cherie A. Ghorab a/k/a Cherie Ann Ghorab a/k/a Cherie Ann Krakowski, Amin M. Ghorab.

No. 17-13997

Judgment Amount: \$58,923.39

Attorney: Phelan Hallinan Diamond & Jones,  
LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground known as Lot Number 15, situate on the easterly

side of Ash Court, a 100 foot wide court, in the Development of Amity Gardens, Addition III, Part I as recorded in Plan Book Volume 40 Page 26, Berks County Records, and located in the Township of Amity, County of Berks, and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the easterly right-of-way line of Ash Court, said point being a corner in common between Lot Number 16, Block B-1, the easterly right-of-way line of Ash Court, a 100 foot wide court, and the lot to be described herein; thence in a northeastwardly direction, along the southeastwardly side of Lot Number 16, Block B-1, by a line being radial to the curve to be described last, the distance of 100.95 feet to a point; thence in a southeastwardly direction, along the rear of Lots Numbered 5 and 6, Block B-1, by a line forming an interior angle of 83 degrees 46 minutes 13 seconds with the last described line, the distance of 146.60 feet to a point; thence in a southwestwardly direction, along the rear of Lot Number 7, Block B-1, by a line forming an interior angle of 110 degrees 47 minutes 13 seconds with the last described line, the distance of 14.56 feet to a point; thence in a southwestwardly direction, along the rear of Lot Number 8, Block B-1, by a line forming an interior angle of 168 degrees 19 minutes 22 seconds with the last described line, the distance of 70.23 feet to a point; thence in a northwestwardly direction, along the northeasterly side of Lot Number 14, Block B-1, by a line forming an interior angle of 105 degrees 30 minutes 01 seconds with the last described line, the distance of 111.14 feet to a point, said last described line being radial to the next described curve; thence along the easterly right-of-way line of Ash Court, a 100 foot wide court, by a line curving to the left, said curve having a central angle of 71 degrees 37 minutes 11 seconds, a radius of 50.00 feet and an arc distance of 62.50 feet to the place of Beginning.

CONTAINING 16,162.80 square feet.

TITLE TO SAID PREMISES is vested in Lawrence G. Bradshaw, Sr., by Deed from Lawrence G. Bradshaw, Sr. and Edith I. Bradshaw, husband and wife, dated 12/18/2008, recorded 01/23/2009, Instrument No. 2009002730.

MORTGAGOR Lawrence G. Bradshaw, Sr. died on 01/09/2015, leaving a Last Will and Testament dated 12/05/2008. Letters Testamentary were granted to Lawrence G. Bradshaw, Jr. on 03/04/2015 in Berks County, No. 0615-0352. The Decedent's surviving devisees are Lawrence G. Bradshaw, Jr., Christopher F. Bradshaw, and David D. Bradshaw.

BEING KNOWN AS 3 Ash Court, Douglassville, PA 19518-1115.

Residential property  
TAX PARCEL NO: 24536405290081  
TAX ACCOUNT: 24140001  
SEE Deed Instrument No. 2009002730

To be sold as the property of Lawrence G. Bradshaw, Jr., in his capacity as Executor

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and Devisee of the Estate of Lawrence G. Bradshaw, Sr., Christopher F. Bradshaw, in his capacity as Devisee of the Estate of Lawrence G. Bradshaw, Sr., David D. Bradshaw, in his capacity as Devisee of the Estate of Lawrence G. Bradshaw, Sr.

No. 17-15778

Judgment Amount: \$161,615.75

Attorney: Phelan Hallinan Diamond & Jones, LLP

**LEGAL DESCRIPTION**

ALL THAT CERTAIN two-story stone dwelling house and the lots or pieces of ground upon which the same is erected, situate on the North side of Lancaster Avenue, between Wheatland Avenue and Lynoak Avenue, being known as No. 409 East Lancaster Avenue, in the Borough of Shillington, County of Berks and State of Pennsylvania (as shown by the map or plan of Lynoak surveyed by Neubing & Mast, Engineers, and duly recorded in the Recorder's Office of Berks County, State of Pennsylvania, in Plan Book Vol. 5A, Page 2), and being the most easterly forty feet of Lot No 3 and the most westerly twenty-five feet of Lot No 4 (in prior Deed erroneously referred to as Lot No 3), in Black 'B' of the said plan of lots laid out by the Lynoak Development Company, said lots being bounded.

ON the South by Lancaster Avenue;

ON the West by the remainder of Lot No. 3;

ON the North by parts of Lots Nos. 17 and 18; and

ON the East by the remainder of Lot No 4, said lots.

HAVING A FRONTAGE of sixty-five feet along Lancaster Avenue and extending in depth of equal width one hundred ten feet.

TITLE TO SAID PREMISES is vested in May Ann Schultz, by Deed from Paul C. Schultz and May Ann Schultz, his wife, dated 10/11/1990, recorded 10/11/1990, in Book 2171, Page 369.

BEING KNOWN AS 409 East Lancaster Avenue, Reading, PA 19607-1363.

Residential property

TAX PARCEL NO: 77439508899790

TAX ACCOUNT: 77022830

SEE Deed Book 2171, Page 369

To be sold as the property of May Ann Schultz.

No. 17-20829

Judgment Amount: \$12,760,681.06; Plus interest accruing at the rate of at 11.12% per annum/\$3,756.00 per diem from and after April 15, 2017, late charges, attorneys' fees and costs, and any other additional charges or expenses accruing under the Loan Documents, until paid in full.

Attorney: Sommer L. Ross, Esquire

**LEGAL DESCRIPTION**

ADDRESS: 3045 Fifth Street Highway, Muhlenberg, PA

ALL THAT CERTAIN lot or piece of ground situate in the Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, lying on the Easterly side of the concrete Pennsylvania State Highway Legislative Route No. 157, U.S. Route No. 22, and known as the Fifth Street Highway, between George Street and Elizabeth Avenue and being South of and adjacent to the Madeira Plaza Shopping Center, being more fully bounded and described according to a survey by Lewis E. Hart, P.E., in July 1970, as follows:

BEGINNING AT A POINT in the Southern building line of Emerson Avenue, a 50 feet wide street, at its Western terminus as shown on the Ludwig and Kanter Plan of Lots recorded in Berks County Records in Plan Book Volume 8, Page 7, said point being a common corner between residue property belonging to Muhl, Inc. (known as Madeira Plaza) of which the herein described tract was a part, and property belonging to Lester J. Haas and Erna, his wife, known as No. 408 Emerson Avenue, said place of beginning being a point marked by an iron pin on the boundary line between the Township of Muhlenberg and the Borough of Laureldale, and said pin being South 73° 28' 40" West a distance of along the Southern building line of said Emerson Avenue of 107.30 feet from the Southwestern building corner of Emerson Avenue and Noble Street (both 50 feet wide streets in the Borough of Laureldale); thence from the said place of beginning, extending partly along the boundary line between the Township of Muhlenberg and the Borough of Laureldale, along said property belonging to Lester J. Haas and Erna, his wife, as shown on aforesaid Ludwig and Kanter Plan of Lots, lying the Borough of Laureldale, and along properties belonging to John B. Salen and Helen A., his wife, known as No. 3136 Noble Street, Charles P. Steiner and Arline R., his wife, known No. 3134 Noble Street, Kenneth W. Kohl and June E., his wife, known as 3132 Noble Street, Charles E. Stauffer and Clara, his wife, known as No. 3130 Noble Street, and along other property belonging to Muhl, Inc., respectively, as shown on the Subdivision known as "extension of Noble, McKentley and Fulton Streets" laid out by Jean B. Saylor and recorded in Berks County Records in Plan Book Volume 24, Page 26, lying in the Township of Muhlenberg, South 16° 45' 20" East a distance of 559.74 feet to an iron pipe, a corner of residue property belonging to said Muhl, Inc., of which the herein described tract was a part; thence along said residue property South 04° 58' 47" West a distance of 502.90 feet to an iron pipe; thence continuing along said residue property, crossing the Northern terminus of Jefferson Street, a 60 feet wide street, and extending along the Schlegel and Ludwig Plan of Lots recorded in Berks County Records in Plan Book Volume 5A, Page 24, being along property belong to Saxet Corp., crossing the Northern terminus of Centre Street, a 60 feet wide street; and thence along properties

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belonging to George W. Galt and Laverne D., his wife, and Evelyn M. Dunkleberger, respectively, as shown on said Schlegel and Ludwig Plan of Lots South 73° 36' 20" West a distance of 875.00 feet to an iron pin in the center line of Raymond Street, a 60 feet wide street, as laid out on the Hyde Villa Plan of Lots recorded in Berks County Records in Plan Book Volume 5, Page 4; thence extending along the center line of said Raymond Street as shown on said Hyde Villa Plan of Lots North 16° 16' 30" West a distance of 3.01 feet to an iron pin; thence partly along the Northern terminus of and leaving said Raymond Street, continuing along said Hyde Villa Plan of Lots, being along properties belonging to Evelyn M. Dunklerger, Charles J. Romig and Ruth W., his wife, Alfred M. Sterner and Ida A., his wife, and the now or late Oscar A. Scarlett, respectively, and along other property belonging to Evelyn M. Dunklerger and Alvin B., her husband, South 74° 39' 30" West a distance of 207.94 feet to an iron pin, a corner of property belonging to the Reading Fair Co., Inc.; thence along said property belonging to the Reading Fair Co., Inc. North 16° 26' 30" West a distance of 181.41 feet to a point in the center line of Fifth Street Highway, 80 feet wide; thence extending along the center line of the Fifth Street Highway, being along property belonging to Ethel Real Estate Corp., known as Boscov North, and along other property belonging to the Reading Fair Co., Inc., and along other property belonging to John E. Madeira North 04° 24' 30" East a distance of 663.39 feet to a point of curve in said center line; thence continuing along the center line of said Fifth Street Highway and continuing along said property belonging to John E. Madeira, being along the arc of a curve deflecting to the right, having a radius of 11,453.19 feet, a central angle of 00° 12' 31.71", a distance along the arc of 41.74 feet, said arc having a chord bearing of North 04° 30' 45.86" East a distance along the chord of 41.74 feet to a point, a corner of aforesaid residue property belonging to Muhl, Inc.; thence leaving said Fifth Street Highway and extending along said residue property belonging to Muhl, Inc., and partly along the portion of Muhl, Inc. property known as Madeira Plaza South 85° 35' 30" East a distance of 702.92 feet to an iron pipe; thence continuing along that portion of the property belonging to Muhl, Inc. known as Madeira Plaza the four following courses and distances: (1) North 04° 24' 30" East a distance of 248.00 feet to an iron pipe, (2) South 85° 35' 30" East a distance of 63.00 feet to an iron pipe, (3) North 04° 24' 30" East a distance of 235.98 feet to a railroad spike, and (4) North 73° 28' 40" East a distance of 124.44 feet to the place of beginning.

TOGETHER WITH the non-exclusive right, liberty, privilege and easement to use for ingress and egress between the premises conveyed hereby and Kutztown Road, the premises known as "the extension of Florin Avenue" as

described in Deed from Muhl, Inc. to ASC Realty of Reading, Inc., dated October 22, 1970 and recorded in Deed Book Volume 1575, Page 721.

BEING DESIGNATED AS Tax Map Pin 5308-12-86-2670 and Account No. 66-002200 in the Tax Assessment Office of Berks County, Pennsylvania.

To be sold as the property of: 201-221 Realty LLC

No. 18-00458

Judgment Amount: \$150,821.99

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

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

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

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

TAX PARCEL #25630909264246

ACCOUNT: 25017900

SEE Deed Book/Page

Instrument #2011029538

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

No. 18-4668

Judgment Amount: \$327,628.39

Attorney: RAS Citron, LLC

Attorneys for Plaintiff

Robert Crawley, Esq.

ID No. 319712

Legal Description

ALL THAT CERTAIN lot or parcel of ground situate in Amity Township, Berks County, Commonwealth of Pennsylvania bounded and described according a final plan of "Amity Meadows" (a/k/a "Cider Mill Run") recorded in Plan Book 226, Page 62, Berks County Records, as follows:

BEGINNING at a point on the Northeast

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side of Old Swede Road (S.R. 662) a corner in common with lands now or late of Charles H. Wynings and Lottie M. Wynings, his wife;

THENCE along the Northeast side of Old Swede Road the following two courses and distances:

(1) North 17 degrees 48 minutes 46 seconds West, a distance of 21.28 feet to a point:

(2) Along the arc of a circle curving to the right having a radius of 5,700.00 feet an arc distance of 69.09 feet to a point on a curve connecting the Northeast side of Old Swede Road with the Southeast side of Avimore Lane (53 ft. wide);

THENCE along said curve on the arc of a circle curving to the right having a radius of 30.00 feet an arc distance of 46.76 feet to a point on the Southeast side of Avimore Lane:

THENCE along the Southeast side of Avimore Lane North 72 degrees 11 minutes 14 seconds East, a distance, of 131.91 feet to a point in a 15 foot wide utility easement and a corner in common with Lot 118 on the abovementioned plan:

THENCE along Lot 118 and in and through said 15 foot wide utility easement South 17 degrees 48 minutes 46 seconds East, a distance of 120.00 feet to a point on line of the aforementioned lands of Wynings;

THENCE along said lands South 72 degrees 11 minutes 14 seconds West, a distance of 162.33 feet to a point on the Northeast side of Old Swede Road, the place of BEGINNING.

BEING Lot 119 on the abovementioned plan.

BEING THE SAME PREMISES which Forino Company, L.P., a Pennsylvania Limited Partnership, successor by name change and merger to Forino Developers Company., by its Attorney-in-Fact, John G. Smith by Deed dated December 22, 1999 and recorded December 30, 1999 in Berks County in Record Book Volume 3159 Page 2356 conveyed unto Robert Henry and Joyce Marie Henry, husband and wife, in fee.

BEING KNOWN AS: 100 Avimore Lane, Douglassville, PA 19518

PROPERTY ID: 24536514344681

TITLE TO SAID PREMISES is vested in Robert Henry, a married man, by Deed from Robert Henry and Joyce Marie Henry, husband and wife, dated 12/11/2008 recorded 01/20/2009 Instrument No. 2009002080.

To be sold as property of: Robert Henry, a married man

No. 18-12345

Judgment Amount: \$133,808.36

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

TAX ID NUMBER 66-530B-05-17-5878

LAND SITUATED IN the Township of Muhlenberg in the County of Berks in the State of PA

ALL THAT CERTAIN lot or piece of ground as shown on the plan of "Riverview Park", said

plan not recorded, situate on the Easterly side of Eisenbrown Road, South of Vine Street, in the Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING AT A POINT on the Easterly lot line of Eisenbrown Road (50 feet wide) Southwardly a distance of 198.78 feet from a marble monument marking the intersection of said Easterly lot line of Eisenbrown Road with the Southerly lot line of Vine Street (50 feet wide); thence extending in an Easterly direction along land now or late of Joseph R. Meyer and Elizabeth S. Meyer, his wife, forming an interior angle of 85 degrees 54-3/4 minutes with the Easterly lot line of Eisenbrown Road, a distance of 392.35 feet to a point on the Westerly side of a 20 feet wide alley; thence extending in a Southerly direction along the Westerly side of said 20 feet wide alley, forming an interior angle of 88 degrees 8-3/4 minutes with the last described line, a distance of 142.00 feet to a point; thence extending in a Westerly direction along land now or late of Matthew A. Rohrbacker and Anne B. Rohrbacker, his wife, forming a right angle with the Westerly side of said 20 feet wide alley, a distance of 378.68 feet to a point on the Easterly lot line of Eisenbrown Road; thence extending in a Northerly direction along the Easterly lot line of Eisenbrown Road, forming an interior angle of 95 degrees 56-1/2 minutes with the last described line, a distance of 130.00 feet to the place of beginning.

CONTAINING IN AREA 1.201 acres of land.

TITLE TO SAID PREMISES is vested in John D. Prescott and Lynda Lee Prescott, his wife, by Deed from Lynda Lee Prescott, dated 08/01/2002, recorded 08/29/2002, in Book 3591, Page 757.

BEING KNOWN AS 3223 Eisenbrown Road, Reading, PA 19605.

Residential property

TAX PARCEL NO: 66530805175878

TAX ACCOUNT: 66040415

SEE Deed Book 3591, Page 757

To be sold as the property of John D. Prescott, Lynda Lee Prescott.

No. 18-12378

Judgment Amount: \$129,610.33

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN Northern one-half of a twin brick house being No. 33 South Twenty-Fourth Street, in the Borough of Mt. Penn, Berks County, Pennsylvania, and lot of ground upon which the same is erected, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Western line of property now or late of Mabel Briggs, said point being 64 feet 5-1/2 inches South of the Southern building line of Woodvale Avenue, a 25 feet wide street as laid out on the topographic survey of the Borough of Mt. Penn, said point being also a corner in common of property of

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Mary G. DesJardins, Mabel Briggs, and the herein described premises; thence in a Southerly direction along the Western property line of the said Mabel Briggs, the distance of 40 feet 6 inches to a point; thence in a Westerly direction by a line passing through the middle of a party wall, said line being also at right angles to the said Twenty-Fourth Street, the distance of 89 feet 3/4 inch to a point in the Eastern side of Twenty-Fourth Street; thence in a Northerly direction along the said eastern side of the said Twenty-Fourth Street, the distance of 40 feet 0 inches to a point; thence in an Easterly direction along property of the said Mary G. DesJardins, said line being also parallel to and 64 feet 5-1/2 inches South of the aforementioned Southern side of Woodvale Avenue, the distance of 88 feet 6-1/2 inches to the place of Beginning.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 33 South 24th Street, Reading, PA 19606

TAX PARCEL #64531612875305

ACCOUNT: 64010300

SEE Deed Book/Page

Instrument Number 2016032869

Sold as the property of: Egbert R. Charicata

No. 18-13218

Judgment: \$23,029.51

Attorney: Martha E. Von Rosenstiel, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground upon which the same is erected, situate on the West side of Moss Street between Pike and Amity Streets, being Number 1450 Moss Street, in the City of Reading, Berks County, Pennsylvania, bounded and described as follows:

ON the North by property now or late of William H. Pyle;

ON the East by said Moss Street;

ON the South by property now or late of Edward S. Zieber; and

ON the West by Mill Alley.

CONTAINING in front or width on Moss Street, North and South, thirteen feet six inches and in depth, East and West, of an equal width one hundred feet to said Mill Alley.

BEING THE SAME PREMISES WHICH Marcia Wert and Craig D. Wert, a/k/a Craid Wert, Executors of the Last Will and Testament of Mary M. Hartman, a/k/a Mary Helen Hartman, deceased, by Deed dated 3/10/1986 and recorded 3/12/1986 in Deed Book 1894, Page 542 conveyed unto Elia E. Dinino and Elnora E. Dinino, his wife.

AND THE SAID Elia E. Dinino departed this life on 2/3/2008, whereby title vested solely in Elnora E. Dinino, his wife, by operation of law.

PARCEL IDENTIFICATION NO: 17-5317-29-08-2226

TAX ID #17516575

To be sold as the property of Elnora E. Dinino

No. 18-16159

Judgment Amount: \$129,502.98

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the eastern half of the semi-detached brick veneer and frame, split-level, dwelling house thereon erected, being numbered #212 Columbia Avenue, 60' wide, between Fairview and Raymond Streets, said lot being further known as Lot No. 26 of Block "C" as shown on the plan of lots of "Hyde Park, Section No. 2", laid out by the Muhlenberg Warren Street By-Pass Co., Inc., recorded in Berks County Records in Plan Book No. 29, Page 1, situate in the Township of Muhlenberg, County of Berks and State of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the southern building line of Columbia Avenue, said point being a distance of one hundred ninety and no one-hundredths feet (190.00') westwardly along said building line of Columbia Avenue from the western terminus of a 20' radius connecting said building line of Columbia Avenue with the western building line of Raymond Street; thence leaving said building line of Columbia Avenue and extending in a southerly direction along Lot No. 27 of said Block "C", about to be conveyed to Hiram D. Hoch and Elizabeth J., his wife, by a line making a right angle with the said building line of Columbia Avenue, a distance of one hundred forty-four and thirty-five one-hundredths feet (144.35') to a point on the northern side of a twenty feet (20') wide alley; thence extending in a westerly direction along the northern line of said alley, by a line making an interior angle of eighty-nine degrees forty-five minutes twenty-seven seconds (89° 45' 27") with the last described line, a distance of thirty-four and no one-hundredths feet (34.00') to a point; thence leaving said alley and extending in a northerly direction along Lot. No. 25 of said Block "C", by a line making an interior angle of ninety degrees fourteen minutes thirty-three seconds (90°14' 33") with the last described line, a distance of one hundred forty-four and twenty-one one-hundredths feet (144.21'), and passing through the middle of the 7-1/2" solid concrete block party wall erected between House No. 212 and House No. 214, to a point in the aforesaid building line of Columbia Avenue; thence extending in an easterly direction along the southern building line of said Columbia Avenue, by a line making a right angle with the last described line, a distance of thirty-four and no one-hundredths feet (34.00') to the Place of Beginning.

CONTAINING IN AREA: 4,905.52 square feet.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 212 Columbia Avenue, Reading, PA 19605

TAX PARCEL #66530816930168

ACCOUNT: 66243900

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SEE Instrument Number 2009047989  
Sold as the property of: Sade Melendez, II and  
Candy S. Melendez

No. 18-16804  
Judgment Amount: \$31,922.91  
Attorney: Phelan Hallinan Diamond & Jones,  
LLP

No. 18-16735

Judgment Amount: \$120,966.67  
Attorney: Phelan Hallinan Diamond & Jones,  
LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Muhlenberg Township, Berks County, Pennsylvania, bounded and described according to a final plan of South Temple Heights, Phase II, drawn by John W. Hoffert, Professional Land Surveyor, dated June 5, 1990, said plan recorded in Berks County in Plan Book 173, Page 21, as follows, to wit:

BEGINNING AT A POINT of tangent on the Southerly side of Quinter Lane (fifty-three (53) feet wide) said point being the arc distance of fifteen and seventy-one one-hundredths (15.71) feet measured along the arc of a circle curving to the right having a radius of ten and zero one-hundredths (10.00) feet from a point of curve on the Easterly side of Twelfth Avenue (fifty-three (53) feet wide); thence extending from said point along the Southerly side of Quinter Lane South eighty-two (82) degrees fifty-two (52) minutes twenty-two (22) seconds East one hundred fifteen (115) feet to a point being a corner of residue lands now or late of Donald Lands South seven (07) degrees eight (08) minutes thirty-eight (38) seconds West fifty-five and zero one-hundredths (55.00) feet to a point, a corner of Lot No. 76 on said plan; thence extending along same North eighty-two (82) degrees fifty-two (52) minutes twenty-two (22) seconds West one hundred twenty-five and zero one-hundredths (125.00) feet to a point on the Easterly side of Twelfth Avenue; thence extending along the same North seven (07) degrees eight (08) minutes thirty-eight (38) seconds East forty-five and zero one-hundredths (45.00) feet to a point of curve on the Easterly side of Twelfth Avenue; leaving Twelfth Avenue along the arc of a circle curving to the right having a radius of ten and zero one-hundredths (10.00) feet an arc distance of fifteen and seventy-one one-hundredths (15.71) feet to the first mentioned point and place of BEGINNING.

TITLE TO SAID PREMISES is vested in Robert O. Miley, Jr., by Deed from Catherine T. Machuca, dated 04/29/2016, recorded 05/05/2016, Instrument No. 2016014746.

BEING KNOWN AS 4351 12th Avenue, Temple, PA 19560-1643.

Residential property  
TAX PARCEL NO: 66-0000-00-00-0124  
TAX ACCOUNT: 66215324  
SEE Deed Instrument: 2016014746

To be sold as the property of Robert O. Miley, Jr.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with a two-story brick dwelling house thereon erected, situate on the West side of Moss Street, between Windsor and Spring Streets, being known as No. 932 Moss Street, 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 George P. Ganer, now Henry Gantz;  
ON the East by said Moss Street;  
ON the South by property now or late of George P. Ganer; and  
ON the West by a twenty (20) feet wide alley.

CONTAINING in front on said Moss Street, 13 feet and in depth 100 feet.

TOGETHER with the use of the alley on the South in common with the owner or occupier of said premises on the South.

TITLE TO SAID PREMISES is vested in Dianna Rodriguez, by Deed from Isaac Nieves, dated 01/16/2019, recorded 03/01/2019, in Deed Instrument #2019006190.

BEING KNOWN AS 932 Moss Street, Reading, PA 19604-2312.  
Residential property  
TAX PARCEL NO: 13531745052422  
TAX ACCOUNT: 13512850  
SEE Deed Instrument #2019006190

To be sold as the property of Diana Rodriguez a/k/a Dianna Rodriguez a/k/a Diana Enid Morales.

No. 18-16827

Judgment: \$82,464.98

Attorney: Katherine M. Wolf, Esquire

ALL THAT CERTAIN three-story semi-detached stone dwelling house and lot or piece of ground upon which the same is erected, situate on the East side of North Thirteenth Street, between Marion and Perry Streets, being No. 1229 North Thirteenth 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 Thirteenth Street, thirty-five (35') feet South of the southeast corner of North Thirteenth and Perry Streets; thence extending East, one hundred feet (100') to a fifteen feet (15') wide alley; thence South along the same thirty-five feet (35') to a point; thence extending West, one hundred feet (100') to a point in the eastern building line of said North Thirteenth Street; thence North along the same, thirty-five feet (35') to the place of BEGINNING.

COMMONLY KNOWN AS 1229 North 13th Street, Reading PA 19604  
PARCEL #17531738272284  
BEING THE SAME PREMISES which



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Robert P. Arndt, Jr. and Beverly J. Goll, by Deed dated October 22, 1997 and recorded November 17, 1997 in the Office of the Recorder of Deeds in and for the County of Berks in Deed Book 2884, Page 2270, granted and conveyed unto David A. Eckroth and Rosa A. Eckroth, husband and wife, in fee.

SEE Deed Book 2754, Page 1770  
To be sold as the property of Donna J. Odom

TAX PARCEL NO 17531738272284  
BEING KNOWN AS 1229 North 13th Street, Reading, PA 19604

Residential Property  
To be sold as the property of David A. Eckroth and Rosa A. Eckroth

No. 18-17082  
Judgment: \$224,445.74  
Attorney: McCabe, Weisberg & Conway, LLC  
TAX I.D. #39530403025049

ALL THAT CERTAIN lot of land, together with the one and one-half story cement plaster over cinder block dwelling house thereon erected, situate along the New Holland Road in the Township of Cumru, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northeast corner thereof, a point in or near the middle of the New Holland and Reading Road, and being located 450 feet southwardly from the northwest corner of a 30 feet wide strip of land, now or late of Henry Lebo; thence by land now or late of Emily V. Unangst, South thirty-two degrees and thirty minutes East, two hundred and fifty-nine and seven-tenths (259.7) feet to an iron pin on line of land of Erich Helbig; thence by the same, South forty-five degrees and twenty-five minutes West, one hundred and fifty (150) feet to an iron pin; thence by land now or late of John E. Tobias, North thirty-three degrees West, two hundred ninety and twenty-five hundredths (290.25) feet to a point in or near the middle of said New Holland and Reading Road; thence along in same, North fifty-seven degrees East one hundred fifty (150) feet to the place of beginning.

CONTAINING one hundred fifty one and two tenths (151.2) perches.

BEING KNOWN AS: 3584 New Holland Road, Mohnton, Pennsylvania 19540.

TITLE TO SAID PREMISES is vested in Sherry Lynn Tobias a/k/a Sherry Tobias by Deed from Neil James Tobias and Sherry Lynn Tobias dated January 8, 1997 and recorded January 8, 1997 in Deed Book 2797, Page 664.

To be sold as the property of Sherry Lynn Tobias a/k/a Sherry Tobias

No. 18-17838  
Judgment Amount: \$307,685.08  
Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, being known as Lot No. 119, as shown on the plan of Green Valley Estates, Phase 3, recorded in Plan Book 188, Page 43, Berks County Records, situate in the Township of Lower Heidelberg, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING AT A POINT on the northeasterly side of Grande Boulevard, at a corner of Lot No. 118 and Lot No. 119, as shown on said plan; thence extending along Grande Boulevard by a curve deflecting to the left

No. 18-17006

Judgment Amount: \$36,804.51

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or piece of land, together with the dwelling house erected thereon, situate along the Southeasterly side of the public road leading from California Church to the Morgantown Road, in the Township of Robeson, County of Berks and Commonwealth of Pennsylvania, and being more fully bounded and described in accordance with a survey made December 10, 1956, by Howard H. Ranck, Registered Surveyor, as follows, to wit:

BEGINNING at a point in a public road leading from California Church to the Morgantown Road, a corner of land now or late of Richard L. Harpell; said point being located a distance of 232.50 feet Southwestward from a point in the said public road, a corner of land formerly of the said Julius Timm, of which these premises were formerly a part; thence leaving said public road and extending by land now or late of Richard L. Harpell, South 36 degrees 50 minutes East, a distance of 335.70 feet to an iron pin in line of land now or late of Bethlehem Steel Company, formerly of William D. Phelps; thence extending by said land, South 52 degrees 45 minutes West, a distance of 129.80 feet to an iron pin; thence extending by land retained by Julius Timm and Minnie Timm, his wife, North 36 degrees 50 minutes West, a distance of 335.70 feet to a point in the aforesaid public road, having crossed a stake at the Southeast side thereof; thence in and along said public road and along land now or late of Bethlehem Steel Company, North 52 degrees 45 minutes East, a distance of 129.80 feet to the place of Beginning.

CONTAINING in area one acre of land.

TITLE TO SAID PREMISES is vested in Donna J. Odom, by Deed from Jonathan D. Shepherd, dated 07/22/1996, recorded 08/06/1996, in Book 2754, Page 1770.

BEING KNOWN AS Rd 1 Chestnut Hill Road, a/k/a 1917 Chestnut Hill Road, Mohnton, PA 19540.

Residential property  
TAX PARCEL NO: 73-5312-03-22-9400  
TAX ACCOUNT: 73098825

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having a radius of 1177.00 feet, a central angle of 05 degrees 50 minutes 30 seconds, a distance along the arc of 120.00 feet to a point on Grande Boulevard, at a point of reverse curve, a corner of Grande Boulevard and New York Avenue; thence extending along said curve deflecting to the right, having a radius of 10.00 feet, a central angle of 85 degrees 51 minutes 55 seconds, a distance along the arc of 14.99 feet to a point on New York Avenue; thence extending in a northeasterly direction along New York Avenue, North 68 degrees 38 minutes 00 seconds East, a distance of 83.29 feet to a point in a sanitary and storm sewer easement; thence extending in a southeasterly direction within the bed of said easement, South 14 degrees 20 minutes 05 seconds East, a distance of 145.28 feet to a point in line of Lot No. 118, as shown on said plan; thence extending in a southwesterly direction along Lot No. 118, and leaving said easement, South 78 degrees 36 minutes 36 seconds West, a distance of 91.60 feet to a point on Grande Boulevard, the place of beginning.

CONTAINING IN AREA 12,417 square feet of land.

TITLE TO SAID PREMISES is vested in James L. Water and Terri L. Waters, h/w, by Deed from Bradley J. Humburg and Laurie A. Humburg, h/w, dated 07/31/1999, recorded 09/10/1999, in Book 3124, Page 257.

BEING KNOWN AS 129 Grande Boulevard, Sinking Spring, PA 19608-9680.

Residential property

TAX PARCEL NO: 49437704704711

TAX ACCOUNT: 49018000

SEE Deed Book 3124, Page 257

To be sold as the property of Terri L. Waters, James L. Waters.

No. 18-18042

Judgment Amount: \$76,974.48

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN plot or parcel of land, together with the 1-1/2 story frame bungalow thereon erected, situate in the Township of Amity, County of Berks and State of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the public road leading from Stonersville to Monocacy, said point being 280.00 feet South of a corner in common of property of Maxine Boisson and other property of now or late the grantors herein; thence in a Southerly direction along the middle of the said public road, the distance of 30.00 feet to a point; thence still in a Southerly direction and along the same by a line making an interior angle of 154 degrees 10 minutes with the last described line, the distance of 44.44 feet to a point; thence in an Easterly direction along Lot Numbered 6 of a plan of lots by William S. Park by a line making an interior angle of 116 degrees 28 minutes with

the last described line, the distance of 363.98 feet to a point; thence in a Northerly direction along property of the said Maxine Boisson by a line making an interior angle of 89 degrees 19-1/2 minutes with the last described line, the distance of 70.00 feet to a point; thence in a Westerly direction along Lot Numbered 4 of the said plan of lots by a line making an interior angle of 90 degrees 39-1/2 minutes with the last described line, the distance of 383.11 feet to the place of BEGINNING.

THE ANGLE between the first described line and the last described line being 89 degrees 23 minutes.

TITLE TO SAID PREMISES is vested in Kimberly A. Moyer-Keehn, by Deed from Barry Keehn and Kimberly A. Moyer-Keehn, his wife, dated 08/24/2015, recorded 09/23/2015, Instrument No. 2015033537.

BEING KNOWN AS 187 Valley Road, Birdsboro, PA 19508-8725.

Residential property

TAX PARCEL NO: 24-5345-12-75-5794

TAX ACCOUNT: 24013300

SEE Deed Instrument: 2015033537

To be sold as the property of Barry D. Keehn, Kimberly A. Moyer-Keehn.

No. 18-18561

Judgment: \$86,531.71

Attorney: Stephen M. Hladik, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story semi-block cottage dwelling house being the western one of a twin dwelling house, and the lot or piece of ground on which the same is erected, situate on the North side of Penn Avenue, between Intervilla and Cecil Avenues, being No. 2511 Penn Avenue, in the Borough of West Lawn, (formerly in West Lawn Addition, Spring Township), in the County of Berks and State of Pennsylvania, being all of Lot No. 49 and the western half or twelve and one-half (12-1/2') feet of Lot No. 50, in the plan of lots formerly known as Intervilla, now "West Lawn Addition". Which plan of lots is recorded in the Recorders' Office in and for Berks County, in Plan Book Volume 4, Page 19, and being bounded and described as follows, to wit:

ON THE NORTH by a fifteen (15') feet wide alley; on the East by property now or late of Frank T. Coe; on the South by said Penn Avenue; and on the West by property now or late of the West Lawn Addition Realty Co.

CONTAINING in front on said Penn Avenue, thirty seven (37') feet, six (6") inches, and in depth of equal width one hundred fifty (150') feet more or less.

BEING THE SAME PREMISES which Harrison G. Hartman and Carol Lynn Wiechecki, Executors under the Last Will and Testament of Fern G. Hartman a/k/a Fern C. Hartman, deceased by Deed dated February 19, 1993 and recorded on March 5, 1993, in the Berks County Recorder of Deeds Office at Deed Book Volume 2395 at

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Page 2039, granted and conveyed unto Cheryl A. Strunk.

BEING KNOWN AS 2511 Penn Avenue, West Lawn, PA 19609

PARCEL I.D. NO. UPI: 80438612864704

MAP PIN: 438612864704

ACCOUNT #80910265

To be sold as the property of Cheryl A. Strunk

No. 18-19357

Judgment Amount: \$98,309.90

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and lot of ground situate on the West side of North Tenth Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, being No. 1132, bounded:

ON the North by property now or late of Howard G. Horman, on the East by said North Tenth Street, on the South by property now or late of B. Herebert Unger and Gertrude B. Unger, his wife and on the West by a twenty feet wide alley.

CONTAINING IN FRONT along said North Tenth Street, thirteen feet four inches, more or less, and in depth of equal width one hundred feet.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1132 North 10th Street, Reading, PA 19604

TAX PARCEL #13531737064586

ACCOUNT: 13146675

SEE Deed Book 4906, Page 0873

Sold as the property of: Jesus Moran, Jr. and Crystal L. Moran

No. 18-19558

Judgment: \$199,179.35

Attorney: Meredith H. Wooters, Esquire

Scott A. Dietterick, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

Justin F. Kobeski, Esquire

Matthew P. Curry, Esquire

Cristina L. Connor, Esquire

Holly N. Wolf, Esquire

Karina Velter, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of land, together with the improvements thereon erected located on the West side of Canal Street, North of Wall Street and being Lot Number 8 as shown on the plan of "Leesport Locks Townhouses," recorded in Plan Book Volume 136, Page 13, Berks County Records, situate in the Borough of Leesport, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING AT A POINT in the West topographical building line of Canal Street (30.00 feet wide) a corner in common with Lot Number 7 on said plan, said point of beginning located 201.82 feet Southeasterly along said Canal Street from a steel pin located at a common corner of

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Lot #1 and the lands now or formerly of Fred B. Kline and Lottie E. Kline, his wife, said point being the Northeasternmost corner of the herein described lot; thence extending in a Southeasterly direction along the West topographical building line of Canal Street South 39 degrees 01 minutes 14 seconds East 20.00 feet to a point a corner in common with Lot Number 9 on said plan; thence along same South 50 degrees 58 minutes 46 seconds West 125.58 feet to a point in line of property belonging to Berks County Industrial Development Authority; thence along same North 33 degrees 00 minutes 58 seconds West 20.11 feet to a point a corner in common with Lot Number 7 on said plan; thence along same North 50 degrees 58 minutes 46 seconds East 123.47 feet to a point the place of beginning.

CONTAINING IN AREA 2,490.46 square feet, more or less.

BEING THE SAME PROPERTY conveyed to Daryn S. Zeiner and Georgene A. Zeiner, his wife, who acquired title, as tenants by the entirety, by virtue of a Deed from Roland H. Kolman, Jr., dated July 30, 1990, recorded July 31, 1990, at Document ID 29134, and recorded in Book 2155, Page 2226, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 46 North Canal Street, a/k/a 46 Canal Street, Leesport, PA 19533.

PARCEL NO.: 92-4491-19-50-9939

ACCOUNT: 92000275

SEE Deed Book Volume 2155, Page 2226

To be sold as the property of Daryn S. Zeiner and Georgene A. Zeiner, his wife

No. 18-19737

Judgment Amount: \$52,779.27

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

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

ON the North by said Perry Street;

ON the East by property now or late of Florence Taylor;

ON the South by property now or late of H.H. Muhlenberg and H.A. Muhlenberg; and

ON the West by other property now or late of Hannah Keiser.

CONTAINING IN FRONT, on said Perry Street, in width or breadth, twelve feet nine inches (12' 9") more or less, and in depth or length of equal width or breadth, one hundred feet (100'), more or less.

TITLE TO SAID PREMISES is vested in Dewayne T. Murreld, by Deed from Giordano Holdings and Realty Services, dated

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09/26/2016, recorded 09/27/2016, Instrument No. 2016034109.

BEING KNOWN AS 1024 Perry Street, Reading, PA 19604-2011.

Residential property

TAX PARCEL NO: 17531737077275

TAX ACCOUNT: 17596650

SEE Deed Instrument: 2016034109

To be sold as the property of Dewayne T. Murreld.

No. 18-19842

Judgment: \$2,407,900.00

Attorney: Joseph T. Bambrick, Jr., Esquire

TRACT A

PARCEL 1

ALL THAT CERTAIN tract of land situate on the East side of Township Road 798 leading from Legislative Route 06136 to the Rhodes School House in the Township of Greenwich, County of Berks and State of Pennsylvania, bounded and described as follows:

BEGINNING in the intersection of a private road and Township Road 798; thence in and along the middle of Township Road 798, North 13 degrees 16 minutes East, 280 feet to an iron pin in the middle of the road; thence along the land of Quinton Bortz, South 63 degrees 08 minutes East, 210.49 feet to an iron pipe; thence along land of Elmer W. and Sadie M. Smith, South 13 degrees 16 minutes West, 317.56 feet to an iron pin North of the abandoned road leading to the land of Jay Herman; thence along the abandoned road and land of Paul Gensinger, North 53 degrees 41 minutes West, 297 feet to an iron pike being the place of BEGINNING.

CONTAINING 1.403 acres

BEING THE SAME PREMISES Elmer W. Smith and Sadie M. Smith, husband and wife, conveyed to Melvin C. Schumaker and Elaine K. Schumaker, husband and wife, by Deed dated March 15, 1967 and recorded in Berks County Deed Book 1503, Page 813.

PARCEL 2

ALL THAT CERTAIN triangular tract of land situate in Greenwich Township, Berks County, Pennsylvania, described as follows:

BOUNDED on the Northeast by a public township road and property belonging to Melvin C. and Elaine K. Schumaker, formerly the Estate of Anson Dietrich, deceased; on the South by residue property belonging to Paul H. and Elda M. Gensinger and on the West by another public township road and property belonging to Irwin R. Christ, more fully bounded and described as follows:

BEGINNING AT A CORNER marked by an iron pin in the public township road leading from Eagle Point to the Hamburg-Allentown Highway at its intersection with another public township road leading to New Smithville, thence in and along the public township road leading to New Smithville and along property belonging to Melvin C. and Elaine K. Schumaker, formerly to

the Anson W. Dietrich Estate, South 40 degrees 30 minutes East, 273 feet to a corner marked by an iron pin; thence leading the public township road and along residue property belonging to Paul H. and Elda M. Gensinger, passing through an iron pin 8 feet 6-3/8 inches from the last described corner and through another iron pin 13 feet 8 inches from the next described corner, North 84 degrees 35 minutes 40 seconds West, 282 feet 4-5/8 inches to a corner marked by an iron pin in the public township road leading from Eagle Point to the Hamburg-Allentown Highway; thence in an along same and along property belonging to Irwin R. Christ, North 27 degrees 15 minutes East, 182 feet 5-1/2 inches to the place of BEGINNING.

CONTAINING 0.546 of an acre.

BEING THE SAME PREMISES ARCO Pipe Line Company, a Delaware corporation, conveyed to Melvin C. Schumaker and Elaine K. Schumker, husband and wife, by Deed dated June 13, 1972 and recorded in Berks County Record Book 1610, Page 595.

PARCEL 3

ALL THAT CERTAIN tract of land situate on the northern side of Township Road 799 in the Township of Greenwich, the County of Berks, and the State of Pennsylvania, as surveyed by William Beitler, RLS on April 26, 1982, bounded and described as follows:

BEGINNING at an iron pin located 15 feet North of the center of Township Road 799 leading from Township Road 798 (Ganstrucker Road) and having no outlet; thence in the northern side of the road the following two courses and distances: 1) North 77 degrees 17 minutes 46 seconds West, 138.03 feet to an iron pin located 5 feet North of the center of the road and 2) North 53 degrees 41 minutes 27 seconds West, 74.66 feet to an iron pin located 19 feet North of the center of the road; thence along other lands of Melvin Schumaker, North 13 degrees 26 minutes 40 seconds East, 317.18 feet to an iron pin; thence along the lands now or late of Quinton Bortz, South 63 degrees 08 minutes East, 212.62 feet to an iron pin; thence along other lands of Elmer Smith, South 13 degrees 26 minutes 40 seconds West, 295.05 feet to the place of beginning.

CONTAINING: 1.50 acres

BEING THE SAME PREMISES Elmer W. Smith and Sadie M. Smith, husband and wife, conveyed to Melvin C. Schumaker and Elaine K. Schumaker, husband and wife, by Deed dated August 9, 1982 and recorded in Berks County Deed Book 1819, Page 201.

ALL THREE PARCELS known as 170 Gensinger Road

TAX PARCEL 45545500193630

TRACT B

ALL THAT CERTAIN tract of land situate on the North side of Interstate Route 78 and also on the East side of Township Road T-798 (Gensinger Road) in the Township of Greenwich, County of Berks and State of Pennsylvania, being bounded

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and described in accordance with a survey by Grube and Von Neida Associates, Inc (Plan 20-38) and also with a survey by Paul R. Grube, PLS (Plan 54-9) dated October 31, 2006, as follows:

BEGINNING at a rail spike corner in the center of Township Road T-798, being a corner in common with property belonging to Josette A. Conti and also other property belonging to Melvin C. and Elaine K. Schumaker and being the northwest corner of the herein described parcel; thence along property belonging to Melvin C. and Elaine K. Schumaker the three following courses and distances: 1) South 85 degrees 04 minutes 35 seconds East, 282.39 feet to an iron pin in Township Road T-799 (Evans Road); 2) in Township Road T-799, South 70 degrees 19 minutes 54 seconds East, 330.00 feet to a pk spike in T-799 and 3) in along T-799, South 82 degrees 06 minutes 20 seconds East, 540.44 feet to an 18 inch cherry tree on the North side of T-799; thence along property belonging to George E. and Lorraine M. Herman, crossing T-799, South 33 degrees 04 minutes 24 seconds West, 231.65 feet to an iron pin on the northern right-of-way of Interstate Route 78; thence along the northern right-of-way line of Interstate Route 78 the two following courses and distances: 1) South 85 degrees 34 minutes 41 seconds West, 270.82 feet to a point and 2) along a curve bearing to the right, having a chord bearing of South 87 degrees 45 minutes 39 seconds West, a distance of 867.54 feet to a point on the northern right of way line of Interstate Route 78; thence along property belonging to Barry A Smith and three following course and distances: 1) North 67 degrees 25 minutes 47 seconds West, 97.74 feet to a point; 2) South 31 degrees East, 43.26 feet to a point on the northern right-of-way line of Interstate Route 78 and 3) along a curve bearing to the right, having a chord bearing of North 88 degrees 46 minutes 20 seconds West, a distance of 212.37 feet to a spike in the center of Township Road T-798; thence in and along T-798 (Gensinger Road) the three following courses and distances: 1) along Parcel B, conveyed to Josette A. Conti, North 23 degrees 21 minutes 26 seconds East, 105.72 feet to a point; 2) North 61 degrees 11 minutes 00 seconds East, 310.30 feet to a railroad spike in T-798 and 3) along other property belonging to Josette A. Conti, North 35 degrees 23 minutes 45 seconds East, 253.70 feet to the place of BEGINNING.

CONTAINING 10.318 acres KNOWN as Gensinger Road

TAX PARCEL 45545500199198

BEING THE SAME PREMISES Melvin Schumaker, also known as Melvin C. Schumaker and Elaine K. Schumaker, husband and wife, conveyed to Melvin C. Schumaker and Elaine K. Schumaker, husband and wife, by Deed date November 22, 2006 and recorded in Berks County Record Book 5026, Page 2355.

TRACT C

ALL THAT CERTAIN tract of woodland situate in Greenwich Township, Berks County,

Pennsylvania, bounded and described as follows:

BEGINNING at a stone, a corner at the intersection of lands late of Jonas Gehinger, now George Helbert, with lands late of Thomas Dankel, now Alvin Wiesner, thence along lands of Paul Gensinger, North eighty-one degrees West, thirty-one and three-tenths perches to a corner, thence along the same, North seventy-one degrees West, twenty perches to a corner; thence continuing along the same, North forty-six and one-half degrees West, eighteen perches to a corner; thence North twenty-nine and three-fourths degree East, seventeen perches, more or less, to a post, a corner; thence along lands late of Jonas Gehinger, now George Helbert, South fifty seven and one-half degrees East, seventy-three and three-fourths perches to a corner, the place of Beginning.

CONTAINING five acres, more or less.

EXCEPTING THEREFROM the following two parcels:

PARCEL 1

ALL THAT CERTAIN tract of land situated on the East side of Township Road 798 leading from Legislative Route 06136 to the Rhodes School House in the Township of Greenwich, County of Berks and State of Pennsylvania, bounded and described as follows:

BEGINNING in the intersection of a private road and Township Road 798; thence in and along the middle of Township Road 798, North 13 degrees 16 minutes East, 280 feet to an iron pin in the middle of the road; thence along the land of Quinton Bortz, South 63 degrees 08 minutes East, 210.49 feet to an iron pipe; thence along the land of Elmer W. and Sadie M. Smith, South 13 degrees 16 minutes West, 317.56 feet to an iron pin North of the abandoned road leading to the land of Jay Herman; thence along the abandoned road and land of Paul Gensinger, North 53 degrees 41 minutes West, 297 feet to an iron pipe, the place of BEGINNING.

CONTAINING 1.403 acres.

PARCEL 2

ALL THAT CERTAIN tract of land situate on the northern side of Township Road 799 in the Township of Greenwich, the County of Berks, and the State of Pennsylvania, as surveyed by William Beitler, RLS, on April 26, 1982, bounded and described as follows:

BEGINNING at an iron pin located 15 feet North of the center of Township Road 799 leading from Township Road 798 (Ganstucker Road) and having no outlet; thence in the northern side of the road the following two courses and distances: 1) North 77 degrees 17 minutes 46 seconds West, 138.03 feet to an iron pin located 5 feet North of the center of the road and 2) North 53 degrees 41 minutes 27 seconds West, 74.66 feet to an iron pin located 19 feet North of the center of the road; thence along other lands of Melvin Schumaker, North 13 degrees 26 minutes 40 seconds East, 317.18 feet to an iron pin; thence along the lands of now or late Quinton Bortz, South 63 degrees

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08 minutes East 212.62 feet to an iron pin; thence along other lands of Elmer Smith, South 13 degrees 26 minutes 40 seconds West 295.05 feet to the place of Beginning.

CONTAINING 1.50 acres

KNOWN AS Evans Road

TAX PARCEL 45545500294572

BEING THE SAME PREMISES Barry A. Smith conveyed to Melvin C. Schumaker and Elaine K. Schumaker, husband and wife, by Deed dated June 1, 2006 and recorded in Berks County Record Book 4894, Page 2123.

To be sold as the property of: Gems Real Estate Holdings LLC

No. 18-20137

Judgment Amount: \$18,608.71

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 West side of South Twelfth Street, between Muhlenberg and Cotton Streets, No. 426 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 Daniel Smale;

ON the West by a twenty feet wide alley;

ON the South by property now or late of George S. Baranoski; and

ON the East by said South Twelfth Street.

CONTAINING along said South Twelfth Street, a width of twelve feet four inches (12' 4"), and in depth one hundred feet ten inches (100' 10"), more or less.

TOGETHER with the right and privilege of using the joint alley two feet in width and thirty feet in length running along the South side of the premises herein described in common with the owner or occupant of the adjoining premises on the South.

PIN NO. 5316-30-17-5955

TITLE TO SAID PREMISES is vested in Bryan L. Simon and Karen M. Simon, husband and wife, by Deed from Marcia Taylor, Executrix of The Last Will and Testament of Helen K. Bocianski, deceased, dated 09/21/2000, recorded 10/02/2000, in Book 3248, Page 592, Instrument No. 47095.

BY VIRTUE OF Bryan L. Simon's death on or about 02/01/2015, his ownership interest was automatically vested in the surviving tenant by the entirety.

BEING KNOWN AS 426 South 12th Street, Reading, PA 19602-2024.

Residential property

TAX PARCEL NO: 10531630175955

TAX ACCOUNT: 10200550

SEE Deed Book 3248, Page 592

To be sold as the property of Karen M. Simon.

No. 19-00077

Judgment Amount: \$131,232.70

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN parcel of land, together with the one and one-half story frame bungalow erected thereon, situate on the westerly side of Grandview Road (T-380), a township road having an ultimate right-of way width of sixty feet (60'), in the Township of South Heidelberg, County of Berks, and Commonwealth of Pennsylvania, designated as Lot No. 2 on a plan entitled Spohn Subdivision-Final Plan, being Plan No. 85 D-10-1 dated October 14, 1985 and recorded in Plan Book Vol. 148, Page 84, Berks County Records, being more fully bounded and described as follows, to wit:

BEGINNING at a P.K. nail (found) located in the approximate center of Grandview Road (T-380), said point of beginning being a common property corner of Lot No. 2 and lands belonging to Hal. P. Johnson and Sharon A. Johnson, his wife; thence along the lands of the Johnson's South sixty-five degrees twenty-nine minutes fifty-two seconds West (S. 65° 29' 52" W.), a distance of one hundred thirty-five and no hundredths feet (135.00') to a corner marked by an iron pipe, being a common property corner of Lot Nos. 2 and 3 as shown on the aforementioned plan; thence along Lot No. 3, North thirty-six degrees two minutes twelve seconds West (N. 36° 02' 12" W.), a distance of two hundred forty-eight and sixty-six hundredths feet (248.66') to a corner marked by an iron pipe; thence along Lot No. 4 as shown on the aforementioned plan, North twenty-seven degrees thirty-two minutes seventeen seconds East (N. 27° 32' 17" E.), a distance of thirty-two and no hundredths feet (32.00') to a corner marked by an iron pipe, being a common property corner of Lot Nos. 1, 2, and 4 as shown on the aforementioned plan; thence along Lot No. 1, North sixty-three degrees fifty-four minutes East (N. 63° 54' E.), a distance of two hundred thirty-eight and seventy hundredths feet (238.70') to a corner located in the easterly side of Grandview Road (T-3 80); thence in and along Grandview Road (T-380) the following four (4) courses and distances, to wit: (1) South forty-three degrees thirty minutes East (S. 43° 30' E.), a distance of twenty-eight and twenty-two hundredths feet (28.22') to a corner marked by an iron pin; (2) South one degree thirty three minutes East (S. 1° 33' E.), a distance of two hundred ten and twenty-one hundredths feet (210.21') to a corner located in the westerly side of Grandview Road (T-380) marked by a P.K. nail; (3) South seventeen degrees thirteen minutes East (S. 17° 13' E.), a distance of thirty-five and seventy-one hundredths feet (35.71') to a corner in the approximate center of Grandview Road (T-380) marked by an iron pipe (found); (4) South seventeen degrees twenty minutes East (S. 17° 20' E.), a distance of fourteen and forty-two hundredths feet (14.42') to a corner in the

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approximate center of Grandview Road (T-380) marked by a P.K. nail (found), being the place of beginning.

CONTAINING in area 1.243 acres.

RESERVING a twenty-seven feet (27') wide right of way across the Southerly portion of Lot No. 2 for the purpose of providing ingress, egress and regress to Lot No. 3 and 4 as shown and described on this above referenced recorded subdivision plan.

SUBJECT to the restrictions regarding the existing macadam and gravel driveway located within the boundaries of the above mentioned twenty-seven feet (27') wide right of way, as noted on the above referenced recorded subdivision plan.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 142 Grandview Road, Wernersville, PA 19565

TAX PARCEL #51436501292927

ACCOUNT: 51008221

SEE Deed Book 05234, Page 1062

Sold as the property of: Ashleigh H. Grebill

No. 19-00535

Judgment Amount: \$159,025.92

Attorney: Powers Kirn, LLC

PURPART NO. 1

ALL THAT CERTAIN lot or piece of ground together with the one and one-half story frame dwelling house erected thereon, situate in the Township of Windsor, County of Berks and State of Pennsylvania, being a portion of the development of Edenburg as laid out by Francis F. Dreibelbis and recorded in the Office for Recording of Deeds in and for Berks County at Reading, Pennsylvania in Plan Book 9 Page 31A, bounded:

ON the North by a twenty (20) feet wide street known as Tulip Street;

ON the East by property now or late of Clayton Reppert and Elsie F. Reppert, his wife;

ON the South by a thirty three (33) feet wide street known as Florence Avenue; and

ON the West by property now or late of Clarence C Moyer and Esther M Moyer, his wife, being more fully bounded and described as follows, to wit:

BEGINNING AT A CORNER marked by an iron pin on the Northern side of Florence Avenue, a distance of one hundred twenty-nine feet six inches (129' 6") Eastwardly from the Northeastern corner of the intersection of the aforesaid Florence Avenue and Mabel Lane, thence leaving the aforesaid Florence Avenue and along property now or late of Clarence C. Moyer and Esther M. Moyer, his wife, North nineteen (19) degrees thirty (30) minutes West, a distance of one hundred twenty (120) feet and seven-eighths (7/8) of an inch to a corner marked by an iron pin on the Southern side of Tulip Street; thence along the same, North sixty-eight (68) degrees thirty (30) minutes East, a distance of one hundred thirty-two (132) feet zero (00) inches to

a corner marked by an iron pin, thence leaving the aforesaid Tulip Street and along property now or late of Clayton Reppert and Elsie F. Reppert, his wife, South twenty-one (21) degrees thirty (30) minutes East for a distance of one hundred twenty (120) feet zero (00) inches to a corner marked by an iron pin on the Northern side of the aforesaid Florence Avenue; thence along same, South sixty-eight (68) degrees thirty (30) minutes West, a distance of one hundred thirty-six (136) feet two and one-eighth (2-1/8) inches to the place of beginning.

CONTAINING sixteen thousand ninety and eight tenths (16,090.8) square feet, strict measure.

EXCEPTING THEREOUT AND THEREFROM, ALL THAT CERTAIN piece of ground more fully described in Deed dated 1/11/1945 and recorded in Deed Book 926 Page 204, Berks County Records.

PURPART NO. 2

ALL THAT CERTAIN lot or piece of ground situate in the Township of Windsor, County of Berks and State of Pennsylvania, being a portion of the development of Edenburg as laid out by Francis F. Dreibelbis and recorded in the Office for Recording of Deeds in and for Berks County at Reading, Pennsylvania in Plan Book 9, Page 31A, bounded:

ON the North by a twenty (20) feet wide street known as Tulip Street;

ON the East by property now or late of Clayton Reppert and Elsie F. Reppert, his wife;

ON the South by a thirty three (33) feet wide street known as Florence Avenue; and

ON the West by property now or late of Claude Rubright and Dorothy Rubright, his wife, being more fully bounded and described as follows, to wit:

BEGINNING at an iron pin on the South side of a twenty (20) feet wide street, known as Tulip Street, South seventy-three and one-half (73-1/2) degrees West sixty six (66) feet to an iron pin, thence along other lands nor or late of Claude Rubright and Dorothy Rubright, his wife, South fourteen and three-quarters (14-3/4) degrees East, one hundred twenty (120) feet to an iron pin on the North side of a thirty-three (33) feet wide street, known as Florence Avenue; thence along the North side of said Avenue, North seventy three and one-half (73-1/2) degrees East sixty-six (66) feet to an iron pin; thence along other lands now or late of Clayton Reppert and Elsie F. Reppert, his wife, North fourteen and three-quarters (14-3/4) degrees West, one hundred twenty (120) feet to the place of Beginning.

CONTAINING seven thousand nine hundred twenty (7,920) square feet.

BEING THE SAME PREMISES which Sara M. Yazujian, by Deed dated June 27, 2008 and recorded July 2, 2008 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 5382, Page 2315, granted and conveyed unto Robert L. McNeil, II and Elizabeth McNeil, husband and wife.

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BEING KNOWN AS 614 Florence Avenue, Hamburg, PA 19526.

TAX PARCEL NO. 94-4495-15-74-1076

SEE Deed Book 5382, Page 2315

To be sold as the property of Robert L. McNeil, II a/k/a Robert L. McNeil and Elizabeth McNeil a/k/a Elizabeth A. McNeil

No. 19-0538

Judgment Amount: \$244,177.31

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground being known as Lot No. 24 as shown on the final plan of 'Woodland Manor', prepared by Blue Marsh Engineering, dated November 19, 1986 and revised June 3, 1987, recorded in Plan Book 149, Page 32, Berks County Records, situate in the Township of Brecknock, County of Berks and State of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Northwesterly side of Woodland Manor Drive, at a corner of Lot No. 23 and Lot No. 24 as shown on said plan; thence extending in a Northwesterly direction along Woodland Manor Drive, North 88 degrees 56 minutes 56 seconds West, a distance of 100 feet to a point on Woodland Manor Drive, at a point of curve; thence extending along said curve deflecting to the right having a radius of 133.13 feet, a central angle of 26 degrees 49 minutes 45 seconds, a distance along the arc of 62.34 feet to a point on Woodland Manor Drive; thence extending in a Northwesterly direction along Woodland Manor Drive, North 62 degrees 07 minutes 12 seconds West, a distance of 49.15 feet to a point in line of Lot No. 25 as shown on said plan; thence extending in a Northeasterly direction along Lot 25, North 05 degrees 37 minutes 48 seconds East, a distance of 311.33 feet to a point in line of Lot No. 26 as shown on said plan; thence extending in a Southeasterly direction along Lot 26, South 84 degrees 22 minutes 12 seconds East, a distance of 95.92 feet to a point in line of Lot No. 21 as shown on said plan; thence extending in a Southeasterly direction along Lot No. 21 and along Lot No. 23, South 12 degrees 46 minutes 28 seconds East, a distance of 349.31 feet to a point on Woodland Manor Drive, the place of BEGINNING.

TITLE TO SAID PREMISES is vested in Dennis McIntyre and Barbara McIntyre, h/w, by Deed from Rodney M. Shipe and Kim L. Shipe, his wife, dated 07/11/1997, recorded 07/18/1997, in Book 2849, Page 793.

BEING KNOWN AS 103 Woodland Manor Drive, Mohnton, PA 19540-9122.

Residential property

TAX PARCEL NO: 3443830451933

TAX ACCOUNT: 34037860

SEE Deed Book 2849, Page 793

To be sold as the property of Dennis McIntyre, Barbara McIntyre.

No. 19-00863

Judgment: \$191,378.13

Attorney: Martha E. Von Rosenstiel, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the improvements thereon erected, situate on the Southwest corner of Garden Lane and Barberrry Road, being previously known as 1016 Barberrry Road, and now known as 1400 Garden Lane in the 18th Ward of the City of Reading, County of Berks and State of Pennsylvania, being further bounded and described as follows, to wit:

BEGINNING AT A POINT the Southwest property line intersection of Barberrry Road and Garden Lane as shown on the Topographical Survey of the City of Reading; thence in a Westerly direction along the Southern property line of Garden Lane forming an arc curving to the right having a radius of five hundred thirty-five and fifty-seven one-hundredths feet a distance along the arc of one hundred twenty and thirty-two one-hundredths feet to a point a corner of property now or late of Lester Lincoln and wife, respectively; thence along said property in a Southerly direction forming an arc curving to the right, having a radius of eight hundred thirty-six and eighteen one-hundredths feet a distance along the arc of sixty-six and ninety-one one-hundredths feet to a point a corner of property now or late of Effinger Snyder and wife, respectively; thence along said property in an Easterly direction radial with the last described arc a distance of one hundred twenty feet to a point on the Western property line of Barberrry Road; thence along the same in a Northerly direction forming an arc curving to the left, having a radius of nine hundred fifty-six and eighteen one-hundredths feet a distance along the arc of eighty-four and fifty-two one-hundredths feet to the place of Beginning.

CONTAINING IN FRONT along Garden Lane one hundred twenty and thirty two one hundredths feet, being irregular in shape.

BEING THE SAME PREMISES which John R. Chism, III and Margaret M. Chism, h/w, by Deed dated 4/8/2004 and recorded 4/21/2004 in Deed Book 4042, Page 947 conveyed unto William A. Griffith and Stephanie G. Griffith, h/w.

PARCEL IDENTIFICATION NO: 18-4396-12-95-5665

To be sold as the property of William A. Griffith and Stephanie G. Griffith

No. 19-00866

Judgment: \$104,870.77

Attorney: Edward J. McKee, Esquire

ALL THAT CERTAIN lot or tract of land together with the two-story brick and frame dwelling erected thereon known as 57 East Seltzer Avenue, Womelsdorf, PA 19567, as shown on the plan of the development of Heidelberg



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Manor Section No. 1 as laid out by R D R, Inc., in May 1974 and recorded in Plan Book 44, Page 3, Berks County Records, situate on the Northeast side of East Seltzer Avenue bounded on the Northeast side by Lot No 23, on the Southeast by Lot No 22, on the Southwest by East Seltzer Avenue and on the Northwest by Lot No 20, in the Borough of Womelsdorf, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at an iron pin on the northern topographical building line of East Seltzer Avenue (40 feet wide), said pin is located along the northern topographical building line of East Seltzer Avenue, a distance of 15.88 feet southeast of a marble monument at the point of reverse curve, said iron pin in the western corner of herein described property, thence leaving the aforesaid building line of East Seltzer Avenue North 59 degrees 40 minutes 37 seconds East, a distance of 106.99 feet passing through the party wall between No. 55 and No 57 East Seltzer Avenue and crossing a ten (10) feet wide right of way for public utilities for the Bethel and Mt. Aetna Telephone and Telegraph Company recorded in Miscellaneous Book Volume 330, Page 259, to an iron pin situate on the property line of Lot No. 23; thence along said property line and right of way South 35 degrees 48 minutes 30 seconds East, a distance of 20.77 feet to an iron pin, thence recrossing said right of way and along Lot No 22, South 59 degrees 40 minutes 37 seconds West and passing through the party wall between No. 57 and No 59, a distance of 107.32 feet to an iron pin on the northern topographical building line of East Seltzer Avenue, thence along the same by a curve bearing to the right having a radius of 130.00 feet, central angle 09 degrees 08 minutes 56 seconds, tangent of 10.40 feet and a chord of North 34 degrees 54 minutes 03 seconds West, 20.74 feet, an arc distance of 20.76 feet, to the point of reverse curve at the place of BEGINNING.

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of Alfred Stoelzl & Jill Stoelzl, husband and wife, and Berta Stoelzl, widow, the said grantors, as well at law as in equity, of, in, and to the same.

CONTAINING 2,220.28 square feet

RECORD OWNER: Fee Simple Title vested in Steven A. Johnson, an unmarried man, by Quit Claim Deed from Steven A. Johnson, an unmarried man, and Traci L. Dierolf f/k/a Traci L. Johnson, dated 6/8/2017, recorded 6/20/2017, in the Berks County Clerk's Office in Deed Instrument No. 2017022056.

ALSO KNOWN AS 57 Seltzer Avenue,  
Womelsdorf, PA 19567  
PARCEL ID 9543370767320  
To be sold as the property of Tracey L. Delp

No. 19-01290

Judgment Amount: \$105,211.68

Attorney: Powers Kirn, LLC

ALL THAT CERTAIN two-story frame dwelling house and lot of ground situate at the Northeast corner of North Third Street and Mulberry Alley, in the Borough of Womelsdorf, County of Berks, and State of Pennsylvania, bounded:

ON the North by property of Herbert P. and Ella Nora Rentschler, now or late of Arthur Rentschler, (being Purpart No. 2 described in a former Deed); on the South by Mulberry Alley; on the East by a ten feet wide alley; and on the West by North Third Street.

CONTAINING twenty-two (22) feet six (6) inches in front, North and South on said North Third Street; and in depth of uniform width two hundred twenty-four (224) feet along Mulberry Alley.

BEING THE SAME PREMISES which Duane Zimmerman, Jr. and Mandy L. Zimmerman, husband and wife, by Deed dated July 10, 2015 and recorded July 13, 2015 in the Office of the Recorder of Deeds in and for Berks County in Deed Instrument #2015023741, granted and conveyed unto Betty Jane Ernst, adult individual.

BEING KNOWN AS 27 North 3rd Street, Womelsdorf, PA 19567.

TAX PARCEL NO. 95-4337-07-59-1515

SEE Deed Instrument #2015023741

To be sold as the property of Betty Jane Ernst, deceased

No. 19-01294

Judgment: \$14,463.88

Attorney: Charles N. Shurr, Jr., Esquire

ALL THAT CERTAIN three-story brick, stone and shingle dwelling house and lot or piece of ground upon which the same is erected, situate on the Northwest corner of Third and Reading Avenues, being No. 301 Reading Avenue, in the Borough of West Reading, County of Berks and State of Pennsylvania, more particularly described as follows, to wit:

BEGINNING at a point, said point being the Northwest building corner of Third and Reading Avenues; thence extending Northward along said Third Avenue, a distance of one hundred and thirty feet (130') to a point; thence extending Westward on a line parallel with said Reading Avenue a distance of eighty feet (80') to a point; thence extending in a Southward direction on a line parallel with said Third Avenue a distance of one hundred and thirty feet (130') to a point on the Northern building line of said Reading Avenue; thence extending Eastward along said Northern building line of Reading Avenue a distance of

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eighty feet (80') to a point, the place of beginning.  
 BEING THE SAME PREMISES which Bruce D. Kline and Sue Ann Kline, husband and wife, by Deed dated September 29, 2003 and recorded September 25, 2003 in the Office of the Recorder of Deeds of Berks County in Deed Book 3881, Page 1871 granted and conveyed unto Robert P. Hoffman, in fee.

BEING KNOWN AS 301 Reading Avenue, West Reading, Pennsylvania 19611.

TAX PARCEL NUMBER: 93-5307-18-30-4570

ACCOUNT NO. 93103000

SEE Deed Book 3881, Page 1871

To be sold as the property of Robert P. Hoffman

No. 19-01297

Judgment: \$129,176.32

Attorney: Jessica N. Manis, Esquire

**PREMISES A**

ALL THAT CERTAIN one and one-half story brick dwelling house located on the North side of Cleveland Avenue, being No. 2517 Cleveland Avenue, West Wyomissing Terrace, Spring Township, Berks County, Pennsylvania, together with the plot of ground upon which the same is erected, being known as Lots Nos. 12 and 13 as laid out by the Spring Crest Development Company and recorded in Plan Book 5A, Page 16, in the Berks County Court House.

CONTAINING IN FRONT or width along said Cleveland Avenue, fifty feet (50') and in depth of equal width one hundred twenty-five feet (125') to Commerce Street, bounded and described as follows:

ON the South by Cleveland Avenue;

ON the West by property of Donald E. Fry and Julia A. Fry, his wife;

ON the North by Commerce Street; and

ON the East by other property of William M. Stottlemeyer.

**PREMISES B**

ALL THAT CERTAIN lot or tract of land being Lot No. 7A as shown on a plan of lots of trustees of the West Wyomissing Athletic Association, recorded in Plan Book Volume 37, Page 8, Berks County Records and being situate on the northern side of Commerce Street (30 feet wide) in the Township of Spring, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at an iron pipe on the northern building line of Commerce Street said place of beginning being South 85 degrees 55 minutes 30 seconds East 300.00 feet from the intersection of the centerline of Marshall Avenue, extended, with the said northern building line of Commerce Street; thence leaving same and along Lot No. 6A North 4 degrees 04 minutes 30 seconds East 88.55 feet to an iron pipe, a corner of the southern right of way line of the Reading Railroad Company right-of-way; thence along same North 88 degrees 13 minutes 30 seconds East 50.26 feet to

an iron pipe on said Reading Company Railroad right-of-way line, thence leaving same and along Lot No. 8A South 4 degrees 04 minutes 30 seconds West 93.68 feet to an iron pipe, a corner on the said northern building line of Commerce Drive; thence along same North 85 degrees 55 minutes 30 seconds West 50.00 feet to the place of beginning.

CONTAINING 4,556.00 square feet.

THE PROPERTIES ARE CONTIGUOUS

PARCEL ID 80-4386-12-76-7002 and

80-4386-12-76-6195

MAP PIN 438612767002 and

438612766195

ALSO KNOWN AS 2517 Cleveland Avenue, and Commerce Street, West Lawn, PA 19609

BEING THE SAME PREMISES which Matthew Hauger and Mary A. Hauger, husband and wife, by Deed dated January 23, 2009 and recorded in the Office of Recorder of Deeds of Berks County Instrument #2009003191 on January 28, 2009 granted and conveyed unto Joice M. Acevedo a/k/a J. Acevedo.

To be sold as the property of Joice M. Acevedo a/k/a J. Acevedo

No. 19-01596

Judgment: \$95,100.29

Attorney: Andrew J. Marley, Esquire

ALL THAT CERTAIN two-story brick house and lot or piece of ground on which the same is erected, situated in the Township of Lower Alsace, County of Berks and State of Pennsylvania, being part of Lot No. 48 of Pennside as laid out by Jacob B. Schaeffer, surveyed by E.B. Ulrich, plan of same dated February 1911, having been recorded in the Recorder's Office, Berks County Court House in Plan Book 4, Page 16, and being bounded and described as follows, to wit:

Beginning at a point on the North side of Twenty Fifth Street, between Prospect and Park Streets and two hundred and ten feet (210') from the Northeastern corner of Twenty Fifth and Prospect Street; thence Northwardly and parallel to Prospect Street and along property now or late of Helen Weiss, a distance of one hundred and twenty feet (120') to a ten feet wide alley; thence Eastwardly along said alley, a distance of thirty two feet four and one half inches (32' 4-1/2") to a point in the property now or late of Harry N. Dickinson; thence Southwardly along property now or late of Harry N. Dickinson and through the middle of party wall of twin house, a distance of one hundred and twenty feet (120') to a point in the North side of Twenty Fifth Street; thence Westwardly along the North side of Twenty Fifth Street, a distance of thirty two feet four and one half inches (32' 4-1/2") to the place of beginning. Together with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, watercourses, right (including mineral rights), liberties, privileges, hereditaments and appurtenances, whatsoever

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unto the hereby granted premises belonging, or in any wise appertaining, and their reversions and remainders, rents, issues and profits thereof and all the estate, right, title, interest, property, claim and demand whatsoever of Grantor, as well at law as in equity, of, in, and to the same. Commonly known as: 612 N. 25th St, Reading, PA 19606-1426 The Property Address and Tax Parcel Identification Number listed are provided solely for informational purposes.

RECORD OWNER: Fee simple title vested in Steven A. Johnson, an unmarried man, by Quit Claim Deed from Steven A. Johnson, an unmarried man, and Traci L. Dierolf fka Traci L. Johnson, dated 6/8/2017, recorded 6/20/2017, in the Berks County Clerk's Office in Deed Instrument No. 2017022056.

ALSO KNOWN AS 612 North 25th Street, Reading, PA 19606

PARCEL ID 23532717005801

To be sold as the property of Steven A. Johnson

No. 19-01672

Judgment Amount: \$140,094.03

Attorney: RAS Citron, LLC

Attorneys for Plaintiff

Robert Crawley, Esq.

ID No. 319712

Legal Description

ALL THAT CERTAIN lot or piece of ground on the Southerly side of Pond View Drive in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, being Lot No. 51 as shown on the plan of Long Pond, Phase II, Section II, said plan recorded in Plan Book 214, Page 66, Berks County Records, and being more fully bounded and described as follows, to wit:

BEGINNING AT A POINT on the Southerly side of Pond View Drive, said point being a corner in common with Lot No. 52 on said plan; thence along Pond View Drive, the two following courses and distances, viz: (1) South 66 degrees 28 minutes 29 seconds East 6.49 feet to a point; (2) thence along the arc of a 177.00 feet curve bearing to the left, having an arc length of 33.30 feet to a point, being a corner in common with Lot No. 52 on said plan; thence along the same South 12 degrees 24 minutes 51 seconds West 90.00 feet to a point, said point being along Section 2 as shown on said plan; thence along the same North 71 degrees 15 minutes 04 seconds West 56.62 feet to a point, said point being a corner in common with Lot No. 24 on said plan; thence along the same North 23 degrees 31 minutes 31 seconds East 90.00 feet to the point and place of Beginning.

BEING THE SAME PREMISES which John S. Gaiewslci, Jr. by Indenture bearing dated 2/23/2007 and recorded in the Office for the Recording of Deeds in and for the County of Berks at Reading, PA in Record Book 5085, Page 724 granted and conveyed unto Charles App, III and Jo Anne App, husband and wife, in fee.

AND the said Charles App, III and Jo Anne

App have since been divorced from the bonds of matrimony and the said Jo Anne App has elected to resume prior surname to JoAnne Giorno.

TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; with all the estate, right, title, interest, property, possession, claim and demand whatsoever of the said Grantor as well at law as in equity of, in, and to the same.

BEING KNOWN AS: 6078 Pond View Drive Birdsboro, PA 19508

PROPERTY ID: 43533514335358

TITLE TO SAID PREMISES is vested in Lisa M. Jeffries by Deed from Charles App, III and Jo Anne App, n/k/a Jo Anne Giorno, dated 08/25/2016 recorded 09/12/2016 Instrument Number 2016032066

To be sold as property of: Lisa M. Jeffries

No. 19-1796

Judgment Amount: \$120,551.23

Attorney: Phelan Hallinan Diamond & Jones,

LLP

LEGAL DESCRIPTION

ALL THOSE CERTAIN lots or pieces of ground and the one and one-half (1-1/2) story stucco dwelling erected thereon, situate in the Township of Ontelaunee, County of Berks, and State of Pennsylvania, being Lots Nos. 41, 42, and 43 as set forth on a plan of lots laid out for Elias A. Loose by O. P. Berger, June 9, 1924, and being more particularly bounded and described as follows:

ON the North by an alley; on the East by Lot No. 44, on the South by a public road leading from the Halfway House to Leesport, and on the West by Lot No. 40. Containing in front on said public road sixty feet (60') and in depth of equal width one hundred eighty feet (180').

TITLE TO SAID PREMISES is vested in Kristen N. Canaday, by Deed from Paul Button and Joanne Metzler, h/w, dated 09/30/2016, recorded 10/06/2016, Instrument No. 2016035578.

BEING KNOWN AS 337 Kindt Corner Road, Leesport, PA 19533-8624.

Residential property

TAX PARCEL NO: 68449104821912

TAX ACCOUNT: 68018350

SEE Deed Instrument 2016035578

To be sold as the property of Kristen N. Canaday.

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No. 19-1807

Judgment Amount: \$76,668.78

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story stone and brick dwelling house, with mansard roof, and garage, and lot or piece of ground upon which the same is erected situate on the South side of Perkiomen Avenue, being No. 1976 in the Borough of Mt. Penn County of Berks and State of Pennsylvania, bounded as follows, to wit:

ON the North by said Perkiomen Avenue;

ON the East by property now or late of Paul M. Kahler;

ON the South by a twenty feet wide alley; and

ON the West by property now or late of Nore Bobst.

CONTAINING IN FRONT on said Perkiomen Avenue, in width or breadth, seventeen feet (17') more or less, and in depth or length, of equal width or breadth, one hundred and thirty one feet six inches (131' 6") more or less to said alley.

TITLE TO SAID PREMISES is vested in Martin Leyva Hernandez, by Deed from Ronda K. Wolfe, dated 04/23/2004, recorded 04/29/2004, in Book 4047, Page 620.

BEING KNOWN AS 1976 Perkiomen Avenue, Reading, PA 19606-1815.

Residential property

TAX PARCEL NO: 64531633672633

TAX ACCOUNT: 64090100

SEE Deed Book 4047 Page 620

To be sold as the property of Martin Leyva Hernandez.

No. 19-1888

Judgment Amount: \$145,236.19

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, situate along the southerly side of College Street between Third Street and the 16 feet wide alley West of Philadelphia Avenue in the Borough of Boyertown, County of Berks, and State of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the southerly building line of said College Street in line of premises No. 28 College Street, said point being 26.01 feet northeasterly from the northeasterly building corner of said College Street and Third Street; thence northeasterly along the said southerly building line of College Street at right angles with the division property line between the herein described and said premises No. 28, 26.01 feet to a point at the westerly side of a cement coping the westerly line of premises No. 22 College Street; thence by same in a southeasterly direction at right angles with said College Street 60 feet to an angle in said division property line; thence still along same southeasterly forming an interior angle of 162 degrees 59-1/2 minutes

with the last described line 101.92 feet to a pipe in the northerly side of 16 feet wide alley; thence in a westerly direction along the northerly side of said 16 feet wide alley forming an interior angle of 82 degrees 42-1/2 minutes with the last described line 20.33 feet to another pipe in the northerly side of said alley and in line of said premises No. 28 College Street; thence along same in a northwesterly direction forming an interior angle of 96 degrees 26-1/2 minutes with the northerly side of said 16 feet wide alley 73.92 feet to an angle in said division property line at the southerly end of said dwelling erected hereon; thence still in a northwesterly direction through the division party wall between the herein described and said premises No. 28, forming an interior angle of 197 degrees 51-1/2 minutes with the last described line 79.38 feet to the place of beginning.

BEING PIN 33538720719308

TITLE TO SAID PREMISES is vested in Ronnie James Ackley and Anna Lee Ackley, his wife, as tenants by the entireties, by Deed from Joel R. Frain and Perry C. Frain, his wife, dated 06/22/2016, recorded 06/24/2016, Instrument No. 2016021342.

BEING KNOWN AS 26 College Street, Boyertown, PA 19512-1406.

Residential property

TAX PARCEL NO: 33538720719308

TAX ACCOUNT: 33039900

SEE Deed Instrument 2016021342

To be sold as the property of Ronnie James Ackley, Anna Lee Ackley.

No. 19-01977

Judgment: \$231,733.89

Attorney: Katherine M. Wolf, Esquire

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 on the Southwesterly side of Longview Drive (54 feet wide), said point being a corner of Lot No. 381 on said plan; thence extending from said point of beginning along Lot No. 381 South 65 degrees 23 minutes 53 seconds West 123.00 feet to a point in line of lands now or late of Gary L. Baumgardner and Susan P. Baumgardner; thence extending along said lands North 24 degrees 36 minutes 07 seconds West 81.30 feet to a point, a corner of Lot No. 383 on said plan; thence extending along same North 65 degrees 23 minutes 53 seconds East 123.00 feet to a point on the Southwesterly side of Longview Drive; thence extending along same South 24 degrees 36 minutes 07 seconds East 81.30 feet to the first mentioned point and place of BEGINNING.

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CONTAINING 0.230 acres of land.  
BEING Lot No. 382 as shown on the abovementioned plan.

SUBJECT TO a 50 feet wide buffer extending along rear of premises.

UNDER AND SUBJECT to the following covenants, conditions and restrictions which shall constitute covenants running with land:

1. All sanitary sewer easements shall remain free and clear of all impediments including, but not limited to, sheds, decks, fences, pools, trees, shrubs or other plantings. The individual lot owners shall provide routine maintenance. No regrading without the South Heidelberg Township Municipal Authority’s written permission shall be performed.

2. All storm sewer easements shall remain free and clear of all impediments including, but not limited to, sheds, decks, fences, pools, trees, shrubs or other plantings. The individual lot owners shall provide routine maintenance. No regrading without the South Heidelberg Township’s written permission shall be performed.

BEING THE SAME PREMISES which Forino Co., L.P., by Deed dated August 22, 2007 and recorded August 30, 2007 in Deed Book 5212, Page 0734, #2007053752 in the Office of the Recorder of Deeds in and for the County of Berks, granted and conveyed unto Eugene A. Booth, II and Melissa M. Booth, husband and wife, in fee.

TAX PARCEL NO 51436502968737

BEING KNOWN AS 304 Longview Drive, Sinking Spring, PA 19608

Residential Property

To be sold as the property of Eugene A. Booth, II and Melissa M. Booth

same North 24 degrees 37 minutes 40 seconds West 193.50 feet to a point, a corner of Lot No. 21 on said plan; thence extending along same North 77 degrees 34 minutes 29 seconds East 108.39 feet to a point of curve on the Southwesterly side of Lady Diana Drive, thence extending along same two following courses and distances, (1) Southeastwardly along the arc of a circle curving to the left having a radius of 263.00 feet the arc distance of 56.01 feet to a point of tangent, and (2) South 24 degrees 37 minutes 40 seconds East 90.00 feet to a point of curve on the Southwesterly side of Lady Diana Drive; thence leaving the Southwesterly side of Lady Diana Drive along the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 39.27 feet to the first mentioned point and place of BEGINNING.

CONTAINING 18,248 square feet of land.

BEING Lot No. 20 as shown on the abovementioned plan.

SUBJECT TO a 50 feet wide City of Reading right of way extending through premises.

TITLE TO SAID PREMISES is vested in Lisa M. Gattone, by Deed from Brad M. Colet and Erin Coley, husband and wife, dated 07/27/2018, recorded 08/03/2018, Instrument No. 2018026227.

BEING KNOWN AS 731 Rivervale Road, Reading, PA 19605-1014.

Residential property

TAX PARCEL NO: 66-4399-16-94-4992

TAX ACCOUNT: 66001228

SEE Deed Instrument: 2018026227

To be sold as the property of Lisa M. Gattone.

No. 19-2083

Judgment Amount: \$146,707.80

Attorney: RAS Citron, LLC

Attorneys for Plaintiff

Robert Crawley, Esq.

ID No. 319712

Legal Description

ALL THAT CERTAIN dwelling house, together with the lot or piece of ground upon which the same is erected, being known as No. 212 Bard Avenue, situate in the Township of Spring, County of Berks, and Commonwealth of Pennsylvania, being further known as Lot No. 95, as shown on plan of “Cornwall Terrace”, Section No. 2, said map or plan being recorded in Plan Book Vol. 24, Page 3, Berks County recorded, band being more particularly bounded and described as follows, to wit:

NORTHWARDLY by Lot No. 94;

EASTWARDLY by Bard Avenue;

SOUTHWARDLY by Lot No. 96; and

WESTWARDLY by Lot No. 89.

CONTAINING IN FRONT or width, on Bard Avenue, 70.00’; and in depth or length of equal width, 130’.

BEING THE SAME PREMISES which Gladys M. Lyons, by Deed dated August 28, 1997 and recorded on September 18, 1997 in the Office for the Recording of Deeds in and for Berks

No. 19-2031

Judgment Amount: \$292,855.06

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in the Muhlenberg Township, County of Berks, Commonwealth of Pennsylvania, bounded and described according to a final plan of King’s View Estates II Subdivision, drawn by John W. Hoffert, Professional Land Surveyor, dated March 2, 2000 and last revised August 14, 2003, said plan recorded in Berks County in Plan Book 267, Page 86, as follows, to wit:

BEGINNING at a point of tangent on the Northwesterly side of Rivervale Road (53 feet wide), said point being the arc distance of 39.27 feet measured along the arc of a circle curving to the right having a radius of 25.00 feet from a point of curve on the Southwesterly side of Lady Diana Drive (53 feet wide); thence extending from said point of beginning along the Northwesterly side of Rivervale Road South 65 degrees 22 minutes 20 seconds West 75.00 feet to a point, a corner of Lot No. 19 on said plan, thence extending along

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County, Pennsylvania, in Record Book 2867 at Page 1549 granted and conveyed unto William A. Spoonhoward and Linda L. Spoonhoward, married, the grantor(s) herein.

PROPERTY ADDRESS: 212 Bard Avenue, Reading City, Pa 19608

PARCEL NUMBER: 804386-19-61-1816

BEING KNOWN AS: 212 Bard Avenue, Reading, PA 19608

PROPERTY ID: 80-4386-19-61-1816

TITLE TO SAID PREMISES is vested in William A. Spoonhoward, married by Deed from William A. Spoonhoward and Linda L. Spoonhoward, married, dated 04/07/2012 recorded 09/04/2013 Instrument No. 2013038033

To be sold as property of: William A. Spoonhoward, married

No. 19-2191

Judgment Amount: \$205,062.02

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN tract of woodland with the improvements thereon southeast side of LR 06014, leading from Dale to Huff's Church, in the Township of Hereford, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described in accordance with a survey by Albert G. Newbold, dated January 21, 1972, as follows, to wit:

BEGINNING AT A POINT in LR 06014 a corner of lands of Leonard Reynolds; thence leaving said road and along lands of the same, South 37 degrees 13 minutes East, 323.90 feet to an iron pin; thence along lands of Sidney B. Golub the two following courses and distances: (1) South 48 degrees 14 minutes West, 88.60 feet to an iron pin; (2) South 46 degrees 28 minutes East, 108.25 feet to an iron pin; thence along lands of John C. Hoffmeister the two following courses and distances: (1) South 6 degrees 41 minutes 20 seconds West, 261.80 feet to an iron pin; (2) South 46 degrees 28 minutes East, 150.31 feet to an iron pin; thence along lands of Harry G. Crossley, South 44 degrees 14 minutes West, 381.22 feet to an iron pin; thence along lands of Herbert A. Woodland and Lydia J. Woodland, his wife, North 12 degrees 46 minutes 34 seconds West, 822.61 feet to a point in LR 06014; thence in said road the two following courses and distances: (1) North 28 degrees 35 minutes 45 seconds East, 177.63 feet to a point; (2) North 47 degrees 44 minutes East, 102.63 feet to a point, the place of beginning.

CONTAINING 5.5 acres.

TITLE TO SAID PREMISES is vested in John C. Hoffmeister Jr., by Deed from John C. Hoffmeister, deceased and Nancy L. Hoffmeister, his wife, dated 01/11/2005, recorded 01/24/2005, in Book 4521, Page 1642.

BEING KNOWN AS 75 Dale Road, Barto, PA 19504-9010.

Residential property

TAX PARCEL NO: 52-5491-03-20-5311  
 TAX ACCOUNT: 52018301  
 SEE Deed Book 4521, Page 1642  
 To be sold as the property of John C. Hoffmeister, Jr. a/k/a John C. Hoffmeister.

No. 19-2294

Judgment Amount: \$129,848.10

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the one and one-half story dwelling house thereon erected, situate a short distance southeastwardly from the concrete State Highway, known as the Pricetown Road, near Webber's Hotel, in the Township of Alsace, County of Berks and Commonwealth of Pennsylvania, bounded:

ON the North by property now or late of Clayton Conrad and Mamie Conrad, his wife,

ON the East by property jointly owned by Harry H. Blankenbiller and Howard H. Blankenbiller,

ON the South by property belonging to Willis Rentschler and Edna R. Rentschler, his wife, and

ON the West by a fourteen (14) feet wide driveway, and being more fully bounded and described as follows, to wit:

BEGINNING AT A CORNER marked by an iron pin in line of property belonging to Willis Rentschler and Edna R. Rentschler, his wife, said corner being the southeastern corner of the herein described property, and the southwestern corner of property jointly owned by Harry H. and Howard H. Blankenbiller; thence along the aforesaid property belonging to Willis Rentschler and Edna R. Rentschler, his wife, South 50 degrees 30 minutes West, a distance of 100 feet 00 inches to a corner marked by an iron pin; thence along the eastern side of a 14 feet wide driveway, North 29 degrees 45 minutes West, a distance of 200 feet 00 inches to a corner marked by an iron pin; thence along property now or late of Clayton Conrad and Mamie Conrad, his wife, North 50 degrees 30 minutes East, a distance of 100 feet 00 inches to a corner marked by an iron pin in line of the aforesaid property belonging to Harry H. Blankenbiller and Howard H. Blankenbiller; thence along same South 29 degrees 45 minutes East, a distance of 200 feet 00 inches to the place of BEGINNING.

TITLE TO SAID PREMISES is vested in Adele S. Cullen, by Deed from Joshua D. Cullen and Adele S. Cullen, formerly Adele S. Pienta, h/w, dated 06/26/2018, recorded 06/29/2018, Instrument No. 2018021856.

BEING KNOWN AS 17 Schmeck Lane, Temple, PA 19560-9532.

Residential property

TAX PARCEL NO: 22532915630306

TAX ACCOUNT: 22019970

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SEE Deed Instrument No. 2018021856

To be sold as the property of Joshua D. Cullen, Adele S. Pienta a/k/a Adele S. Cullen.

No. 19-2364

Judgment Amount: \$269,363.34

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN parcel of ground on the northern side of Deborah Drive, situate in Wyomissing Borough (formerly Wyomissing Hills Borough), Berks County, Pennsylvania, being known as Lot #39 in the subdivision of "Grandview Estates," recorded in Plan Book Volume 125, Page 64, Berks County Records, prepared by Robert B. Ludgate and Associates, Drawing #D-325-B, dated June 24, 1981 and being more fully bounded and described as follows, to wit:

BEGINNING AT A POINT on the northern right-of-way line of Deborah Drive, a corner of Lot #38; thence along Lot #38 North 14 degrees 41 minutes 38 seconds East, 129.22 feet to a point in line of the development of "Wellington Downes Section IV"; thence along Wellington Downes, South 79 degrees 01 minutes 59 seconds East, 90.00 feet to a point, a corner of Lot #40R as shown in Plan Book Volume 132, Page 87; thence along Lot #40R South 12 degrees 17 minutes 48 seconds West, 141.66 feet to a point on the northern right-of-way line of Deborah Drive; thence along the northern right-of-way line of Deborah Drive, by a curve to the right, having an initial radius bearing North 15 degrees 44 minutes 17 seconds East, a radius of 975.00 feet, central angle of 05 degrees 38 minutes 27 seconds, and a distance along the arc of 95.99 feet to a point, the place of beginning.

CONTAINING 12,633 square feet.

TITLE TO SAID PREMISES is vested in Daniel J. Getherolf, III, by Deed from David Roth and John C. Gordon, dated 01/06/2016, Recorded 02/02/2016, Instrument No. 2016003711.

BEING KNOWN AS 138 Deborah Drive, Wyomissing, PA 19610-3104.

Residential property

TAX PARCEL NO: 96-4396-05-09-6525

TAX ACCOUNT: 96970119

SEE Deed Instrument: 2016003711

To be sold as the property of Daniel J. Fetherolf, III a/k/a Daniel Fetherolf, The United States of America c/o The United States Attorney for The Eastern District of PA.

No. 19-2370

Judgment Amount: \$146,295.38

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THOSE CERTAIN Lots 347-348 and the Northerly 16 feet of Lot 346 as shown on a map or plan entitled 'Ridge Park', said map or

plan recorded in the Office for the Recording of Deeds in and for the County of Berks in Plan Book Volume 4, Page 40, situate on the Westerly side of Norton Avenue in said 'Ridge Park', in the Township of Cumru, County of Berks, Commonwealth of Pennsylvania bounded and described as follows, to wit:

BEGINNING at an iron pin in the Westerly boundary line of Norton Avenue, a 50 foot wide street as shown on the above mentioned map or plan of 'Ridge Park' said iron pin marking the Southeasterly corner of Lot 349 and being also distance of 100.00 feet measured in a Southerly direction along the said Westerly boundary line of Norton Avenue from the intersection of the said Westerly boundary line and Southerly boundary line of Harding Avenue, also shown on the said map or plan of 'Ridge Park'; thence in a Southerly direction along the Westerly boundary line of said Norton Avenue, forming an interior angle of 90 degrees with the Southerly lot line of Lot 349, a distance of 56.00 feet to an iron pin; thence in a Westerly direction along the residue 4 feet of Lot 346, forming an interior angle of 90 degrees with the last described line a distance of 110.00 feet to an iron pin in the Easterly boundary line of a 15 feet wide alley; thence in a Northerly direction along the said Easterly boundary line of the 15 feet wide alley, forming an interior angle of 90 degrees with the last described line, a distance of 56 feet to an iron pin marking the Southwesterly corner of the aforesaid Lot 349; thence in an Easterly direction along the Southerly line of said Lot 349, forming an interior angle of 90 degrees with the last described line, a distance of 110.00 feet to the iron pin, the place of Beginning.

CONTAINING 6,160 square feet.

TITLE TO SAID PREMISES IS VESTED IN Shawn M. Hearn and Lisa Ann Hearn, by Deed from Paul R. Smith, Jr. and Diane M.G. Smith, h/w, dated 10/24/2003, recorded 12/04/2003, in Book 3940, Page 742.

BEING KNOWN AS 1611 Norton Avenue, Shillington, PA 19607-2948.

Residential property

TAX PARCEL NO: 39530505194375

TAX ACCOUNT: 39430020

SEE Deed Book 3940, Page 742

To be sold as the property of Shawn M. Hearn, Lisa Ann Hearn a/k/a Lisa A. Hearn.

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, August 2, 2019 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given. All claims to funds realized from the real estate sold by the Sheriff shall be filed by the respective Claimants with the Sheriff within five (5) days after the time of said Sheriff's Sale.

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**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 **BREAD FAM VI INC.**

The Articles of Incorporation have been filed on May 28, 2019.

The address of the registered office is: 2602 Hollywood Ct., Reading, PA 19606.

The name of the proposed corporation is **TKD Property Management Company, Inc.**

**Richard T. Curley, Esquire**

50 East Philadelphia Ave.,  
P.O. Box 357  
Boyertown, PA 19512

**CHANGE OF NAME**

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 19-12183

NOTICE IS HEREBY GIVEN that the Petition of Maria Solares on behalf of Minor, David Jose Lopez was filed in the above named Court, praying for a Decree to change his name to DAVID JOHN SOLARES.

The Court has fixed July 17, 2019, at 9:00 A.M. in Courtroom "4C" of the Berks County Services Center/Courthouse, Reading, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**Kelsey E. Frankowski, Esq.**  
**GEORGEADIS SETLEY**

Four Park Plaza, Second Floor  
Wyomissing, PA 19610

**CIVIL ACTION**

COURT OF COMMON PLEAS  
BERKS COUNTY, PA  
CIVIL ACTION-LAW  
NO. 19-01806

Santander Bank, N.A., Plaintiff  
vs.

Sharon E. Steele, Solely in Her Capacity as Heir of Robert F. Pugh, Deceased, Michael R.

Pugh, Solely in His Capacity as Heir of Robert F. Pugh, Deceased, Steven J. Pugh, Solely in His Capacity as Heir of Robert F. Pugh, Deceased, James R. Couture, Solely in His Capacity as Heir of Robert F. Pugh, Deceased and Unknown Heirs, Successors and/or Assigns of Robert F. Pugh, Deceased, Defendants

**ACTION IN MORTGAGE FORECLOSURE**

Involving Premises 16 Colorado Avenue, Sinking Spring, Lower Heidelberg Township, PA 19608

**NOTICE BY PUBLICATION**

A Complaint in Action of Mortgage Foreclosure and a Praecipe to Reinstate the Complaint has been filed with the Court of Common Pleas of Berks County.

**NOTICE TO DEFEND AND CLAIM RIGHTS:** You, Unknown Heirs, Successors and/or Assigns of Robert F. Pugh, Deceased, have been sued in court. If you wish to defend against the claims set forth in the Complaint, you must enter a written appearance personally or by an attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so within twenty (20) days of this Publication, the case may proceed without you and a judgment may be entered against you for the relief requested in the Complaint 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 Assn.

544 Court St.

Reading, PA 19601

610.375.4591

www.BerksBar.org

MICHAEL S. BLOOM, Atty. for Plaintiff

PRESSMAN & DOYLE, LLC

712 W. MacDade Blvd.

Milmont Park, PA 19033

610.532.4222

mbloom@pressmandoyle.com

**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*



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*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**

**BALL, STANLEY J., dec'd.**

Late of 133 South Church Street,  
Borough of Mohnton.  
Executrix: LYNDA A. BALL,  
5503 East Bella Lane,  
Inverness, FL 34452.  
ATTORNEY: JONATHAN B. BATDORF,  
ESQ.,  
317 East Lancaster Avenue,  
Shillington, PA 19607

**BELLMAN, ROBERT B., dec'd.**

Late of Borough of Wyomissing.  
Executrix: ELIZABETH R. FIORINI,  
1150 West Penn Avenue,  
Womelsdorf, PA 19567.  
ATTORNEY: ELIZABETH ROBERTS  
FIORINI, ESQ.,  
Fiorini Law, P.C.,  
1150 W. Penn Avenue,  
Womelsdorf, PA 19567

**BENNICOFF, CARL A. also known as  
BENNICOFF, CARL ADAM., dec'd.**

Late of Douglass Township.  
Executor: TIMOTHY J. BENNICOFF,  
632 W. Graff Avenue,  
Apartment B,  
Ridgecrest, CA 93555.  
ATTORNEY: SEAN J. O'BRIEN, ESQ.,  
MOGEL, SPEIDEL, BOBB &  
KERSHNER,  
520 Walnut Street,  
Reading, PA 19601-3406

**BOWER, PAULA., dec'd.**

Late of Borough of Kutztown.  
Executrix: JUDY A. WETZEL,  
36 Maple Avenue,  
Boyertown, PA 19512.  
ATTORNEY: VICTORIA A. GALLEN  
SCHUTT, ESQ.,  
RRS LEGAL, LLC,  
627 North Fourth Street,  
P.O. Box 902,  
Reading, PA 19603

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

Late of 1300 Woodcrest Drive,  
Cumru Township.  
Executrix: JANÉ M. GRIFFITH,  
1300 Woodcrest Drive,  
Reading, PA 19607.  
ATTORNEY: CARL J. ENGLEMAN, JR.,  
ESQ.,  
108 N. Centre Avenue,  
Leesport, PA 19533

**EICHMAN, FRANCES M., dec'd.**

Late of 1801 Cambridge Ave C-10,  
Wyomissing.  
Executor: JOHN J. PRICE,

61 Howard St.,  
West Lawn, PA 19608.  
ATTORNEY: KATHY S. GEES-LARUE,  
ESQ.,

1158 Stinson Drive,  
Reading, PA 19605

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

Late of 1124 Daniel Street,  
Muhlenberg Township.  
Administratrix: PATRICIA A. FARINA,  
1124 Daniel Street,  
Reading PA 19605.

ATTORNEY: MICHAEL J. GOMBAR, JR.,  
ESQ.,

MASANO BRADLEY, LLP,  
1100 Berkshire Boulevard, Suite 201,  
Wyomissing, PA 19610

**GITTO RICHARD, T., dec'd.**

Late of 421 Walnuttown Road,  
Fleetwood.  
Executrix: ADRIENNE B. PERIANDI.  
c/o ATTORNEY: SCOTT G. HOH, ESQ.,  
LAW OFFICE OF SCOTT G. HOH,  
606 North 5th Street,  
Reading, PA 19601

**GOREY, RONALD F., dec'd.**

Late of Bethel Township.  
Executrix: SHERRI L. YERMALOVICH,  
10 Church Street,  
Pine Grove, PA 17963.  
ATTORNEY: ELIZABETH ROBERTS  
FIORINI, ESQ.,  
Fiorini Law, P.C.,  
1150 W. Penn Avenue,  
Womelsdorf, PA 19567

**HALDEMAN, DAVIS, dec'd.**

Late of 1152 Ben Franklin Hwy.,  
Amity Township.  
Executrix: PATRICIA A. HART,  
c/o E. Kenneth Nyce Law Office, LLC,  
105 East Philadelphia Avenue,  
Boyertown, PA 19512.  
ATTORNEY: NICOLE MANLEY, ESQ.,  
E. KENNETH NYCE LAW OFFICE, LLC,  
105 E. Philadelphia Avenue,  
Boyertown, PA 19512

**HILL, JOHN S., dec'd.**

Late of Exeter Township.  
Administratrix: DEBRA ROTHROCK,  
c/o ATTORNEY: JESSICA R. GRATER,  
ESQ.,  
WOLF, BALDWIN & ASSOCIATES, P.C.,  
P.O. Box 444,  
Pottstown, PA 19464

**LATSHAW, MARDEEN K., dec'd.**

Late of Washington Township.  
Executrix: MARLENE L. LATSHAW,  
c/o E. Kenneth Nyce Law Office, LLC,  
105 East Philadelphia Avenue,  
Boyertown, PA, 19512.  
ATTORNEY: NICOLE MANLEY, ESQ.,  
E. KENNETH NYCE LAW OFFICE, LLC,  
105 E. Philadelphia Avenue,  
Boyertown, PA 19512

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**LEINBACH, HEATHER L. also known as****LEINBACH, HEATHER LEIGH, dec'd.**

Late of Robeson Township.

Executrix : AMY S. LEINBACH,

c/o Smith Law Group, LLC,

14133 Kutztown Road,

PO Box 626,

Fleetwood PA 19522.

ATTORNEY: JAMES M. SMITH, ESQ.,

SMITH LAW GROUP, LLC,

14133 Kutztown Road,

P.O. Box 626,

Fleetwood, PA 19522

**MILLER, GLADYS I., dec'd.**

Late of 120 West 5th Street,

Boyertown.

Executrix: SUSAN M. MAUGER,

669 Eaglesville Road,

Boyertown, PA 19512.

ATTORNEY: H. CHARLES MARKOFSKI,

ESQ.,

MARKOFSKI LAW OFFICES,

1258 E. Philadelphia Avenue,

P.O. Box 369,

Gilbertsville, PA 19525-0369

**MOYER, JANET G., dec'd.**

Late of 84 E. Franklin Street, Topton.

Executors: BETH MOYER,

1908 Cox Neck Road,

Chester, MD 21619;

DEAN MOYER,

28 South 7th Street,

Quakertown, PA 18951 and

DUANE MOYER,

501 E. Locust Street,

Fleetwood, PA 19522.

ATTORNEY: JOHN T. FORRY, ESQ.,

FORRY ULLMAN,

540 Court Street,

P.O. Box 542,

Reading, PA 19603

**MOYER, PATRICIA A. also known as****MOYER, PATRICIA ANN, dec'd.**

Late of 1401 Pershing Boulevard, Apartment 215,

City of Reading.

Executors: ROBERT R. MOYER, JR.,

1401 Pershing Boulevard,

Apartment 215,

Reading, PA 19607 and

HEATHER F. WEILER,

200 Old River Road,

Birdsboro, PA 19508.

ATTORNEY: MICHAEL J. GOMBAR, JR.,

ESQ.,

MASANO BRADLEY, LLP,

1100 Berkshire Boulevard, Suite 201,

Wyomissing, PA 19610

**PALM, BETTY ANETTA also known as****PALM, BETTY, dec'd.**

Late of 527 E. Walnut Street,

Borough of Kutztown.

Executor: JAMES A. PALM,

c/o ATTORNEY: ANDREW S. GEORGE,

ESQ.,

KOZLOFF STOUDT,

2640 Westview Drive,

Wyomissing, PA 19610

**REPPERT, SARA J., dec'd.**

Late of 513 Linden Street,

Leesport, Tilden Township.

Executor: DANIEL A. REPPERT,

c/o ATTORNEY: BRIAN F. BOLAND,

ESQ.,

KOZLOFF STOUDT,

2640 Westview Drive,

Wyomissing, PA 19610

**SCHMIDT, JANE G., dec'd.**

Late of 24 Beechwood Drive,

Exeter Township.

Executrix: PAMELA S. JANDA,

c/o ATTORNEY: BRIAN F. BOLAND,

ESQ.,

KOZLOFF STOUDT,

2640 Westview Drive,

Wyomissing, PA 19610

**SCIBILIA, FRANK also known as****SCIBILIA, FRANK, SR. and****SCIBILIA, FRANCESCO, dec'd.**

Late of 308 Old Lancaster Pike,

Cumru Township.

Executor: FRANK SCIBILIA,

c/o ATTORNEY: SUSAN N. DENARO,

ESQ.,

GEORGEADIS SETLEY,

Four Park Plaza, Second Floor,

Wyomissing, PA 19610

**SEAMAN, THEODORA M. also known as****SEAMAN, THEODORA, dec'd.**

Late of 205 Tobias Road,

Penn Township.

Executor: THEODORE TODD SEAMAN,

1736 Ramich Road,

Temple, PA 19560.

ATTORNEY: LAWRENCE J.

VALERIANO, JR., ESQ.,

HARTMAN VALERIANO MAGOVERN &amp;

LUTZ, P.C.,

1025 Berkshire Boulevard, Suite 700,

P.O. Box 5828,

Wyomissing, PA 19610

**SEASOCK, FLORENCE P., dec'd.**

Late of 2900 Lawn Terrace,

Borough of Laureldale.

Executors: EDWARD J. SEASOCK, JR.,

84 Texter Mountain Road

Wernersville, PA, 19565 and

JACQUELINE A. EBERSTEIN,

12117 Kershaw Place,

Glen Allen, VA 23059.

ATTORNEY: MICHAEL J. GOMBAR, JR.,

ESQ.,

MASANO BRADLEY, LLP,

1100 Berkshire Boulevard, Suite 201,

Wyomissing, PA 19610

**SPANGLER, JAMES C., dec'd.**

Late of 613 Park Avenue,

City of Reading.

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Administratrix: CYNTHIA M. HOUSTON,  
c/o ATTORNEY: SUSAN N. DENARO,  
ESQ.,

GEORGEADIS SETLEY,  
Four Park Plaza, Second Floor,  
Wyomissing, PA 19610

**SPIRELIS, GEORGE M., dec'd.**

Late of 224 West Neversink Road,  
Executrix: GAYLE BUJNOVSKY,  
224 West Neversink Road,  
Reading, PA 19606.

ATTORNEY: ROBERT D.  
KATZENMOYER, ESQ.,  
2309 Perkiomen Avenue,  
Reading, PA 19606

**STAMM, BETTY S., dec'd.**

Late of 2000 Cambridge Avenue,  
Borough of Wyomissing,  
Executor: ROBERT J. STAMM,  
8 Crane Drive,  
Marlton, NJ 08053.

ATTORNEY: C. THOMAS WORK, ESQ.,  
STEVENS & LEE,  
111 N. Sixth Street,  
P.O. Box 679,  
Reading, PA 19603-0679

**STONER, ANNA MARIE L., dec'd.**

Late of Exeter Township.  
Executor: TODD C. STONER,  
4515 Prestwick Dr.,  
Reading, PA 19606.

ATTORNEY: RICHARD L.  
GESCHWINDT, ESQ.,  
203 East Noble Avenue,  
Shoemakersville, PA 19555

**STRAUSE, MARIE T., dec'd.**

Late of Spring Township.  
Executor: LAVON HEFT,  
234 E. Main Avenue,  
Myerstown, PA 17067.

ATTORNEY: WILLIAM H. STURM, JR.,  
ESQ.,  
STEINER & SANDOE ATTORNEYS AT  
LAW, LLC,  
36 West Main Avenue,  
Myerstown, PA 17067

**WEIGLEY, IRA F., dec'd.**

Late of Borough of Wernersville.  
Executor: JAMES I. WEIGLEY,  
5600 Wisconsin Avenue, Apt. 1609,  
Chevy Chase, MD 20815.

ATTORNEY: ELIZABETH ROBERTS  
FIORINI, ESQ.,  
Fiorini Law, P.C.,  
1150 W. Penn Avenue,  
Womelsdorf, PA 19567

**YEN, MIN-SHI, dec'd.**

Late of Borough of West Reading.  
Executor: JOSEPH MACERI,  
723 Penn Avenue,  
West Reading, PA 19611

**Second Publication****BORTZ, JAMES L., dec'd.**

Late of 1014 Rhodora Ave.,  
Muhlenberg Township.  
Executor: THOMAS BORTZ,  
2810 St. Albans Dr.,  
Sinking Spring, PA 19608.  
ATTORNEY: KEVIN A. MOORE, ESQ.,  
LEISAWITZ HELLER ABRAMOWITZ  
PHILLIPS, P.C.,  
2755 Century Boulevard,  
Wyomissing, PA 19610

**BUCHANAN, ELIZABETH E. also known as****BUCHANAN, ELIZABETH EVANS, dec'd.**

Late of 411 Lawrence Avenue,  
Spring Township.  
Executrix: KATHARINE C. DIANNA,  
25 Sabrina Street,  
Wernersville, PA 19565.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
RRS LEGAL, LLC,  
627 North Fourth Street,  
P.O. Box 902,  
Reading, PA 19603

**CASTNER, JOYCE L. also known as****CASTNER, JOYCE LEE, dec'd.**

Late of Borough of Laureldale.  
Administrator: MICHAEL P. CASTNER,  
18 Homestead Drive,  
Leesport, PA 19533.  
ATTORNEY: VICTORIA A. GALLEN  
SCHUTT, ESQ.,  
RRS LEGAL, LLC,  
627 North Fourth Street,  
P.O. Box 902,  
Reading, PA 19603

**GAMLER, ARTHUR JOHN also known as****GAMLER, ARTHUR J., dec'd.**

Late of 1152 Ben Franklin Hwy., Apt. 110  
Douglassville, Amity Township.  
Executors: DIANE SCHAEFFER and  
DAVID GAMLER.

c/o ATTORNEY: BRIAN F. BOLAND,  
ESQ.,  
KOZLOFF STOUTD,  
2640 Westview Drive,  
Wyomissing, PA 19610

**GREEN, MILDRED B. also known as****GREEN, MILDRED ARLENE, dec'd.**

Late of 503 W. 4th Street,  
Borough of Birdsboro.  
Executrix: LINDA J. GREEN,  
503 W. 4th Street,  
Birdsboro, PA 19508.  
ATTORNEY: MICHAEL J. GOMBAR, JR.,  
ESQ.,

MASANO BRADLEY, LLP,  
1100 Berkshire Boulevard, Suite 201,  
Wyomissing, PA 19610

**LANTZ, MARTHA M., dec'd.**

Late of 231 Swamp Road,  
Morgantown, Caernarvon Township.  
Executor: MERLE E. LANTZ,  
2518 North Farragut Avenue,

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Colorado Springs, CO 80907.  
 ATTORNEY: CHARLES H. RIECK, IV,  
 ESQ.,  
 Blakinger Thomas, PC,  
 28 Penn Square,  
 Lancaster, PA 17603

**LUDWIG, NORA A. also known as  
 LUDWIG, NORA ALICE, dec'd.**

Late of Borough of Mt. Penn.  
 Executor: LARRY L. LUDWIG,  
 712 Tamarack Trail,  
 Reading, PA 19607.  
 ATTORNEY: SEAN J. O'BRIEN, ESQ.,  
 MOGEL, SPEIDEL, BOBB &  
 KERSHNER,

520 Walnut Street,  
 Reading, PA 19601-3406

**MARTIN, M. JOYCE, dec'd.**

Late of 40 Walnut Street,  
 Borough of Mohnton.  
 Executors: MICHAEL K. MARTIN and  
 JEFFREY R. MARTIN and  
 WINIFRED MORAN SEBASTIAN,  
 EQUIRE,  
 P.O. Box 381,  
 Oxford, PA 19363.

ATTORNEY: WINIFRED MORAN  
 SEBASTIAN, ESQ.,  
 McMichael, Heiney & Sebastian, LLC,  
 P.O. Box 381,  
 Oxford, PA 19363

**PATTI, HENRIETTA J., dec'd.**

Late of 1 Reading Drive, Apt. 351,  
 Borough of Wernersville.  
 Executor: DAVID W. PATTI,  
 101 Fairway Drive,  
 Wernersville, PA 19565

**SHANK, JOSEPHINE, dec'd.**

Late of 708 Square St., Mount Joy.  
 Executrices: DONNA STOUTD,  
 1244 Schwanger Rd.,  
 Mount Joy, PA 17552 and  
 DIANA PALACIOS,  
 1815 Habecker Rd.,  
 Columbia, PA 17512.  
 ATTORNEY: KEVIN A. MOORE, ESQ.,  
 LEISAWITZ HELLER ABRAMOWITZ  
 PHILLIPS, P.C.,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610

**SPEICHER, MABEL G., dec'd.**

Late of 1011 Berks Rd.,  
 Bern Township.  
 Executor: RICK L. SPEICHER,  
 115 Coventry Lane,  
 Wyomissing, PA 19610.  
 ATTORNEY: WILLIAM R. BLUMER,  
 ESQ.,  
 LEISAWITZ HELLER ABRAMOWITZ  
 PHILLIPS, P.C.,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610

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

Late of 16 Bare Avenue,

Cumru Township.  
 Executor: TERRY L. STEFFY,  
 c/o Susan N. Denaro, Esquire,  
 Georgeadis Setley,  
 4 Park Plaza, 2nd Floor,  
 Wyomissing, PA 19610.  
 ATTORNEY: SUSAN N. DENARO, ESQ.,  
 GEORGEADIS SETLEY,  
 Four Park Plaza, Second Floor,  
 Wyomissing, PA 19610

**Third and Final Publication**

**BAILEY, THELMA H., dec'd.**

Late of 1 South Home Avenue,  
 Borough of Topton.  
 Administratrix: WENDY J. ASHBY, ESQ.,  
 314 West Broad Street, Suite 118,  
 Quakertown, PA 18951.

**BINSFELD, JOYCE L., dec'd.**

Late of Amity Township.  
 Executor: BRADLEY B. BINSFELD, SR.,  
 c/o ATTORNEY: JESSICA R. GRATER,  
 ESQ.,  
 WOLF, BALDWIN & ASSOCIATES, P.C.,  
 P.O. Box 444,  
 Pottstown, PA 19464

**BOYER, DIANE MARTHA, dec'd.**

Late of 2125 Elizabeth Avenue,  
 Muhlenberg Township.  
 Executor: BRUCE A. KEMMERER,  
 4608 Wentzel Avenue,  
 Temple, PA 19560.

**COLEMAN, JUSTINE M., dec'd.**

Late of Borough of West Reading.  
 Executor: KEVIN P. COLEMAN,  
 5 Ark Place,  
 South Huntington, New York 11746.  
 ATTORNEY: MICHAEL D. DAUTRICH,  
 ESQ.,  
 526 Court Street,  
 Reading, PA 19601

**DAY, MICHAEL P., dec'd.**

Late of Hereford Township.  
 Executrix: DANIELLE M. KATES,  
 c/o NORRIS McLAUGHLIN, P.A.,  
 570 Main Street,  
 Pennsburg, PA 18073.  
 ATTORNEY: MICHELLE M. FORSELL,  
 ESQ.,  
 Norris McLaughlin, P.A.,  
 570 Main Street,  
 Pennsburg, PA 18073

**DIAMOND ALBERT, dec'd.**

Late of Exeter Township.  
 Executor: CHARLES I. DIAMOND,  
 9 Valley Drive,  
 Birdsboro, PA 19508.  
 ATTORNEY: WILLIAM R. BLUMER,  
 ESQ.,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610-3346

**EPPHIMER, CLIFFORD A. also known as  
 EPPHIMER, CLIFFORD ALLEN,  
 dec'd.**

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Late of 1152 Ben Franklin Highway,  
Douglassville, Amity Township.  
Executor: DONALD C. EPPHIMER,  
c/o ATTORNEY: BRIAN F. BOLAND,  
ESQ.,  
KOZLOFF STOUTD,  
2640 Westview Drive,  
Wyomissing, PA 19610

**FLETCHER, BARBARA A., dec'd.**

Late of 23 Octagon Avenue,  
Spring Township.  
Executrix: SUSAN L. HEISEY,  
3845 Pricetown Road,  
Fleetwood, PA 19522.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
RRS LEGAL, LLC,  
627 North Fourth Street,  
P.O. Box 902,  
Reading, PA 19603

**FREEMAN, DOROTHY M., dec'd.**

Late of 4131 Four Points Road,  
Bethel.  
Executrices: VALERIE J. AMIOT and  
BRENDA L. MCABEE,  
34 Trophy Drive,  
Pine Grove, PA 17963.  
ATTORNEY: JAMES P. WALLBILLICH,  
ESQ.,  
Law Office of James P. Wallbillich, LLC,  
330 W. Market Street, Suite 2,  
Pottsville, PA 17901

**GIARDIELLO, ANNA C., dec'd.**

Late of Borough of Wyomissing.  
Executrix: JANET C. CLEMMER,  
20 S. Summit Ave., Apt. 821,  
Shillington, PA 19607.  
ATTORNEY: JEFFREY C. KARVER,  
ESQ.,  
BOYD & KARVER, P.C.,  
7 East Philadelphia Avenue,  
Boyertown, PA 19512

**GIATRAS, ROSALYN ANN, dec'd.**

Late of 487 Walnuttown Road,  
Ruscombmanor Township.  
Executor: DAVID J. GIATRAS,  
3196 Plow Road,  
Mohnton, PA 19540.  
ATTORNEY: GARY LEWIS, ESQ.,  
Lewis McIntosh & Teare, LLC,  
372 N. Lewis Road,  
Royersford, PA 19468

**HECKMAN, PAUL B., dec'd.**

Late of Windsor Township.  
Executrices: BARBARA A. KUTZ and  
BRENDA RAMICH,  
c/o Antanavage Farbiarz, PLLC,  
64 N. 4th Street,  
Hamburg, PA 19526.  
ATTORNEY: RUSSELL E. FARBIARZ,  
ESQ.,  
ANTANAVAGE FARBIARZ, PLLC,  
64 N. 4th Street,  
Hamburg, PA 19526

**JEFFERIS, MARCIA B. also known as****JEFFERIS, MARCIA ALMA BARD, dec'd.**

Late of Spring Township.  
Executor: PAUL GRIER R. JEFFERIS, III,  
c/o Gregory R. Young, Esquire,  
Barley Snyder, LLP,  
50 North Fifth Street, Second Floor,  
P.O. Box 942,  
Reading, PA 19603-0942.  
ATTORNEY: GREGORY R. YOUNG,  
ESQ.,  
BARLEY SNYDER LLP,  
50 N. 5th Street, 2nd Fl.,  
P.O. Box 942,  
Reading, PA 19603-0942

**KAUFFMAN, JEFFREY L., dec'd.**

Late of 4403 Kutztown Road,  
Muhlenberg Township.  
Executrix: DANIELLE J. KAUFFMAN,  
c/o Susan N. Denaro, Esquire,  
Georgeadis Setley,  
4 Park Plaza, 2nd Floor,  
Wyomissing, PA 19610.  
ATTORNEY: SUSAN N. DENARO, ESQ.,  
GEORGEADIS SETLEY,  
Four Park Plaza, Second Floor,  
Wyomissing, PA 19610

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

Late of Maidencreek Township.  
Executrix: DIANNA L. PAGAN,  
2701 Orchard View Road,  
Reading, PA 19606.  
ATTORNEY: WILLIAM R. BLUMER,  
ESQ.,  
LEISAWITZ HELLER ABRAMOWITZ  
PHILLIPS, P.C.,  
2755 Century Boulevard,  
Wyomissing, PA 19610

**MCGOWAN, SHILREY M., dec'd.**

Late of 603 S. 7th St.,  
Borough of Hamburg,  
Executrices: PATRICIA A. TRUBILLA,  
664 S. Crescent Ave.,  
Hamburg, PA 19526 and  
DENISE M. MCGOWAN,  
603 S. 7th St.,  
Hamburg, PA 19526.  
ATTORNEY: RUSSELL E. FARBIARZ,  
ESQ.,  
ANTANAVAGE FARBIARZ, PLLC,  
64 N. 4th Street,  
Hamburg, PA 19526-1508

**MURDOCK, HELEN E., dec'd.**

Late of Longswamp Township.  
Executrix: SUSAN L. SMITH,  
c/o Gregory R. Young, Esquire,  
Barley Snyder LLP,  
50 North Fifth Street, Second Floor,  
P.O. Box 942,  
Reading, PA 19603-0942.  
ATTORNEY: GREGORY R. YOUNG,  
ESQ.,  
BARLEY SNYDER LLP,  
50 N. 5th Street, 2nd Fl.,

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P.O. Box 942,  
Reading, PA 19603-0942

**RADFORD, WINSTON C., III also known as****RADFORD, PETE, dec'd.**

Late of 105 Old Mountain Road,  
Bethel.

Executrix: CAROL J. SWIEDER,  
c/o Waldman Law Group, PC,  
501 N. Park Road,  
Wyomissing, PA 19610.

ATTORNEY: JAY W. WALDMAN, ESQ.,  
WALDMAN LAW GROUP, P.C.,

501 N. Park Road,  
Wyomissing, PA 19610

**REED, JANICE L., dec'd.**

Late of 1321 Golf Course Road,  
Robeson Township.

Executrix: RITA L. HADDOCK,  
1321 Golf Course Road,  
Birdsboro, PA 19508.

ATTORNEY: TERRY D. WEILER, ESQ.,  
1136 Penn Avenue,  
Wyomissing, PA 19610

**SCHOOLS, FLORETTA L., dec'd.**

Late of 10 Tranquility Lane,  
Cumru Township.

Executor: WILLIAM H. SCHOOLS,  
c/o Andrew S. George, Esq.,  
Kozloff Stoudt,

2640 Westview Drive,  
Wyomissing PA 19610.

**WELLER, DOLORES A., dec'd.**

Late of Oley Township.

Executrix: SHARON L. WELLER,  
468 Bertolet Mill Road,  
Oley, PA 19547.

ATTORNEY: THOMAS D. LEIDY, ESQ.,  
42 East Third Street,  
Boyertown, PA 19512

**YOUSE, REBECCA ANN, dec'd.**

Late of 17 Antietam Road,  
Alsace Township.

Executrix: CHELISEY L. HORBACZEK,  
815 Elizabeth Avenue,  
Reading, PA 19605.

ATTORNEY: ERIC L. B. STRAHN, ESQ.,  
STRAHN LAW OFFICES, P.C.,  
5341 Perkiomen Avenue,  
Reading, PA 19606

**FICTITIOUS NAME**

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

**Festivals of Music** with its principal place of business at 1784 W. Schuylkill Rd., Douglassville, PA 19158-9100.

The name and address of the person owning or interested in said business is: EPN Travel Services, Inc., 1784 W. Schuylkill Rd., Douglassville, PA 19158-9100.

The application was Filed on June 4, 2019.

Purpose: Music festival production.

**L & S Appliance Service & Repair** with its principal place of business at 310 Parkview Ave., Reading, PA 19606.

The name and address of the person owning or interested in said business is: LeRoy Haas, 310 Parkview Ave., Reading, PA 19606.

The application was Filed on June 4, 2019.

**LeRoy Haas**

310 Parkview Avenue  
Reading, PA 19606

**Music in the Parks** with its principal place of business at 1784 W. Schuylkill Rd., Douglassville, PA 19158-9100.

The name and address of the person owning or interested in said business is: EPN Travel Services, Inc., 1784 W. Schuylkill Rd., Douglassville, PA 19158-9100.

The application was Filed on June 4, 2019.

Purpose: Music festival production.

**Roman Auto Sales** with its principal place of business at 4050 Conrad Weiser Pkwy, Womelsdorf, PA 19567.

The name and address of the person owning or interested in said business is: Juan P. Roman, 1426 Schuylkill Ave., Reading, PA 19601.

The application was Filed on April 29, 2019.

**MISCELLANEOUS**

Sealed proposals will be received by the City of Reading until 3:00 P.M., prevailing time, on June 26, 2019, in the Office of the Purchasing Coordinator, 815 Washington Street, Room 2-45, Reading, PA 19601 for the purpose of retaining an Independent Legal Counsel, who is a licensed attorney, who shall be responsible for specifically representing City Council when the City Solicitor has made a determination that there is a conflict between council and the mayor and/ or when the City Solicitor and Assistant Solicitors have determined they are unable to provide legal services for Council due to a conflict.

Specifications for the above work can be obtained online at [www.readingpa.gov](http://www.readingpa.gov).

The City of Reading reserves the right to accept or reject any and all bids, and to accept or reject any part of a bid that may not be in the best interest of the public.

06/13/2019

TAMMI REINHART  
Purchasing Coordinator

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New York, as successor in interest to JPMorgan Chase Bank, as Trustee for Centex Home Equity Loan Trust 2002-D the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.

**SALE OF REAL ESTATE**

COURT OF COMMON PLEAS  
CIVIL DIVISION  
BERKS COUNTY  
NO: 16-14637

SHAPIRO & DeNARDO, LLC  
BY: CHRISTOPHER A. DeNARDO, PA I.D.  
NO. 78447

KRISTEN D. LITTLE, PA I.D. NO. 79992  
KEVIN S. FRANKEL, PA I.D. NO. 318323  
MICHELLE L. McGOWAN, PA I.D. NO.  
62414

LESLIE J. RASE, PA I.D. NO. 58365  
ALISON H. TULIO, PA I.D. NO. 87075  
KATHERINE M. WOLF, PA I.D. NO. 314307  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
S&D FILE NO. 16-053067

The Bank of New York Mellon f/k/a The Bank of New York, as successor in interest to JPMorgan Chase Bank, as Trustee for Centex Home Equity Loan Trust 2002-D, PLAINTIFF  
VS.

Cheryl L. Care and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Elsie M. Care, deceased and Robert A. Care, Individually and as Known Heir of Elsie M. Care, deceased and United States of America, Department of the Treasury-Internal Revenue Service, DEFENDANTS

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: United States of America, Department of the Treasury-Internal Revenue Service, 615 Chestnut Street, Suite 1250, Philadelphia, PA 19106

Your house (real estate) at: 204 Dickinson Drive, Reading, PA 19605, 27439803030625, is scheduled to be sold at Sheriff's Sale on September 6, 2019 at:

Berks County Sheriff's Office, Court Room #3, 3rd Floor, 633 Court Street, Reading, PA 19601, at 10:00 A.M. to enforce the court judgment of \$197,226.31 obtained by The Bank of New York Mellon f/k/a The Bank of New York, as successor in interest to JPMorgan Chase Bank, as Trustee for Centex Home Equity Loan Trust 2002-D against you.

**NOTICE OF OWNER'S RIGHTS YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay back to The Bank of New York Mellon f/k/a The Bank of

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may be able to stop the sale through other legal proceedings.

4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two of how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (610) 278-6800.

6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call 610-478-6240.

8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.

11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

Berks County Bar Association  
544 Court Street

06/13/2019

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P.O. Box 1058  
 Reading, PA 19603  
 610-375-4591

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

ALL THAT CERTAIN parcel of ground situate on the Western side of Dickinson Street (53 feet wide) in Bern Township, Berks County, Pennsylvania being Lot No. 15 of a subdivision known as "Van Reed Estates", prepared by Robert B. Ludgate and Associates, Plan #E4046A, dated April 23, 1980 (approved by the Bern Township Supervisors and a portion recorded in Plan Book Volume 115, Page 19, and a portion recorded in Plan Book Volume 134, Page 25, Berks County Records) and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Western right-of-way line of Dickinson Drive (53 feet wide) and in line of lands of Raymond F. Lash and Alice S. Lash, his wife; thence along lands of Lash and the Southern side of a gravel drive, North 77 degrees 40 minutes 5 seconds West 393.63 feet to a point, a corner of Lot #14, thence along Lot #14, North 07 degrees 38 minutes 14 seconds East, 171.97 feet to a point, a corner of Lot #16, South 77 degrees 12 minutes 43 seconds East, 393.90 feet to a point on the Western right-of-way line of Dickinson Drive, South 07 degrees 38 minutes 14 seconds West, 168.82 feet to a point, the place of BEGINNING.

BEING Parcel #27 4398-03-03-0625

BEING THE SAME PREMISES which Elsie M. Care and Robert A. Care, by Deed Dated 8/30/2002 and Recorded 9/25/2002, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 3607, Page 2136, granted and conveyed unto Elsie M. Care, Robert A. Care, and Cheryl L. Care.

AND the said Elsie M. Care, hereby departed this life on or about December 19, 2011.

Sunbury, PA 17801  
**Trustee:** Karl Strause  
 55 Hickory Circle  
 Ithaca, NY 14850 and  
**Trustee:** LaVon Heft  
 234 E. Main Avenue  
 Myerstown, PA 17067  
**Attorney:** William H. Sturm, Esq.  
 Steiner & Sandoe  
 36 West Main Avenue  
 Myerstown, PA 17067  
**Second Publication**

**NOTICE OF TRUST ADMINISTRATION**

Ruth E. Hertzog Family Trust, of Topton, Berks County, Pennsylvania.

This revocable trust is being administered by the undersigned, who requests that all persons having claims or demands against the Trust make known the same, and all persons indebted to said Trust and Trustee are requested to make payment in full, without delay, to:

Trustee: Sandra A. Miller  
 c/o Jon A. Swartz, Esquire  
 7736 Main Street  
 Fogelsville, PA 18051  
 Attorney: Jon A. Swartz, Esquire  
 7736 Main Street  
 Fogelsville, PA 18051

**TRUST NOTICES**

**First Publication**

**LEON G. STRAUSE AND MARIE T. STRAUSE LIVING TRUST**

MARIE T. STRAUSE, Late of Township of Spring, Berks County, PA

All persons having claims or demands against the Leon G. Strause and Marie T. Strause Living Trust, are to make known the same and all persons indebted to the decedent to make payment without delay to:

**Trustee:** Francis G. Strause  
 195 Hallowing Run Road