

LEGAL NOTICES

SHERIFF'S SALES

*By virtue of various executions issued out of the Court of Common Pleas of Berks County, Pa. to me directed there will be sold at Public Vendue or Outcry, on **September 11, 2015** 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. 08-11623

Judgment Amount: \$243,624.29

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Lower Heidelberg Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of Green Valley Estates, Phase V, drawn by Land Service Company, dated June 15, 1995 and last revised April 26, 1996, said Plan recorded in Berks County in Plan Book 216, Page 5, as follows, to wit:

BEGINNING at a point of reverse curve on the Northeasterly side of Ventorr Avenue (54.00 feet wide) said point being the arc distance of 14.90 feet measured along the arc of a circle curving to the right having a radius of 10.00 feet from a point of curve on the Northwesterly side of Virginia Avenue (54.00 feet wide), thence extending from said point of beginning along the Northeasterly side of Ventorr Avenue the two following courses and distances, (1) Northwestwardly along the arc of a circle curving to the left having a radius of 777.00 feet and an arc distance of 111.29 feet to a point of compound curve, Northwestwardly along the arc of a circle curving to the left having a radius of 723.00 feet and an arc distance of 60.51 feet to a point being a corner of Lot No. 285 on said Plan, thence extending along same and partly along Lot No. 286 on said Plan, North 25 degrees 30 minutes 00 seconds East 119.80 feet to a point being a corner of Lot No. 299 on said Plan, thence extending along same South 70 degrees 30 minutes 00 seconds East 165.82 feet to a point on the Northwesterly side of Virginia Avenue, thence extending along same South 19 degrees 30 minutes 00 seconds West 78.54 feet to a point of curve, thence leaving said Virginia Avenue Southwestwardly along the arc of a circle curving to the right having a radius of 10.00 feet and the arc distance of 14.90 feet to the first mentioned point and place of BEGINNING.

BEING Lot No 300 as shown on the abovementioned Plan

TITLE TO SAID PREMISES IS VESTED IN William R. Kline, by Deed from William R. Kline and Caren L. Kline, dated 04/27/2006, recorded 06/02/2006 in Book 4891, Page 329.

BEING KNOWN AS 8 Virginia Avenue, Reading, PA 19608-9370.

Residential property

TAX PARCEL NO. 49-4376-0888-5701

TAX ACCOUNT: 49000848

SEE Deed Book 4891 Page 329

To be sold as the property of William R. Kline.

No. 09-13846

Judgment Amount: \$287,203.44

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Amity Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of Lenape Farms, Section 1, drawn by Gibbons & Vitillo, Inc., Professional Engineers, dated August 9, 1990 and revised November 19, 1990, said Plan recorded in Berks County in Plan Book 194, Page 28, as follows, to wit:

BEGINNING at a point on the southern side of Mimosa Circle, said point being a corner in common with Lot No. 19 as shown on said plan; thence along same, South 27 degrees 12 minutes 58 seconds East 297.81 feet to a point in line of Lot No. 15 as shown on the plan of 'Amity Gardens Addition III, Part 4', said plan being recorded in Plan Book Volume 67, Page 34, Berks County Records; thence along the same and along Lot No. 16 as shown on the same plan, South 45 degrees 47 minutes 01 second West 225.05 feet to a point a corner in common with Lot No. 17 as shown on the plan of 'Lenape Farms Section 1' aforesaid; thence along the same, North 09 degrees 52 minutes 39 seconds West 389.33 feet to a point on the southern side of Mimosa Circle aforesaid; thence along the same, the two (2) following courses and distances, viz: (1) along the arc of a 176.50 feet radius curve to the left having a central angle of 17 degrees 20 minutes 19 seconds and an arc length of 53.41 feet to a point; (2) North 62 degrees 47 minutes 02 seconds East 46.59 feet to the point and place of beginning.

CONTAINING 50,685 square feet of land.

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

TITLE TO SAID PREMISES IS VESTED IN Franklin W. Starkey, Jr. and Rita R. Starkey, h/w, by Deed from Tri-County Properties, Inc., a Pennsylvania Corporation, dated 10/31/1995, recorded 12/01/1999 in Book 3149, Page 2046.

BEING KNOWN AS 9 Mimosa Circle, Douglassville, PA 19518-1247.

Residential property

08/20/2015

TAX PARCEL NO. 24-5364-06-49-2539

TAX ACCOUNT: 24000192

SEE Deed Book 3149 Page 2046

To be sold as the property of Franklin W. Starkey, Jr., Rita R. Starkey.

No. 10-10540

Judgment Amount: \$264,973.93

Attorney: Robert W. Williams, Esquire

ALL THAT CERTAIN, lot or piece of ground situate in Exeter Township, Berks County, Pennsylvania, bounded and described according to a final plan of Valley Ridge Farms recorded in Plan Book 220, Page 398, Berks County Records as follows:

BEGINNING AT A POINT on the southwest side of Hillside Road, 60 feet wide, a corner in common with Lot 20 on the abovementioned plan; thence extending southeasterly along the southwest side of Hillside Road along the arc of a circle curving to the left having a radius of 330.00 feet an arc distance of 51.19 feet to a point on a curve connecting the southwest side of Hillside Road with the northwest side of a Paper Road 54 feet wide shown on the above-mentioned plan; 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 43.42 feet to a point on the northwest side of said Paper Road South 32 degrees 17 feet 00 inches West a distance of 97.05 feet to a point on line of lands now or late of Pheasant Associates; thence along lands North 57 degrees 44 feet 05 inches West a distance of 115.63 feet to a point, a corner in common with the aforementioned Lot 20; thence along Lot 20 North 48 degrees 14 feet 50 inches East a distance of 142.59 feet to a point on the southwest side of Hillside Road the place of beginning.

TITLE TO SAID PREMISES vested in Rowland H. Days, Jr., and Kathleen Schilling-Days, husband and wife, by Deed from Forino Developers Co., a PA Corp. dated 03/22/1999 and recorded 03/31/1999 in the Berks County Recorder of Deeds in Book 3058, Page 1375.

BEING KNOWN AS 4386 Hillside Road, Reading, PA 19606

TAX PARCEL NUMBER: 43-5325-06-48-5614

To be sold as the property of Kathleen Schilling-Days

No. 10-12370

Judgment Amount: \$74,485.12

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel of ground located along the northerly side of Lori Lane in Longswamp Township, Berks County and Commonwealth of Pennsylvania being known as Lot #28 of Fox Meadows Subdivision, recorded in Volume 164, Page 8, bounded and described as follows, to wit:

Vol. 107, Issue 47

BEGINNING at a corner, said corner being located the two following courses and distances from the intersection of the easterly property line of Kurt Drive(extended) with the northerly property line of Lori Lane (extended):

(1.) North 83 degrees 49' 00" East 272.00 feet to a point;

(2.) Along a curve to the right having a radius of 252.00 feet for an arc distance of 32.06 feet to a corner;

THENCE, along the easterly property line of Lot #29 of Fox Meadows, North 1 degree 06' 22" East, 225.96 feet to a corner;

THENCE, along the southerly property line of lands of Alvin S. Zimmerman; North 80 degrees, 56' 40" East, 225.82 feet to a corner;

THENCE, along the easterly property line of Lot #27 of Fox Meadows, South 26 degrees 34' 15" West, 326.90 feet to a corner located along the northerly property line of Lori Lane;

THENCE, along the same, following a curve to the left having a radius of 252.00 feet for an arc distance of 112.00 feet to the place of BEGINNING.

CONTAINING 1.0413 acres of land.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 132 Lori Lane, Mertztown, PA 19539

TAX PARCEL #59547301386794

ACCOUNT: 59070400

SEE Deed Book 3113, Page 2039

Sold as the property of: Diane M. Rohrbach

No. 10-18405

Judgment Amount: \$144,281.59

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground upon which the same is erected, situate on the North side of Girard Avenue, being No. 17, between Kutztown Road and Pennsylvania Avenue, in the Village of Hyde Park, Township of Muhlenberg, County of Berks and State of Pennsylvania, comprising the Eastern ten feet (10 feet) of Lot No. 79, the full twenty feet (20 feet) of Lot No. 80 and the Western fourteen feet (14 feet) of Lot No. 81, on a Plan of Building Lots laid out by J. Henry Miller and recorded in Plan Book Volume 5A, Page 21, Berks County Records and being more fully bounded and described as follows, to wit:

ON the East by the residue portion of Lot No. 81, property now or late of Clarence B. Hassler;

ON the South by Girard Avenue;

ON the West by the residue portion of Lot No. 79, property now or late of John Henry Miller Estate; and

ON the North by an eight feet (8 feet) wide alley.

CONTAINING in front along Girard Avenue forty-four feet (44 feet) and in depth of equal

08/20/2015

width ninety feet (90 feet).

BEING KNOWN AS 17 Girard Avenue,
Reading, PA 19605-3107.

Residential property

TITLE TO SAID PREMISES IS VESTED
IN Julio Alejandro Marcos Trochez and Carla
Briceno, h/w, by Deed from Ronald C. Houck,
dated 06/30/2009, recorded 07/01/2009 in
Instrument Number 2009030916.

TAX PARCEL NO. 66530812965223

TAX ACCOUNT: 662820000

SEE Deed Instrument #2009030916

To be sold as the property of Julio Alejandro
Marcos Trochez, Carla Briceno.

No. 10-18606

Judgment Amount: \$287,817.19

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of land
situate in Amity Township, Berks County,
Pennsylvania, bounded and described according
to a Final Plan of Highmeadow Estates, Phase
1, drawn by Brinjac Engineering, Inc., dated
January 6, 2003, said Plan recorded in Berks
County in Plan Book 268, Page 87, as follows,
to wit:

BEGINNING at a point the Westerly side
of Peach Blossom Drive, a corner of Lot 69;
thence along said drive, North 09 degrees 05
minutes 10 seconds East, 130.00 feet to a point,
a corner of Lot 71; thence along same, North
80 degrees 54 minutes 50 seconds West, 145.00
feet to a point in line of Lot 57; thence along
same and Lot 58, South 09 degrees 05 minutes
10 seconds West, 130.00 feet to a point, a corner
of Lot 69; thence along same, South 80 degrees
54 minutes 50 seconds East, 145.00 feet to the
place of beginning.

TITLE TO SAID PREMISES IS VESTED IN
Theodore J. Busch, Jr., by Deed from Heritage-
High Meadow, L.P., dated 04/07/2006, recorded
04/18/2006 in Book 4854, Page 1599.

BEING KNOWN AS 5028 Peach Blossom
Drive, Douglassville, PA 19518-1328.

Residential property

TAX PARCEL NO. 24-5365-20-71-5421

TAX ACCOUNT: 24001989

SEE Deed Book 4854 Page 1599

To be sold as the property of Theodore I.
Busch, Jr.

No. 11-13750

Judgment Amount: \$3,395.93

Attorney: James R. Wood, Esquire

ALL THAT CERTAIN tract or parcel of land,
upon which is erected a one (1) story dwelling,
situate in the Township of Hereford, County of
Berks, Commonwealth of Pennsylvania, bounded
and described as follows wit:

BEGINNING at a P.K. nail at or near the
center of a public township road known as T-916

Vol. 107, Issue 47

leading between Harlem and Legislative Route
06014 said P.K. nail marking the southeasterly
corner of lands of Richard Fenstermacher
and being also in line of lands of Herman
Fenstermacher; thence leaving the said T-916
and along said lands of Richard Fenstermacher
North sixteen degrees forty-six minutes West
(N. 16° 46' W.) one hundred forty-four and
twenty-nine hundredths feet (144.29') to an iron
pin; thence along other lands of Paul C. Hilbert
(of which the herein described premises was
formerly a part) the following two (2) courses
and distances namely, (1) North seventy-six
degrees two minutes East (N. 76° 02' E.) two
hundred feet (200.0') to an iron pin; (2) South
sixteen degrees forty-six minutes East (S. 16°
46' E.) one hundred forty-four and twenty-nine
hundredths feet (144.29') to a P.K. nail at or near
the center of the aforementioned T-916 and also
in line of land of Charles Fritch; thence in and
along the center of T-916 and along said lands
of Charles Fritch and partly along the aforesaid
lands of Herman Fenstermacher South seventy-
six degrees two minutes West (S. 76° 02' W.) two
hundred feet (200.0') to the P.K. nail the point or
place of beginning.

CONTAINING 0.662 Acres, more or less.

TAX PARCEL NO. 52-5491-02-55-3734

PROPERTY ADDRESS: 255 Old Mill Road,
Hereford Township, Pennsylvania

To be sold as the property of Lester S.
Kemmerer and Lanette A. Kemmerer

No. 11-23800

Judgment Amount: \$82,083.60

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-storied brick
dwelling house and lot or piece of ground, situate
on the West side of South 17-1/2 Street, between
Cotton Street and Fairview Streets in the City of
Reading, County of Berks and Commonwealth
of Pennsylvania, being No. 532 bounded and
follows to wit:

ON the East by said South 17-1/2 Street;

ON the South by property now or late of
Jeremiah K. Grant;

ON the West by a 10 feet wide alley; and

ON the North by property now or late of
Amelia R. Haag.

CONTAINING in front, North and South, on
said 17-1/2 Street, twelve feet six inches, more
or less in width and in depth East and West, of
equal width one hundred and ten feet to said ten
feet wide alley.

TITLE TO SAID PREMISES IS VESTED
IN Terri Murgitroyde, by Deed from Leesport
Bank, successor in interest to Merchants Bank
of Pennsylvania, dated 05/24/2004, recorded
06/18/2004 in Book 4087, Page 1384.

BEING KNOWN AS 532 South 17-1/2 Street,
Reading, PA 19606-2602.

Residential property

08/20/2015

Vol. 107, Issue 47

TAX PARCEL NO. 16-5316-40-47-6416

TAX ACCOUNT: 16232725

SEE Deed Book 4087 Page 1384

To be sold as the property of Terri L. Murgitroyde a/k/a Terri Murgitroyde.

No. 11-27054

Judgment: \$89,276.46

Attorney: Scott A. Dieterick, Esquire

Kimberly A. Bonner, Esquire

Joel Ackerman, Esquire

Ashleigh Levy Marin, Esquire

Jaime R. Ackerman, Esquire

Jana Fridfinnsdottir, Esquire

Brian Nicholas, Esquire

Denise Carlon, Esquire

Roger Fay, Esquire

Tia Dinh, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground with the two-story, mansard roof, stone front and brick dwelling house thereon erected, situate on the West side of North Fourth Street, between Spring and Robeson Streets, in the City of Reading, County of Berks and State of Pennsylvania, being City No. 1016, bounded and described as follows, to wit:

ON the North by property now or late of Edwin Troutman and wife;

ON the East by said North Fourth Street;

ON the South by property now or late of John A. Haag and wife; and

ON the West by property now or late of Harvey Sternbergh.

CONTAINING IN FRONT on said North Fourth Street, North and South fourteen (14) feet, and in depth of equal width one hundred ten (110) feet.

BEING THE SAME PREMISES which Iralda Collado, by Deed dated April 4, 2008 and recorded April 8, 2008 in and for Berks County, Pennsylvania, in Deed Book Volume 5334, Page 1024, granted and conveyed unto Arnold Bonds, as sole owner.

PARCEL NO. 14-5307-50-75-2911

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 1016 North 4th Street, Reading, PA, 19601.

To be sold as the property of Arnold Bonds, as sole owner.

No. 12-14758

Judgment: \$133,047.47

Attorney Karen H. Cook, Esquire

ALL THAT CERTAIN two-story frame dwelling and lot of ground in the Borough of Hamburg, County and State aforesaid, bounded and described as follows, to wit:

ON the East by property of Thomas S. Correll and Hettie A. Correll;

ON the North by Quince Alley;

ON the West by property of David D. Heckman Estate; and

ON the South by Franklin Street.

CONTAINING twenty-six (26) feet in front and of that width one hundred and eighty (180) feet in depth.

BEING PARCEL NUMBER 46-4495-17-11-3398

BEING KNOWN AS: 539 Franklin Street, Hamburg, Pennsylvania 19526

BEING THE SAME PREMISES which Irene E. Feick by Deed dated September 28, 2007 and recorded on October 4, 2007 in the Office of the Recorder of Deeds in and for the County of Berks, Commonwealth of Pennsylvania in Record Book 5233, Page 1585 granted and conveyed unto Sunrise Restorations, Inc.

To be sold as the property of Sunrise Restorations, Inc., a Pennsylvania Corporation.

No. 12-14759

Judgment: 103,555.59

Attorney: Karen H. Cook, Esquire

ALL THAT CERTAIN dwelling house and lot of ground upon which the same is erected, situate in the Borough of Hamburg, in the County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a post at a public road and a corner of Thomas Correll's lot; thence along the North side of said road, now Franklin Street, East twenty-five (25) feet to a post at a corner of Harry A. Bowman's lot; thence along the West side of said lot North one hundred and ninety-eight (198) feet to the middle of a private alley or street; thence along the middle of said alley West twenty-five (25) feet to lot of Thomas Correll; thence along said lot South one hundred and ninety-eight (198) feet to the place of BEGINNING.

BEING PARCEL NUMBER: 46-4495-17-11-3379

BEING KNOWN AS: 549 Franklin Street, Hamburg, Pennsylvania 19526

BEING THE SAME PREMISES which Ulysses G. Glass, by his Agent, David G. Glass by Deed dated April 5, 2007 and recorded in the Office of the Recorder of Deeds in and for the County of Berks, Commonwealth of Pennsylvania in Record Book Volume 5109, Page 2382 granted and conveyed unto Sunrise Restorations, Inc.

To be sold as the property of Sunrise Restorations, Inc., a Pennsylvania Corporation.

No. 12-20787

Judgment Amount: \$190,558.56

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, with the two and one-half story brick cement block and stucco dwelling house, also one story garage, erected thereon, situate on the North side of Wayne Avenue, between Spruce Lane and Poplar Lane, being House No. 939 Wayne

08/20/2015

Avenue, in the Borough of Wyomissing, in the County of Berks and State of Pennsylvania, more particularly described as follows, to wit:

BEGINNING at the intersection of the North property line of Wayne Avenue, with the East property line of Poplar Lane for the southwest corner of this survey; thence North twenty-three degrees thirty-three minutes fourteen seconds West along said East property line of Poplar Lane, a distance of one hundred and thirty-six feet five and three fourth inches to a point of curve; thence by a curve to the right, said curve having a radius of eleven feet one and three eighths inches an angle of intersection of one hundred and six degrees fifty eight minutes and a distance along said curve of twenty feet eight and three quarters inches to a point of tangent in the South property line of a twenty feet wide alley; thence North eighty three degrees twenty four minutes forty six seconds East along the said South property line of a twenty feet wide alley, a distance of one hundred and five feet eight and three quarter inches to a point; thence South one degree fifty six minutes East, a distance of one hundred and fifty feet eight and seven eighths inches to a point in the aforesaid North property line of Wayne Avenue; thence South eighty eight degrees four minutes West along said North property line of Wayne Avenue, a distance of sixty four feet seven inches to the place of Beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael P. Giles and Stephanie J. Giles, h/w, by Deed from Frederick A. Spatz and Marion R. Spatz, h/w, dated 03/24/2000, recorded 04/04/2000 in Book 3186, Page 575.

BEING KNOWN AS 939 Wayne Avenue, Wyomissing, PA 19610-2211.

Residential property

TAX PARCEL NO. 96-4396-08-99-7393

TAX ACCOUNT: 96126200

SEE Deed Book 3186 Page 575

To be sold as the property of Michael P. Giles, Stephanie J. Giles.

No. 12-25598

Judgment Amount: \$123,403.27

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THOSE CERTAIN lots or plots of ground upon which is erected a one-story brick bungalow building and other buildings, situate on the East side of Kutztown Avenue, No. 3321, between Elizabeth and Grove Street, in Rosedale addition, Borough of Laureldale (formerly Muhlenberg Township), County of Berks and State of Pennsylvania, being the southernmost fifteen feet (15 feet) of Lot No. 256 and all of Lot Nos. 255 and 254, as shown by map or plan of said Rosedale addition, surveyed by William H. Dechant and recorded in the Recorder's Office of Berks County, State of Pennsylvania, in Plan Book Volume 2, Page 29 said plan of lots laid

Vol. 107, Issue 47

out by the Rosedale Land and Improvement Company, bounded and described as follows, to wit:

ON the North by the remaining five feet (05 feet) of Lot No. 256, property now or late of J. Pearl K. Buchter and husband;

ON the East by a fifteen feet wide alley;

ON the South by Lot No. 253, and

ON the West by said Kutztown Avenue.

CONTAINING IN FRONT on said Kutztown Avenue, fifty-five feet and in depth of even width, to said fifteen feet wide alley, one hundred thirty feet.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 3321 Kutztown Road, Laureldale, PA 19605

TAX PARCEL #57530808986945

ACCOUNT: 57085400

SEE Deed Book 4162, Page 1496

Sold as the property of: Dean A. Sargent and Wray C. Sargent

No. 12-3836

Judgment Amount: \$416,382.39

Attorney: Powers, Kirn & Associates, LLC

ALL THAT CERTAIN lot or piece of ground situate in Rockland Township, Berks County, Pennsylvania, bounded and described according to Final Plan of "Hickory Ridge", drawn by Ludgate Engineering Corporation, Engineers Surveyors-Planners, dated June 6, 1998 and last revised September 1, 1998, said Plan recorded in Berks County in Plan Book 166 Page 6, as follows, to wit:

BEGINNING at a point of curve on the Northeastly side of High View Lane (50 feet wide), said point being a corner of lot No. 24 on said Plan; thence extending from said point of beginning along High View Lane the six following courses and distances: (1) Northwestwardly and Northwardly along the Northeastly and Easterly sides of High View Lane, along the arc of a circle curving to the right having a radius of 275.00 feet the arc distance of 199.98 feet to a point of reverse curve on the Easterly side of High View Lane; (2) Northwardly and Northwestwardly along the Easterly and Northeastly sides of High View Lane along the arc of a circle curving to the left having a radius of 425.00 feet the arc distance of 171.16 feet to a point of reverse curve on the Northeastly side of High View Lane; (3) Northwestwardly, Northwardly and Northeastwardly along the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 29.39 feet to a point of tangent on the Southeasterly side of High View Lane; (4) along same North 69 degrees 45 minutes 00 seconds East 22.28 feet to a point of curve; (5) Northeastwardly, Eastwardly and Southeastwardly along the Southeasterly, Southerly and Southwesterly sides of High View Lane along the arc of a circle curving to the right having a radius of 300.00 feet the arc

08/20/2015

distance of 471.24 feet to a point of tangent on the Southwesterly side of High View Lane; and (6) South 20 degrees 15 minutes 00 seconds East 93.84 feet to a point, a corner of Lot No. 24 on said Plan; thence extending along same, South 72 degrees 27 minutes 50 seconds West 420.70 feet to the first mentioned point and place of Beginning.

CONTAINING 3.0 acres of land.

BEING Lot No. 25 as shown on the above mentioned Plan.

BEING THE SAME PREMISES which Sally R. Moyer by Deed dated 06/18/01 and recorded 08/02/01 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 3374, Page 1794, granted and conveyed unto Mark B. Andreoni & Lori L. Andreoni.

BEING KNOWN AS 21 High View Lane, Mertztown, PA 19539.

TAX PARCEL NO. 5461-00-24-9948

SEE Deed Book 3374 Page 1794

To be sold as the property of Mark B. Andreoni and Lori L. Andreoni

No. 13-13808

Judgment Amount: \$3,944.52

Attorney: James R. Wood, Esquire

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances thereto, SITUATE in Hereford Township, Berks County, Pennsylvania being Lot 6.

TAX PARCEL NO. 52-6400-00-80-9350

ACCOUNT NO.

BEING KNOWN AS 1800 Kutztown Road, Hereford Township, Pennsylvania

SINGLE-FAMILY residential dwelling

To be sold as the property of Herman Shuhler

No. 13-13995

Judgment: \$170,369.87

Attorney: LeeAne O. Huggins, Esquire

ALL THAT CERTAIN two-story brick dwelling house with attic, situate on the North side of East Philadelphia Avenue, in the Borough of Boyertown, County of Berks and State of Pennsylvania, with garage in the rear and being 323 East Pennsylvania Avenue, and the lot or piece of ground upon which is the same is erected, bounded and described as follows, to wit:

BEGINNING at a point on the East Philadelphia Avenue, a corner of property now late of Irvin Erb, formerly William H. Schneider; thence eastwardly along said East Philadelphia Avenue 22 feet to the middle of a partition wall dividing this property from premises No. 325 East Philadelphia Avenue, thence in said course northwardly 150 feet to a corner in a 18 feet wide alley, thence westwardly along said 18 feet wide alley 22 feet to a corner of property now or late of Irvin Erb, formerly William H. Schneider, thence southwardly along said last mentioned property

Vol. 107, Issue 47

150 feet to East Philadelphia Avenue, the place of beginning.

THE SAID premises having a width of 22 feet on said East Philadelphia Avenue, and a depth of equal width to said alley of 150 feet.

PARCEL NO. 33539717000424

BEING the same premises which Chadley J. Isett and Amy B. Isett, husband and wife, by Deed dated 9/5/06 and recorded in the Berks County Recorder of Deeds Office on 10/3/06 in Deed Book 4979, Page 1575, granted and conveyed unto Martin Miller and Rebecca Miller, husband and wife.

TAX PARCEL NO. 33539717000424

BEING KNOWN AS 323 East Philadelphia Avenue, Boyertown, PA 19512

Residential Property

To be sold as the property of Rebecca Miller and Martin Miller

No. 13-1406

Judgment: \$26,180.82

Attorney: Leon P. Haller, Esquire

ALL THAT CERTAIN two-story mansard roof brick dwelling and the lot or piece of ground upon which the same is erected, being No. 847 Schuylkill Avenue, between West Douglass and West Windsor Streets, in the City of Reading, Berks County, Pennsylvania, more fully bounded and described as follows:

BEGINNING at a point on the Easterly building line of Schuylkill Avenue a 50 feet wide avenue as shown on the topographical survey of the City of Reading, Southward a distance of 154.67 feet from the intersection of the Easterly building line of Schuylkill Avenue with the Southerly building line of West Windsor Street, 60 feet wide street, as shown on the aforesaid topographical survey; thence in a Northerly direction along the Easterly building line of Schuylkill Avenue a distance of 15 feet to a point; thence in an Easterly direction along No. 849 Schuylkill Avenue, the property now or late of Catharine A. Speicher and William B. Speicher, her husband, forming a right angle with the Easterly building line of Schuylkill Avenue, a distance of 120 feet to a point; thence in a Southerly direction along the westerly side of a 15 feet wide alley, forming a right angle with the last described line, a distance of 15 feet to a point; thence in a Westerly direction along No. 845 Schuylkill Avenue, the property now or late of Frank Miller and Sophia Miller, his wife, and passing through the brick wall between No. 845 and No. 847 Schuylkill Avenue, forming a right angle with the last described line, a distance of 120 feet to the place of beginning.

HAVING THEREON ERECTED a dwelling house known as: 847 Schuylkill Avenue, Reading, PA 19601

PARCEL I.D. 530748358044

BEING THE SAME PREMISES which Judith L. Gaugler by Deed dated 03/30/1989 and recorded 03/31/1989 in Berks County Record

08/20/2015

Book 2061, Page 253, granted and conveyed unto Kathleen L. Ladd and Mary P. Ladd, as tenants in common. The said Kathleen L. Ladd died February 25, 2013. There is no known estate. The known heirs of Kathleen L. Ladd are Tina M. Stief, Robert H. Ladd, Jr., Mark A. Ladd, Paula Freeman and Mary P. Ladd (Individually and known heir) who have an ownership interest in the property.

To be sold as the property of Tina M. Stief, Robert H. Ladd, Jr., Mark A. Ladd and Paula Freeman, known heirs of Kathleen L. Ladd, deceased, and Mary P. Ladd, individually and known heir of Kathleen A. Ladd

No. 13-15154

Judgment Amount: \$197,641.86

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN parcel of land located on the easterly side of Fairchild Street T-474 (required R/W 33 feet-Ultimate R/W 60 feet) situated in Longswamp Township, Berks County, Pennsylvania. Described according to a plan and survey as prepared by John T. Aston, Registered Surveyor, Boyertown, PA, Plan No. 1543-10 dated July 21, 1986 as last revised, being Lot 5 herein. Bounded on the North and East by the remaining land of Charles and Crystal B. Danweber, on the South by Lot 4 of the said plan, on the West by Fairchild Street and by the land of the approve 'More' subdivision and by the land of Schoeneck Enterprises, being more fully described as follows:

BEGINNING at a point in the centerline of Fairchild Street, a corner of this and the remaining land of Charles J. and Crystal B. Danweber.

THENCE from the point of beginning, leaving Fairchild Street, along the remaining land of Charles J. and Crystal B. Danweber, South 42 degrees 34 minutes East 477.26 feet to a point, a corner of this and Lot 4 of the said plan.

THENCE along Lot 4, South 80 degrees 29 minutes 27 seconds West 340.56 feet to a point in the centerline of Fairchild Street, a corner of this and Lot 4 of the said plan, in the line of the land of this approved 'More' subdivision.

THENCE along the centerline of Fairchild Street, the next 3 courses and distances to wit:

1) Along the land of the 'More' Subdivision, North 9 degrees 50 minutes 43 seconds West 236.66 feet to an iron pin found, a corner.

2) North 14 degrees 35 minutes 20 seconds East 33.00 feet to a point, a corner of this and land of Schoeneck Enterprises.

3) Along the land of Schoeneck Enterprises, North 17 degrees 34 minutes 44 seconds East 149.64 feet to the point of beginning.

CONTAINING 1.791 Acres.

TITLE TO SAID PREMISES IS VESTED IN Mark Elsesser, by Deed from Mark Elsesser and Kerry L. Elsesser, h/w, dated 03/17/2000, recorded 03/28/2000 in Book 3184, Page 419.

Vol. 107, Issue 47

BEING KNOWN AS 3425 Fairchild Street, Alburtis, PA 18011-2632.

Residential property

TAX PARCEL NO. 59549300228893

TAX ACCOUNT: 59065901

SEE Deed Book 3184 Page 419

To be sold as the property of Mark Elsesser a/k/a Mark Joseph Elsesser.

No. 13-1565

Judgment: \$101,894.96

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

TAX I.D. #5306-57-54-7949

ALL THAT CERTAIN lot or piece of ground, with the two-story brick dwelling house, with attic, erected thereon, situate on the northwestern side of and being known as No. 413 Brookline Street, between Carroll and Grace Streets, in the 16th Ward of the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the southwestern building line of said Brookline Street 135 feet 3-1/2 inches southwest of the southwestern building corner of said Brookline Street and Carroll Street, said point being a corner of the lot with House No. 411 Brookline Street, erected thereon, the property now or late of Alex Korpalski and wife, thence northwestwardly along the same at right angles to said Brookline Street, passing thru the middle of the party wall between the herein described house and the house adjoining on the northeast, the property of now or late Alex Korpalski and wife, at its southwestern end and one and three quarters inches northeast of the center of said party wall at its northwestern end, a distance of 83 feet 8-1/4 inches to a corner in the southeastern side of a 15 feet wide alley, thence southwestwardly along the same, making an interior angle with the last described line of 85 degrees 59-1/2 minutes, a distance of 20 feet 5/8 inch to a corner of property now or late Howard L. Blankenbiller, thence southeastwardly along the same making an interior angle of 94 degrees 1/2 minute with the said 15 feet wide alley a distance of 82 feet 03-1/2 inches to a corner in the said northeastern building line of said Brookline Street, thence northeastwardly along the same at right angles to the last described line, a distance of 20 feet to the place of beginning.

CONTAINING in which along said Brookline Street 20 feet and along said 15 feet wide alley 20 feet and 5/8 inch and in depth along the northeastern side of 83 feet 5/8 inch along the southwestern side 82 feet 3-1/2 inches.

PIN NO. 5306-57-54-7949

BEING KNOWN AS: 413 Brookline Street, Reading, Pennsylvania 19611.

TITLE TO SAID PREMISES is vested in William R. Foreman by Deed from William R. Foreman and Victoria L. Foreman, husband and wife, dated December 29, 2000 and recorded

08/20/2015

January 8, 2001 in Deed Book 3282, Page 1839.

To be sold as the property of William R. Foreman

No. 13-1699

Judgment Amount: \$64,792.39

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and lot or piece of ground upon which the same is erected, situate on the East side of North Twelfth Street, Number 819, between Douglass and Windsor Streets, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of Roy Stein and wife;

ON the South by property now or late of Solomon S. Rickenbach;

ON the East by a fifteen feet wide alley, and

ON the West by said North Twelfth Street.

CONTAINING in front on said North Twelfth Street, North and South, twenty feet (20 feet), and in depth, East and West, of equal width eighty feet (80 feet) to said fifteen feet wide alley.

TITLE TO SAID PREMISES IS VESTED IN Manuel Perez, by Deed from Mary Mingora, by Christa N. Readinger, Agent, dated 07/11/2007, recorded 07/25/2007 in Book 5187, Page 0434.

BEING KNOWN AS 819 North 12th Street, Reading, PA 19604-2428.

Residential property

TAX PARCEL NO. 12-5317-54-14-7823

TAX ACCOUNT: 12191550

SEE Deed Book 5187 Page 0434

To be sold as the property of Manuel J. Perez a/k/a Manuel Perez.

No. 13-17126

Judgment: \$179,300.63

Attorney: Emmanuel J. Argentieri, Esquire

Legal Description

ALL THAT CERTAIN lot of ground together with the two-story aluminum and vinyl siding-covered condominium erected, being No. 80 Horseshoe Drive, in the Township of Amity, County of Berks, PA, and having thereon erected a dwelling house known as: 80 Horseshoe Drive, Douglassville, Pennsylvania, 19518.

TAX PARCEL: 24-5365-10-27-8489

ACCOUNT: 24001210

SEE Deed Book 2423 Page 2348

To be sold as the property of Dorothy T. Noll

No. 13-19860

Judgment Amount: \$203,374.86

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the one and one-half story brick

Vol. 107, Issue 47

dwelling house thereon erected, known as House No. 808 Brighton Avenue, situate on the Western side of Brighton Avenue, between Harvey Avenue and Navella Avenue, as shown on Plan of Pennsda Third Addition by Mast Engineering Company, recorded in Plan Book Volume 5A, Page 32, Berks County Records, in the Township of Lower Alsace, County of Berks and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Western side of Brighton Avenue, two hundred seventy-two and sixteen one-hundredths feet (272.16') North of the Northern side of Harvey Avenue; thence in a Westerly direction, at right angles to the Western side of Brighton Avenue, a distance of one hundred feet (100.00') to a point; thence in a Northerly direction, at right angles to last described line, a distance of seventy-eight feet (78.00') to a point; thence in an Easterly direction, at right angles to last described line, a distance of one hundred feet (100.00') to a point in the Western side of Brighton Avenue, thence in a Southerly direction along the same, at right angles to last described line, a distance of seventy-eight feet (78.00') to the place of Beginning.

Being known as 808 Brighton Avenue, Reading, PA 19606-1418.

Residential property

TITLE TO SAID PREMISES IS VESTED IN Cheryl Teel, by Deed from Deborah Dellinger and Cheryl Teel, mother and daughter, dated 11/17/2011, recorded 11/21/2011 in Instrument Number 2011043534.

TAX PARCEL NO. 23-5327-17-11-7755

TAX ACCOUNT: 23004010

SEE Deed Instrument #2011043534

To be sold as the property of Cheryl Teel, Deborah Dellinger.

No. 13-2001

Judgment Amount: \$68,565.27

Attorney: Shawn M. Long, Esquire

TRACT "A"

ALL THAT CERTAIN lot or piece of ground located along the Westerly side of Legislative Route 06017, situated in the Township of Jefferson, County of Berks, Commonwealth of Pennsylvania; being more fully bounded and described as follows, to wit:

BEGINNING at a point in line of lands of Lewis G. Wagner and the Western right of way line of the aforementioned Legislative Route 06017; thence along the Western right of way line of Legislative Route 06017 by a line 30 feet parallel to same, South 0 degrees 4 minutes East, a distance of 125.00 feet to an iron pin in the aforementioned Western right of way line; thence along lands of Arthur W. Hettinger and June A. Hettinger, his wife, the following two courses and distances: (1) South 73 degrees 45 minutes West a distance of 195.20 feet to an iron pin, and (2) North 11 degrees 36 minutes West, a distance of

08/20/2015

100.00 feet to an iron pin in line of lands of Lewis G. Wagner; thence along lands of same North 68 degrees 30 minutes East, a distance of 222.85 feet to an iron pin and the place of Beginning.

CONTAINING .521 acres of land.

BEING PARCEL NUMBER: 53445100440576

BEING THE SAME PREMISES which Ammon Fox, Jr. by Deed dated September 24, 1993 and recorded Sept 30, 1993 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania in Record Book 2462, Page 2101, granted and conveyed unto Richard A. Bortz, Jr. and Shirley J. Bortz, husband and wife, their heirs and assigns, as tenants by the entirety.

To be sold as the premises of Richard A. Bortz, Jr. and Shirley J. Bortz.

No. 13-20176

Judgment: \$151,847.15

Attorney: Christopher M. Garrell, Esquire

ALL THAT CERTAIN lot or piece of land being Lot 2B in Plan Book 267, Page 16 situate along Nanny Goat Hill Road (T940) in Hereford Township, Berks County, Pennsylvania being more fully described as follow, to wit:

BEGINNING at a point in Nanny Goat Hill Road (T940); thence in said road North 48 degrees 41 minutes 20 seconds West 33.46 ft. to a in Nanny Goat Hill Road (T940); thence along land now or late of Andrew T. Zgura South 38 degrees 22 minutes 40 seconds West 2890.4 ft. to a post; thence along residue lands of the grantors North 65 degrees 16 minutes 08 seconds West 222.88 ft. to a concrete monument; thence along the same North 41 degrees 07 minutes 00 seconds East 351.50 ft. to a point in Nanny Goat Hill Road (T940); thence in said road the four following courses and distances (1) North 48 degrees 53 minutes 00 seconds West 968.60 ft. (2) North 45 degrees 11 minutes 00 seconds West 170.74 ft. (3) North 27 degrees 20 minutes 39 seconds West 107.94 ft. (4) North 19 degrees 34 minutes 13 seconds West 158.90 ft. to a point; thence North 46 degrees 53 minutes 50 seconds East 149 ft. to a point; thence along lands now or late of Robert O. Weber South 48 degrees 29 minutes 00 seconds East 1583.83 ft. to point; thence along the same South 38 degrees 22 minutes 40 seconds West 266 ft. to the point and place of beginning.

CONTAINING 11.1164 acres gross area and 10.0005 acres net area.

TAX PARCEL: 52640000880921

ACCOUNT: 52000224

SEE Deed Book 4595 Page 2350

To be sold as the property of Robert O. Weber and Phyllis A. Weber a/k/a Phyllis A. Weber

No. 13-20397

Judgment: \$171,413.47

Attorney: LeeAne O. Huggins, Esquire

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Maiden Creek, Berks County and State of Pennsylvania, described

Vol. 107, Issue 47

according to a Plan of Golden Manor III, Maiden Creek Township, Berks County, PA under by C. L. Frantz and Associates, Inc., Engineers and Land Surveyors of Reading, PA (Development to be called "Park Place") dated 8/23/91 last revised 3/7/94 and recorded in Berks County on 3/21/94 in Plan Case Volume 200 Page 42 as follows, to wit:

BEGINNING at a point on the Southerly side of Walnut Tree Drive (53 feet wide) and a corner of Lot 258, THENCE extending from said beginning point South 04 degrees 05 minutes 56 seconds East along Lot 258 on said Plan 100.50 feet to a point, THENCE extending South 85 degrees 54 minutes 04 seconds West along Lot 334 on said Plan 20.00 feet to a point, THENCE extending North 04 degrees 05 minutes 56 seconds West along Lot 256 on said Plan 100.50 feet to a point, THENCE extending along the Southerly side of Walnut Tree Drive along a parking area for said townhouses North 85 degrees 54 minutes 04 seconds East 20.00 feet to a point on the corner of Lot 258 being the first mentioned point and place of BEGINNING.

BEING Lot No. 257 on said Plan also known as 678 Walnut Tree Drive, Blandon, PA 19510 PIN NO. 5421-18-40-6363

BEING the same premises which Lee R. Clouser and Linda C. Clouser, by Deed dated November 26, 2008 and recorded in the Berks County Recorder of Deeds Office on December 4, 2008 as Deed Instrument No. 2008057913, granted and conveyed unto Roberta L. Farrelly.

TAX PARCEL NO 61542118406363

BEING KNOWN AS 678 Walnut Tree Drive, Blandon, PA 19510

Residential Property

To be sold as the property of Roberta L. Farrelly

No. 13 -23847

Judgment: \$278,830.60

Attorney: Scott A. Dietterick, Esquire

Kimberly A. Bonner, Esquire

Joel Ackerman, Esquire

Ashleigh Levy Marin, Esquire

Jaime R. Ackerman, Esquire

Jana Fridfinnsdottir, Esquire

Brian Nicholas, Esquire

Denise Carlon, Esquire

Roger Fay, Esquire

Tia Dinh, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN tract of land, located on the West side of Lidia Lane (53 feet wide), and shown as Lot 52 on a final plan of "Melrose Place Subdivision", prepared by MacCarthy Engineering Associates, P.C., dated 11/11/2004, last revised 3/30/2006, Plan Number 04-085-PO1, intended to be recorded, situate in the Township of Maiden Creek, County of Berks, and Commonwealth of Pennsylvania, and being more fully bounded and described as follows, to wit:

BEGINNING AT A POINT of intersection

08/20/2015

Vol. 107, Issue 47

formed by the westerly right-of-way line the said Lidia Lane and the southeasterly most corner of Lot 51, as shown on the previously mentioned final plan, said point also being the most northeasterly corner of the herein described tract, thence along the said westerly right-of-way line of Lidia Lane (53 feet wide), the following three (3) courses and distances: (1) South 33 degrees 30 minutes 29 seconds West, a distance of 19.06 feet to a point of curvature, (2) by a line curving to the right, having a radius of 123.50 feet, a central angle of 03 degrees 47 minutes 31 seconds, an arc distance of 8.17 feet, with a chord bearing South 35 degrees 24 minutes 14 seconds West, a chord distance of 8.17 feet to a point of tangency, (3) South 37 degrees 17 minutes 59 seconds West, a distance of 57.81 feet to a point, a corner of Lot 53, thence partially along the said Lot 53, North 52 degrees 42 minutes 01 second West, a distance of 115.18 feet to a point, a corner of Lot 50, thence along Lot 50, North 33 degrees 30 minutes 29 seconds East, a distance of 85.19 feet to a point, a corner of the said Lot 51, thence along Lot 51, South 52 degrees 42 minutes 01 second East, a distance of 119.29 feet to the place of beginning.

CONTAINING IN AREA 10,012 square feet (0.2298 acres) of land, more or less.

SUBJECT TO A 20 FEET wide drainage easement along the northerly property line of the herein described tract, partially shared with Lot 51, as shown on the previously mentioned plan.

BEING the same premises which Rodolfo Folino n/k/a Rodolfo V. Folino, by his agent Marco Folino, by Deed dated August 25, 2008 and recorded August 28, 2008 in and for Berks County, Pennsylvania in Deed Book Volume 5409, Page 1013, granted and conveyed unto Daniel R. Pauley, Jr. and Lisa M. Pauley, husband and wife.

PARCEL NO.: 61-5421-18-30-3360

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 104 Lidia Lane, Blandon, PA, 19510-9301.

To be sold as the property of Daniel R. Pauley, Jr. and Lisa M. Pauley, husband and wife.

No. 13-24900

Judgment: \$132,652.01

Attorney: LeeAne O. Huggins, Esquire

ALL THAT CERTAIN lot or piece of ground shown on Harry R. Huyett's Plan of Lots known as Green Tree Acres, recorded in the Court House at Reading, Pennsylvania, in Plan Book #6A Page 68 as Lot #162, together with the one-story brick ranch type dwelling house thereon erected and numbered 245 West 48th Street, Green Tree Acres, situated in Exeter Township, Berks County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin in the East side of 48th Street and in the line between Lots #162 and #163; thence in an easterly direction by the line between said lots a distance of 165 feet to an iron pin in the rear line of Lot #183; thence

in a southerly direction along the line between Lot #162 and #183 a distance of 109 feet 7-1/2 inches to an iron pin in the North line of Hillside Road; thence along Hillside Road in a westerly direction, making an interior angle with the last mentioned line of 83 degrees and 46 minutes a distance of 143 feet 6-3/4 inches to an iron pin at the South end of a 25 foot radius corner; thence by a curved line to the right with a central angle of 96 degrees 14', a radius of 25 feet, a distance of 36 feet 6-3/8 inches to an iron pin in the East line of 48th Street; thence along 48th Street in a northerly direction a distance of 69 feet 3-3/8 inches to the place of beginning.

SUBJECT TO the following restrictions:

FIRST: A reserve line of twenty-five feet has been established and no portion of any building may extend beyond this line.

SECOND: All plans for buildings must be submitted to Harry R. Huyett or his agent before any work is started.

THIRD: No building except a dwelling house or a private garage may be built unless written permission has been received from Harry R. Huyett or his agent.

FOURTH: An easement of four feet has been taken along the rear of each lot for the use of the utility companies.

FIFTH: No building may be built within five feet of a party line.

SIXTH: No dwelling house constructed of frame or block may be occupied without written permission being received from Harry R. Huyett or his agent until the final finish of siding, shingles, stucco or other finish material has been applied.

BEING THE SAME PREMISES which Randy S. Krenzel, by his agent Julie A. Krenzel and Julie A. Krenzel, husband and wife, by Deed dated July 31, 2002 and recorded August 1, 2012, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Instrument No. 2012031591, granted and conveyed unto Zachary Early.

TAX PARCEL NO. 43-5325-07-77-0917

BEING KNOWN AS 245 West 48th Street, Reading, PA 19606

Residential Property

To be sold as the property of Zachary Early

No. 13-27302

Judgment Amount: \$61,216.06

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling and lot or piece of ground whereon the same is erected, situate on the East side of North Tenth Street. No. 617 between Greenwich and Oley Streets, in the City of Reading, County of Berks, and State of Pennsylvania, bounded and described as follows, to wit:

08/20/2015

ON the North by property now or late of Ferdinand Taubitz and Francisco Taubitz, his wife;

ON the East by property now or late of David B. Fisher;

ON the South by property now or late of Jesse M Carter; and

ON the West by said North Tenth Street.

CONTAINING in front on said North Tenth Street, fifteen feet (15 feet) and in depth one hundred and ten feet (110 feet), more or less.

UNDER AND SUBJECT to any existing covenants, easements, encroachments, conditions, restrictions, and agreements affecting the property.

TITLE TO SAID PREMISES IS VESTED IN Douglas K. Ziegler, by Deed from Ifex Global, Inc., dated 06/16/2006, recorded 06/23/2006 in Book 4906, Page 702.

BEING KNOWN AS 617 North 10th Street, Reading, PA 19604-2603.

Residential property

TAX PARCEL NO. 12-5317-61-03-6743

TAX ACCOUNT: 12139975

SEE Deed Book 4906 Page 702

To be sold as the property of Douglas K. Ziegler.

No. 13-3358

Judgment Amount: \$207,917.23

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

PURPART NO. 1

ALL THAT CERTAIN lot or piece of ground together with the two and one-half story stucco on frame house thereon erected, situate No. 2427, on the North side of Filbert Street, in the Borough of Mt. Penn, County of Berks, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the North lot line of Filbert Street, a corner of lands now or late of Frank F. Harms and others; thence by the same in line making an interior angle of 90 degrees with the North lot line of Filbert Street, a distance of 121 feet 1-1/2 inches to a point; thence still by the same in a line making an interior angle of 189 degrees with the last described line, a distance of 37 feet 5-7/8 inches to a point in the Southeastern lot line of Oak Terrace, thence by the same a distance of 06 feet 10 inches to a point, a corner of property now or late of C. N. Smith, thence by the same and properties now or late of Frank Manwiller and Bittzer Zickler, in a line making an interior angle of 76 degrees 35 minutes with the last mentioned and described line, a distance of 170 feet 2-1/2 inches to a point in the northern lot line of Filbert Street, thence along the same in a line making an interior angle of 72 degrees 11 minutes with the last described line, a distance of 52 feet 1-1/4 inches to the place of BEGINNING.

PURPORT NO. 2

Vol. 107, Issue 47

ALL THAT CERTAIN triangular plot of ground, situate on the Southeast side of Oak Terrace, in the Borough of Mt. Penn, County of Berks and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the Southeastern lot line of Oak Terrace, a corner of property now or late of George W. Carr and Frank F. Harms, thence along the Southeastern lot line of Oak Terrace, Northeastwardly a distance of 04 feet 10-1/2 inches to a point, a corner of property now or late of Catharine R. Grubb, widow, thence along the same, southwardly a distance of 37 feet 5-3/8 inches to a point, a corner; thence northwardly along property of George W. Carr and Frank F. Harms, making an interior angle of 7 degrees 10 minutes with the last mentioned line, a distance of 35 feet 11 inches to a point in the southeastern lot line of Oak Terrace, the place of BEGINNING.

BEING KNOWN AS 2427 Filbert Avenue, Reading, PA 19606-2023.

Residential property

TITLE TO SAID PREMISES IS VESTED IN Carl Schartner, by Deed from Christopher A. Pradel and Sandra L. Pradel, h/w, dated 02/29/2008, recorded 03/07/2008 in Book 5316, Page 246.

CARL SCHARTNER died on 05/10/2012, and upon information and belief, his surviving heirs are Toni Schartner and Christine Schartner.

TAX PARCEL NO. 64531608887644

TAX ACCOUNT: 64060300

SEE Deed Book 5316 Page 246

To be sold as the property of Toni Schartner, in her capacity as heir of Carl Schartner, deceased, Christine Schartner, in her capacity as heir of Carl Schartner, deceased, unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Carl Schartner, deceased.

No. 14-06040

Judgment Amount: \$88,514.42

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two story-brick and frame dwelling house and the lot or piece of ground upon which the same is erected, situate on the East side of and known as No. 223 Intervilla Avenue, between Spring and Highland Avenues, in the Township of Spring formerly the Borough of West Lawn, Berks County, Pennsylvania, being the most Northern eight-feet five and seven eighths Inches (8' 5-7/8") of Lot No. 156 and the most Southern fifteen feet one eighth inch (15' 1/8") of Lot No. 157 on the plan of building lots known as "West Lawn Addition", said plan being recorded in Plan Book Vol. 7 Page 20, Berks County Records, said premises being bounded

08/20/2015

and described as follows:

ON the North by other property now or late of William M. Smith,

ON the South by property now or late of Anna M. Kuhlman,

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

ON the West by said Intervilla Avenue.

CONTAINING in front along said Intervilla Avenue, twenty-three feet six inches (23' 6") more or less, and in depth or length of equal width one hundred and thirty seven feet (137') to said fifteen feet (15') wide alley.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 223 Intervilla Avenue, Reading, PA 19609

TAX PARCEL #80438608874783

ACCOUNT: 80910029

SEE Deed Book 05183, Page 1703

Sold as the property of: The unknown heirs of Ahmed Hamza, deceased, Enas Elmenoufy, solely in his capacity as heir of Ahmed Hamza, deceased, Mohamed Hamza, solely in his capacity as heir of Ahmed Hamza, deceased and Mohamed Taha, solely in his capacity as heir of Ahmed Hamza, deceased

No. 14-104

Judgment: \$310,558.68

Attorney: M. Troy Freedman, Esquire

ALL THAT CERTAIN lot or piece of ground situate in Muhlenberg Township, City of Reading, County of Berks, Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Reed Farm, drawn by McCarthy Engineering Associates, P.C., dated November 6, 2001 and last revised February 14, 2002, said Plan recorded in Berks County in Plan Book 255, Page 30, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Cody Drive (53 feet wide), said point being a corner of Lot No. 35 on said Plan; thence extending from said point of beginning along Lot No. 35 South 19 degrees 21 minutes 45 seconds East 100.00 feet to a point in line of Lot No. 25 on said Plan; thence extending partly along same and partly along Lot No. 26 South 70 degrees 38 minutes 15 seconds West 95.00 feet to a point, a corner of Lot No. 33 on said Plan; thence extending along same North 19 degrees 21 minutes 45 seconds West 100.00 feet to a point on the Southeasterly side of Cody Drive; thence extending along same North 70 degrees 38 minutes 15 seconds East 95.00 feet to the first mentioned point and place of beginning.

CONTAINING 9,500 square feet of land.

BEING LOT NO. 34 as shown on the abovementioned Plan.

SUBJECT TO A PORTION of 20 feet wide drainage easement extending along side of premises.

UNDER AND SUBJECT to the Declaration of Covenants, Conditions and Restrictions

Vol. 107, Issue 47

Governing the Development Known as the Reed Farm, a/k/a Rivers Point as set forth in Record Book 3640, Page 1866.

BEING THE SAME PREMISES which Forino Co., LP a Pennsylvania Limited Partnership, by its Attorney-in-Fact, John G. Smith, by Deed dated May 30, 2006, and recorded June 27, 2006, in the Berks County Recorder of Deeds in Book 4908, Page 776, as Instrument No. 2006053975, granted and conveyed unto Jean L. Merilan and Marie M. Merilan, husband and wife, in fee.

PARCEL NO.: 66530917128170

BEING KNOWN AS 612 Cody Drive, Reading, PA 19605

To be sold as the property of Jean L. Merilan and Marie M. Merilan

No. 14-12922

Judgment: \$137,392.83

Attorney: Leon P. Haller, Esquire

ALL THAT CERTAIN lot or piece of ground lying on the western side of Arlington Street, 50 feet wide, between Bellevue Avenue and Margaret Street, said lot being composed of the northern 30 feet of Lot No. 17 and the southern 30 feet of Lot No. 18 as shown on the plan of lots laid out by the Estate of Joseph Hartman, dated December 1924, situate in the Borough of Laureldale, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point in the western building line of Arlington Street, a corner of property belonging to Raymond J. Schrum; thence extending in a southerly direction along said building line of Arlington Street, a distance of fifty and no one-hundredths (50.00) feet to a point; thence leaving said building line of Arlington Street and extending in a westerly direction along the southernmost twenty (20) feet of Lot No. 17 of said plan of lots, belonging to Erwin Essig, by a line making a right angle with the said building line of Arlington Street, a distance of one hundred seventeen and fifty one-hundredths (117.50) feet to a point in the eastern side of a fifteen (15) feet wide alley; thence extending in a northerly direction along the eastern side of said alley by a line making a right angle with the last described line, a distance of fifty and no one-hundredths (50.00) feet to a point; thence extending in an easterly direction along the northernmost ten (10) feet of Lot No. 18 of said plan of lots, belonging to the aforementioned Raymond J. Schrum, by a line making a right angle with the last described line, a distance of one hundred seventeen and fifty one-hundredths (117.50) feet to the place of beginning.

CONTAINING in area 5,875.00 square feet.

HAVING THEREON ERECTED a dwelling house known as: 3554 Arlington Street, Laureldale, PA 19605

PARCEL I.D. 57530920909712

BEING THE SAME PREMISES which

08/20/2015

Jonathon A. Hykes by Deed dated 07/27/12 and recorded 08/10/12 in Berks County Instrument No. 2012033105, granted and conveyed unto Vanessa Vila Astacio.

To be sold as the property of Vanessa Vila Astacio

No. 14-1309

Judgment: \$181,378.15

Attorney: Richard M. Squire & Associates, LLC

ALL THAT CERTAIN lot or piece of ground, together with the bi-level brick and frame dwelling house and one-car attached garage, situate on the Eastern side of Walker Drive, between Reading Avenue and West Philadelphia Avenue, being Lot No. 23 as shown on plan of Orchard Land Development, laid out by Joseph Walter, said plan being recorded in Plan Book Volume 31, Page 23, Berks County Records, in the Borough of Boyertown, County of Berks and State of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Eastern side of Walker Drive, 462 feet 5-1/2 inches South of the Southern end of the 50 foot radius corner at the Southeast corner of Walker Drive and West Philadelphia Avenue; thence in an Easterly direction, at right angles to Walker Drive, a distance of 22 feet, 1-1/4 inches to a point; thence in a Southerly direction by a line marking an interior angle of 94 degrees 48 minutes with the last described line, a distance of 100 feet 4-1/4 inches to a point; thence in a Westerly direction by a line making an interior angle of 85 degrees 12 minutes with the last described line, a distance of 230 feet 6 inches to a point in the Eastern side of Walker Drive; thence in a Northerly direction along the same at right angles to the last described line, a distance of 100 feet to the place of beginning.

BEING Pin No. 5387-19-50-9539

BEING Account No. 115291(33)

KNOWN AS 57 Walker Drive, Boyertown, PA 19512

BEING THE SAME PREMISES which Douglas E. Berghardt and Patricia A. Berghardt granted and conveyed unto Brian W. Anderson and Erin Anderson by Deed dated August 23, 2004 and recorded August 24, 2004 in the Office of the Recorder of Deeds of Berks County, Pennsylvania in Deed Book 4134, Page 1678.

TAX PARCEL: 5387-19-50-9539

ACCOUNT NO. 33-115291

DEED BOOK 4134, Page 1678

To be sold as the property of Brian W. Anderson and Erin Anderson

No. 14-13267

Judgment Amount: \$175,312.03

Attorney: Powers, Kirm & Associates, LLC

ALL THAT CERTAIN lot or piece of ground in Robeson Township, Berks County, Pennsylvania,

Vol. 107, Issue 47

as shown on a plan of property of Russell C. Jany and Michal A. Jany, his wife, prepared by Leon A. Lasher, Registered Land Surveyor, Plan No. 744-SM-1A, and recorded in Berks County in Plan Book 140, Page 40, as follows, to wit:

BEGINNING at a spike set in the bed of Macadem State Highway Route No. 82, said spike also being a corner in common with Lot No. 2 on the aforementioned plan; thence extending in and along the bed of Route No. 82 in a Southwesterly direction South 04 degrees 19 minutes 30 seconds West 345.73 feet to a point; thence Leaving the bed of Route No. 82 and extending along lands now or late of Douglas E. Burkhardt and Dorothy A. Burkhardt, his wife, in a Southwesterly direction South 56 degrees 43 minutes West 331.00 feet to an iron pin in line of land now or late of Richmond I. Donaldson and Dolores Y. Donaldson, his wife, in a Northwesterly direction North 30 degrees 29 minutes West 290.67 feet to an iron pin, said iron pin being a corner in a common with Lot No. 2 on the aforementioned plan; thence extending along Lot No. 2 in a Northeasterly direction North 58 degrees 55 minutes East 428.10 feet to a spike in the bed of Route No. 82, and being the place of beginning.

TAX ID: #5321-02-97-0328

BEING THE SAME PREMISES which Michael J. Andrescavage and Margaret M. Andrescavage by Deed dated October 20, 1993 and recorded October 25, 1993 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 2470, Page 1796, granted and conveyed unto Daniel J. Spak and Linda S. Spak

BEING KNOWN AS 4034 Hay Creek Road, Morgantown, PA 19543-9396.

TAX PARCEL NO. 73-5321-02-97-0328

SEE Deed Book 2470 Page 1796

To be sold as the property of Linda S. Spak and Daniel J. Spak

No. 14-14487

Judgment Amount: \$44,556.54

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN three-story brick dwelling house and lot or piece of ground thereto appertaining situate on the North side of Fairview Street, between Fourteenth and Fourteenth and One Half Streets, and Numbered 1417 Fairview Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the North side of Fairview Street, one hundred seven feet inches East of the Northeast corner of Fourteenth and Fairview Streets, a corner of property late of Samuel F. Fisher; thence North along the same at right angles with Fairview Street one hundred and ten feet to the South side of a ten feet wide alley; thence East along the alley twelve feet two inches to a point a corner of property now or late of

08/20/2015

Joseph M. Majeska; thence South along the same at right angles with Fairview Street, one hundred and ten feet to the North side of said Fairview Street; thence West along the same twelve feet and two inches to the place of BEGINNING.

BEING KNOWN AS 1417 Fairview Street, Reading, PA 19602-2119.

Residential property

TITLE TO SAID PREMISES IS VESTED IN Carmen Reyes, by Deed from Our City-Reading, Inc., a Corporation, dated 10/15/2007, recorded 10/22/2007 in Book 5242, Page 2015.

MORTGAGOR Carmen Reyes died on 07/04/2009, and Rebecca Rojas was appointed Administrator/trix of her estate. Letters of Administration were granted to her on 07/16/2009 by the Register of Wills of Berks County, No. 0609-0951. The Decedent's surviving heirs at law and next-of-kin are Rebecca Rojas, Enid Rojas, Gabriel Torres, Jorge Torres, Eric Torres, and Orlando Torres.

TAX PARCEL NO. 16-5316-39-27-7377

TAX ACCOUNT: 16370150

SEE Deed Book 5242 Page 2015

To be sold as the property of Rebecca Rojas, in her capacity as Administratrix and heir of The Estate of Carmen Reyes, Gabriel Torres, in his capacity as heir of The Estate of Carmen Reyes, Jorge Torres, in his capacity as heir of The Estate of Carmen Reyes, Orlando Torres, in his capacity as heir of The Estate of Carmen Reyes, unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Carmen Reyes, deceased.

No. 14-14590

Judgment Amount: \$168,301.97

Attorney: Powers, Kirn & Associates, LLC

ALL THAT CERTAIN tract or parcel of land together with the one and one-half story brick and frame dwelling with attached garage and other improvements erected thereon and being Lot No. 5 as shown on a map or plan entitled "Development of Lots" as laid out for John J. Snyder by A. E. Naylor, Registered Surveyor, and recorded in the Recorder of Deeds Office for Berks County in Plan Book 24 Page 5, situate in the Township of Oley, County of Berks, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the southerly lot line of a 33.00 foot wide street as shown on the above mentioned map or plan, said iron pin being distant 550.00 feet measured in a northeasterly direction along the said southerly lot line of 33.00 foot wide street from the center line of Legislative Route 06086, said iron pin marking the northeasterly corner of Lot No. 4 land now or late of Richard Phillips; thence along the said southerly lot line of the 33.00 foot wide street North 42 degrees 45 minutes East a distance of 100.00 feet to an iron pin marking the northwesterly corner of Lot No. 6; thence along the westerly line of Lot No. 6 and along

Vol. 107, Issue 47

other lands of John J. Snyder South 47 degrees 15 minutes East a distance of 220.38 feet to an iron pin in line of lands now or late of the Union Church; thence along said lands now or late of Union Church South 42 degrees 09 minutes West a distance of 100.00 feet to an iron pin; thence along the easterly line of Lot No. 4 and along lands now or late of Richard Phillips North 47 degrees 15 minutes West a distance of 221.40 feet to the iron pin the place of beginning.

CONTAINING 0.51 acres more or less.

THE IMPROVEMENTS THEREON BEING KNOWN AS 21 Clay Slate Road, Oley, PA 19547.

BEING KNOWN AS 21 Clay Slate Road a/k/a 21 Clay Slate Road Rd, Oley, PA 19547.

TAX PARCEL NO. 67-5358-05-08-0085

SEE Deed Book 1877 Page 82

To be sold as the property of Richard A. Yoder a/k/a Richard Yoder and Nancy N. Yoder a/k/a Nancy Yoder

No. 14-14601

Judgment: \$106,800.38

Attorney: Thomas A. Capehart, Esquire

ALL THAT CERTAIN tract of land with the hotel thereon erected (formerly described as Purpart No. 1 and Purpart No. 2) and formerly known as the "American House" and now known as "Mt. Pleasant Hotel", situate in the Township of Penn, County of Berks and Commonwealth of Pennsylvania, on the South side of a public road, known as Main Street, in the Village of Mt. Pleasant, bounded and described as follows, to wit:

BEGINNING AT A POINT in Main Street of said Village, said point being 37.28 feet northeast of an iron stake set on the last described line; thence in and along said Main Street South forty-six degrees thirty-three minutes East one hundred fifty-eight and four-tenths feet to a point; thence along land of Howard N. and Laura A. Fisher, South thirty-eight degrees forty-nine minutes West two hundred thirty-one feet to an iron stake on the North side of a public alley; thence along said alley, North fifty degrees twenty-five minutes West two hundred sixteen and fifteen hundredths feet to an iron stake, and on the North zero degrees thirty minutes West thirty one and twenty-five hundredths feet to an iron stake; thence along land now or late of Paul Burkley, North fifty-eight degrees twenty-five minutes East two hundred thirty-one feet to the place of BEGINNING.

CONTAINING 1.092 acres of land.

BEING THE SAME PREMISES which Robert W. Murphy and Katherine W. Murphy, husband and wife, by Deed dated December 16, 1994 and recorded on December 29, 1994 in the Office for the Recording of Deeds in and for the County of Berks at Deed Book Volume 2603, Page 820, granted and conveyed unto Thomas J.

08/20/2015

Vol. 107, Issue 47

Apsokardu and Michele M. Apsokardu, husband and wife, the within Mortgagor, her heirs and assigns.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS 5714 Mount Pleasant Road, Bernville, Pennsylvania

TAX PARCEL: 69436916847843

ACCOUNT: 69-022118

SEE Deed Book 2603 Page 820

To be sold as the property of Thomas J. Apsokardu and Michele Apsokardu

No. 14-15310

Judgment Amount: \$76,999.30

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, being known as Lot No. 76, as shown on the Plan of Saddlebrook II, Phase 2, recorded in Plan Book 184, Page 33, 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 Pine Street, at a corner of Lot No. 77 and Lot No. 76, as shown on said Plan;

THENCE EXTENDING in a Northwesterly direction along Pine Street, North 22 degrees 00 minutes 00 seconds West, a distance of 47.76 feet to a point in line of Lot No. 75, as shown on said Plan;

THENCE EXTENDING in a Northeasterly direction along Lot No. 75, North 68 degrees 00 minutes 00 seconds East, a distance of 113.79 feet to a point in line of Open Space;

THENCE EXTENDING in a Southeasterly direction along Open Space, South 22 degrees 00 minutes 00 seconds East, a distance of 47.76 feet to a point in line of Lot No. 77, as shown on said Plan;

THENCE EXTENDING in a Southwesterly direction along Lot No. 77, South 68 degrees 00 minutes 00 seconds West, a distance of 113.79 feet to a point on Pine Street, the place of BEGINNING.

CONTAINING in area 5,435 square feet of land.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey P. Miller and Molly H. Miller, h/w, by Deed from Fiorino Grande, dated 05/20/1994, recorded 06/08/1994 in Book 2545, Page 1438.

BEING KNOWN AS 327 Pine Street, Wernersville, PA 19565-9508.

Residential property

TAX PARCEL NO. 49-4366-06-39-9880

TAX ACCOUNT: 49000179

SEE Deed Book 2545 Page 1438

To be sold as the property of Molly H. Miller, Jeffrey P. Miller, The United States of America c/o The United States Attorney for The Eastern District of PA.

No. 14-15721

Judgment Amount: \$25,746.59

Attorney: Robert W. Williams, Esquire

ALL THAT CERTAIN two-story brick dwelling house and lot of piece of ground, situate on the South side of and known as No. 1202 Muhlenberg Street, between South Twelfth and One-Half Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows:

ON the North by said Muhlenberg Street;

ON the South by an alley;

ON the East by a property now or late of Kepton Housing Company; and

ON the West by property now or late of James Dziki and Agnes Dziki, his wife.

CONTAINING IN FRONT on said Muhlenberg Street eleven feet six inches (11' 6") and in depth to said alley eighty feet (80').

TITLE TO SAID PREMISES vested in Alex Munoz by Deed from 1202 Muhlenberg Street Associates, LLC, A Pennsylvania Limited Liability Company by: Norman Reisch, Manager dated 12/05/2007 and recorded 12/12/2007 in the Berks County Recorder of Deeds in Instrument No. 2007073193.

BEING KNOWN AS 1202 Muhlenberg Street, Reading, PA 19602

TAX PARCEL NUMBER: 5316-30-18-6181

To be sold as the property of Alex Munoz

No. 14-16792

Judgment Amount: \$219,476.74

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel of land with the building and improvements thereon erected, situate in Colebrookdale Township, Berks County, Pennsylvania, described according to a Plan or Subdivision of Property known as Brook-view, made by Gibbon and Matt, Inc., as recorded in Berks County Plan Book 33, Page 20, as follows:

BEGINNING at a point on the Northwesterly side of Elaine Drive (60 feet wide) a corner of this and Lot No. 44, as shown on said Plan, thence extending from said point of beginning, North 04 degrees, 15 minutes, 33 seconds East, 118.21 feet to a point in line of Lot No. 46, as shown on said Plan; thence extending North 81 degrees, 47 minutes, 27 seconds East, along line of Lot No. 46, 89.83 feet to a point a corner of Lot No. 42, as shown on said Plan, thence extending South 17 degrees, 40 minutes, 43.8 seconds West along same, 147.93 feet to a point on the Northeasterly side of Elaine Drive; thence extending along Elaine Drive on the arc of a curve, curving to the left, having a radius of 230 feet, the arc distance of 53.87 feet to a point on the Northwesterly side of Elaine Drive, a corner of Lot No. 44, aforesaid, the point and place of BEGINNING.

08/20/2015

Vol. 107, Issue 47

TITLE TO SAID PREMISES IS VESTED IN Peter G. Faller and Sheryl Carter, singlepersons, by Deed from Richard L. Harrison, Jr., dated 07/30/2012, recorded 08/03/2012 in Instrument Number 2012032130.

BEING KNOWN AS 5 Elaine Drive, Boyertown, PA 19512-8663.

Residential property

TAX PARCEL NO. 38-5387-09-25-4792

TAX ACCOUNT: 38000857

SEE Deed Instrument No. 2012032130

To be sold as the property of Peter G. Faller, Sheryl Carter.

No. 14-17425

Judgment: \$190,112.76

Attorney: Martha E. Von Rosenstiel, Esquire
LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Spring Township, Berks County, Pennsylvania bounded and described according to a Final Plan of Western Meadows, drawn by Thomas K Gibbons, Professional Land Surveyor, dated April 27, 1992 and last revised May 26, 1992, said Plan recorded in Berks County in Plan Book 191, Page 33 as follows, to wit:

BEGINNING at a point of tangent on the Southeasterly side of Township Road No T-394 known as Spohn Road (83 feet wide), said point being the arc distance of 31.43 feet measured along the arc of a circle curving to the right having a radius of 20.00 feet from a point of curve on the Northeasterly side of Beacon Drive (60 feet wide); thence extending from said point of beginning along the Southeasterly side of Spohn Road, North 35 degrees 32 minutes 18 seconds East, 78.55 feet to a point, a corner of Lot No. 93 on said Plan, thence extending along same and crossing a sanitary easement and along the bed of a 20 foot wide drainage easement, South 54 degrees 27 minutes 42 seconds East, 120.00 feet to a point in line of Lot No. 90 on said Plan, thence extending partly along same and along Lot No. 91 and crossing the Southwesterly side of the aforesaid 20 foot wide drainage easement, South 35 degrees 32 minutes 18 seconds West, 99.75 feet to a point of curve on the Northeasterly side of Beacon Drive, thence extending along same the two following courses and distances (1) Northwestwardly along the arc of a circle curving to the left having a radius of 330.00 feet the arc distance of 29.19 feet to a point of tangent, and (2) North 54 degrees 30 minutes 52 seconds West, 70.83 feet to a point of curve on the Northeasterly side of Beacon Drive, thence leaving Beacon Drive along the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 31.43 feet to the first mentioned point and place of BEGINNING.

CONTAINING 11,747.99 square feet of land.

BEING Lot No. 92 as shown on the abovementioned Plan

BEING THE SAME PREMISES which Mark S. Fuhrer and Cynthia K Fuhrer, husband and

wife, by Deed dated 1/28/2004 and recorded 2/24/2004 in the Office for the Recorder of Deeds in and for the County of Berks, and Commonwealth of Pennsylvania in Record Book 3998, Page 1950, granted and conveyed unto Mark S. Fuhrer.

PARCEL IDENTIFICATION NO. 80-4386-19-50-0870

TAX ID #80600524

TITLE TO SAID PREMISES IS VESTED IN Sara Gashaw, by Deed from Mark S. Fuhrer, dated 01/30/2008, recorded 02/01/2008 in Book 5296, Page 2459.

To be sold as the property of Sara Gashaw

No. 14-18975

Judgment Amount: \$138,938.66

Attorney: Powers, Kirm & Associates, LLC

ALL THAT CERTAIN two-story and attic brick and stucco dwelling house and the lot or piece of ground upon which the same is erected, situate on the northeast corner of Cumberland Avenue and Center Street, being No. 2527 Cumberland Avenue, in the Borough of Mt Penn, County of Berks, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point, the northeastern building corner of Cumberland Avenue and Center Street; thence extending northward along the eastern building line of Center Street a distance of forty-seven feet four inches (47 feet 4 inches) to a point in line of property now or late of Herman H. Eschedor, et al; thence by an angle of ninety-nine degrees (99 degrees) twenty-one minutes (21 minutes) with the last described line in an eastern direction along the rear of property now or late Herman H. Eschedor a distance of sixty-one feet four inches (61 feet 4 inches) to a point, the eastern fifteen feet (15 feet) of said line running through the centerline of ten feet (10 feet) wide driveway used in common with the other property owners, thence by an angle of eight degrees (80 degrees) thirty-nine minutes (39 minutes) with the last described line extending in a southern direction a distance of fifty-seven feet three and one-quarter inches (57 feet 3-1/4 inches) to a point in the northern building line of Cumberland Avenue, thence westward along the said northern building line of said Cumberland Avenue, thence westward along the said northern building line of Cumberland Avenue a distance of sixty feet six inches (60 feet 6 inches) to a point, the place of beginning.

BEING THE SAME PREMISES which Cynthia Lilienthal by Deed dated 01/27/06 and recorded 03/06/06 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 4810, Page 2023, granted and conveyed unto Veronica J. Cook and Timothy R. Cook.

BEING KNOWN AS 2527 Cumberland Avenue, Mount Penn, PA 19606.

TAX PARCEL NO. 64-5316-08-98-4231

08/20/2015

SEE Deed Book Page

To be sold as the property of Veronica J. Cook
and Timothy R. Cook

No. 14-18991

Judgment: \$39,897.37

Attorney: Marc Kranson, Esquire

ALL THAT CERTAIN lot or piece of ground, situate in the Borough of Kutztown, County of Berks and Commonwealth of Pennsylvania, BEING LOT NO. 43 on the plan of lots laid out by Anna Eliza Treichler, in the William Wenz Division, and together with the dwelling house thereon erected being known as House No. 49 South Laurel Street, BOUNDED AND DESCRIBED as follows, to wit:

BEGINNING AT A POINT on the South side of the curb line of South Laurel Street, formerly known as Levan Avenue, said point being 70 feet West of the intersection of the western curb line on Grimley Street with the South side curb line on South Laurel Street, formerly Levan Avenue, and extending thence along said South Laurel Street, formerly Levan Avenue, North 46 degrees 20 minutes West, 20 feet to Lot No. 42 on said plan of lots, property now or late of Wink and Grey; thence along the same, South 43 degrees 40 minutes West, 160 feet to a 20 feet wide alley; thence along the same, South 46 degrees 20 minutes East 20 feet to Lot No. 44, property now or late of William F. Snyder; thence along the same, North 43 degrees 40 minutes East 160 feet to the place of beginning.

CONTAINING 3,200 square feet, more or less

TAX PARCEL: 55545305090129

SEE Deed Book 3318 Page 965

To be sold as the property of Cheryl C. Christman

No. 14-19129

Judgment Amount: \$201,483.94

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Township of Exeter, County of Berks and Commonwealth of Pennsylvania, as shown on the Final Subdivision Plan or Devon Green prepared by Ludgate Engineering Corp., last revised August 17, 1987 and recorded in the Office of the Recorder of Deeds of Berks County in Plan Book 153, Page 53, more fully bounded and described as follows:

BEGINNING at a point in the Southerly right of way line of Rugby Road, at a corner of Lot #1; thence along said right of way line South 80 degrees 04 minutes 20 seconds East a distance of 80.00 feet at a corner of Lot #3; thence along said Lot #3 South 08 degrees 44 minutes 40 seconds West a distance of 95.00 feet to a point in line or residue property; thence along said residue property North 80 degrees 04 minutes 20 seconds West, a distance of 80.00 feet to a corner of Lot

Vol. 107, Issue 47

#1; thence along the said Lot #1 North 08 degrees 44 minutes 40 seconds West a distance of 95.00 feet to the point and place of Beginning.

BEING Lot No. 2 on said Plan.

TITLE TO SAID PREMISES IS VESTED IN Mary M. Dunskey, by Deed from Richard M. Dunskey and Mary M. Dunskey, h/w, dated 11/09/2010, recorded 11/17/2010 in Instrument Number 2010045550.

BEING KNOWN AS 132 Rugby Road, Birdsboro, PA 19508-9453.

Residential property

TAX PARCEL NO. 43533505284456

TAX ACCOUNT: 43499001

INSTRUMENT NO. 2010045550

To be sold as the property of Richard M. Dunskey, Mary M. Dunskey a/k/a Mary Dunskey.

No. 14-19698

Judgment Amount: \$154,872.19

Attorney: Louis P. Vitti, Esq.

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story frame dwelling house and tract of land being known as 408 South Baumstown Road, on which the same is erected, situate in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at a point on the West side of the public road leading from Baumstown to Birdsboro in line of land now or late of Mahlon L. Shantz; thence by said land, North 61 degrees West 24.5 perches to a corner in line of lands, now or late of William Kerper; thence by the same, South 13 degrees West 15.7 perches to a corner in the line of lands now or late of Adam Livingood; thence by the same, South 65 degrees East 19.5 perches to a point on the West side of the aforesaid public road; thence along the said public road, North 30 degrees East 14.2 perches to the place of beginning.

CONTAINING 2 acres, more or less.

EXCEPTING thereout and therefrom all that certain lot or piece of ground containing 76.8 perches, granted and conveyed to Howard Livingood by Deed dated May 31, 1906, and recorded in Deed Book 420 Page 484, Berks County Records Reading Pennsylvania.

ALSO excepting thereout and therefrom all that certain lot or piece of ground containing 84.4 perches, granted and conveyed to Adam Livingood by Deed dated May 31, 1906, recorded in Deed Book 674 Page 621, Berks County Records Reading Pennsylvania.

HAVING ERECTED THEREON A DWELLING KNOWN AS 408 South Baumstown Road, Birdsboro, PA 19508.

PARCEL NO. 5344-06-28-9954

BEING THE SAME PREMISES which Joel D. Herflicker and Rosemary A. Herflicker, husband and wife, Deed dated 10/29/2009 and recorded 11/02/2009 in and for the Office for the Recorder of Deeds in Berks County, Pennsylvania, Instrument No. 2009051095,

08/20/2015

granted and conveyed unto Danyelle Shane.

To be sold as the property of Danyelle Shane.

No. 14-19975

Judgment: \$14,285.83

Attorney: McCabe, Weisberg & Conway, P.C.
TAX I.D. #04530635789648

BEING County Parcel No. 5306-35-78-9648

ALL THAT CERTAIN lot of ground, together with the buildings and improvements thereon erected and known as 237 South Fifth Street, situate on the East side of South Fifth Street, between Chestnut and Spruce Streets, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of Calvin K. Whitner;

ON the East and South by property now or late belonging to the Estate of Charles H. Hunter, deceased; and

ON the West by said South Fifth Street.

CONTAINING in front on said South Fifth Street, 19 feet more or less and in depth East and West 130 feet.

TOGETHER with the right and privilege to use building wall on the South, as set forth in Deed from John McManus, Executor, to Harry Eppihimer dated April 28, 1873 and recorded in Deed Book 110 Page 530, Berks County Records.

BEING the same premises which John D. Choate by Indenture bearing date January 18, 2001 and recorded in the Office of the Recorder of Deeds in and for the County of Berks, State of Pennsylvania in Deed Book 3287 Page 1182 granted and conveyed unto Jeanette M. Santiago, in fee.

BEING KNOWN AS: 237 South 5th Street, Reading, Pennsylvania 19602.

TITLE TO SAID PREMISES is vested in Domingo Tejada by Deed from Jeanette M. Santiago dated August 11, 2003 and recorded August 27, 2003 in Deed Book 3849, Page 1589. The said Domingo Tejada died on September 18, 2012 thereby vesting title in Dinorah F. Tejada, Administratrix of the Estate of Domingo D. Tejada, deceased mortgagor and real owner by operation of law.

To be sold as the property of Dinorah F. Tejada, Administratrix of the Estate of Domingo D. Tejada, deceased mortgagor and real owner

No. 14-20124

Judgment Amount: \$111,133.88

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the garage and other improvements thereon erected, situate on the southern side of the public road (formerly U.S. Highway No. 22) which leads from Shartlesville to Hamburg, in the Township of Upper Bern, County of Berks

Vol. 107, Issue 47

and State of Pennsylvania, and said lot or piece of ground being more particularly bounded and described as follows, to wit:

BEGINNING at a point marked by a spike in the centre of the said public road which leads from Shartlesville to Hamburg, said point being about one-half (1/2) mile to the East of Shartlesville and in line of the eastern line of property belonging to Lewis M. Adams and Ada D. Adams, his wife; thence leaving said public road and following along the eastern line of property belonging to the said Lewis M. Adams and Ada D. Adams, his wife, and also along residue property of Clarence H. Ritter and Esther H. Ludwig, South 23 degrees 54 minutes West, a distance of 300.14 feet to a point marked by an iron pin; thence continuing along said residue property of Clarence H. Ritter and Esther H. Ludwig, South 64 degrees 21-1/2 minutes East, a distance of 290.88 feet to a point marked by an iron pin; thence still along same North 25 degrees 38-1/2 minutes East, a distance of 300.00 feet to a point marked by a spike in the centre of the aforementioned public road which leads from Shartlesville to Hamburg; thence along the centre of said road North 64 degrees 21-1/2 minutes West, a distance of 300.00 feet to the place of BEGINNING.

CONTAINING in area 2 acres and 5.55 perches.

TITLE TO SAID PREMISES IS VESTED IN Aaron Abrams, by Deed from Mae I. Riehl, dated 11/20/2001, recorded 11/30/2001 in Book 3437, Page 1552.

BEING KNOWN AS 5433 Old Route 22 #493, a/k/a 5433 Old Route 22, Hamburg, PA 19554.

Residential property

TAX PARCEL NO. 28-4453-16-93-9357

TAX ACCOUNT: 28006500

SEE Deed Book 3437 Page 1552

To be sold as the property of Aaron Abrams.

No. 14-20191

Judgment Amount: \$50,884.14

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the three-story stone front, brick dwelling house thereon erected, situate on the South side of Spring Street, between Madison and North Fourth Street, and being known as House No. 418 Spring Street, in the City of Reading, County of Berks and State of Pennsylvania, and being bounded and described as follows, to wit:

ON the North by said Spring Street;

ON the East by property now or late of Frederick G. Schaeffer, being property No. 420 Spring Street;

ON the South by a ten feet (10 feet) wide alley; and

ON the West by property now or late of the Colonial-Berks Real Estate Company, being property No. 416 Spring Street.

08/20/2015

Vol. 107, Issue 47

CONTAINING in front on said Spring Street, in width or breadth, East and West, sixteen feet more or less, and in depth or length, of equal width or breadth, North and South, one hundred and ten feet (110 feet), more or less, to said ten feet wide alley on the South.

TITLE TO SAID PREMISES IS VESTED IN Kevin E. Brown, adult individual and sui juris, by Deed from Christine L. Dunkelberger, widow, an adult individual and sui juris, dated 10/09/1998, recorded 10/26/1998 in Book 2994, Page 2372.

BEING KNOWN AS 418 Spring Street, Reading, PA 19601-2118.

Residential property

TAX PARCEL NO. 14-5307-50-75-4693

TAX ACCOUNT: 14639200

SEE Deed Book 2994 Page 2372

To be sold as the property of Kevin Brown a/k/a Kevin E. Brown.

No. 14-20516

Judgment: \$112,699.10

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

TAX I.D. #57-5309-20-90-6173

ALL THAT CERTAIN ONE AND ONE-HALF STORY BRICK BUNGALOW two car garage, situate in the Borough of Laureldale, County of Berks, Commonwealth of Pennsylvania, known as No. 3519 Kutztown Road, Laureldale, and the lots or places of ground upon which the same are erected, bounded and described as follows, to wit:

ALL THOSE CERTAIN TWO ADJOINING LOTS OR PIECES OF GROUND situate on the East side of Kutztown Road (also known as Kutztown Avenue), North of Bellevue Avenue, being Lot Nos. 141 and 142 on the plan of John S. Becker recorded at Reading in Plan Book No. 1, Page 36, formerly in Township of Muhlenberg County of Berks, Commonwealth of Pennsylvania, bounded on the North by Lot No. 142, on the East by a 15 feet wide alley, on the South by Lot No. 140, and on the West by said Kutzman Road.

CONTAINING TOGETHER 40 feet in front on said Kutzman Road, and in depth of even width eastward to said 15 feet wide alley, 130 feet.

BEING KNOWN AS: 3519 Kutztown Road, Reading, Pennsylvania 19605.

TITLE TO SAID PREMISES is vested in Barbara A. Weiler by Deed from Harlan G. Kistler and Ruth M. Kistler, husband and wife, dated November 14, 1979 and recorded November 19, 1979 in Deed Book 1772, Page 905. The said Barbara A. Weiler died on June 25, 2014 thereby vesting title in unknown surviving heirs of Barbara A. Weiler, deceased mortgagor and real owner by operation of law.

To be sold as the property of unknown surviving heirs of Barbara A. Weiler, deceased mortgagor and real owner

No. 14-20643

Judgment Amount: \$163,627.11

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

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

BEGINNING at a point of curve on the Northeasterly side of Monaco Lane (53 feet wide), said point being a corner of Lot No. 48 on said Plan, thence extending from said point of beginning along Lot No. 48 North 53 degrees 35 minute 43 seconds East 123.63 feet to a point, a corner of Lot No. 49 on said Plan; thence extending along same and partly along Lot No. 50 South 41 degrees 40 minutes 34 seconds East 75.37 feet to a point, a corner of Lot No. 46 on said Plan; thence extending along same South 48 degrees 19 minutes 26 seconds West 125.00 feet to a point on the Northeasterly side of Monaco Lane, thence extending along same the two following courses and distances, (1) North 41 degrees 40 minutes 34 seconds West 45.53 feet to a point of curve, and (2) Northwestwardly along the arc of a circle curving to the right having a radius of 448.50 feet the arc distance of 41.26 feet to the first mentioned point and place of BEGINNING.

CONTAINING 10,116 square feet of Land.

BEING Lot No. 47 as shown on the abovementioned Plan.

TITLE TO SAID PREMISES IS VESTED IN Robert C. Wagner and Heather N. Wagner, as tenants by the entirety, by Deed from Fiorino Grande, by his Attorney-in-Fact, Antonio Grande, dated 12/17/2004, recorded 03/18/2005 in Book 4548, Page 2074, Instrument Number 2005014052.

BEING KNOWN AS 303 Monaco Lane, Blandon, PA 19510-9482.

Residential property

TAX PARCEL NO. 61542117110743

TAX ACCOUNT: 61001174

SEE Deed Book 4548 Page 2074

To be sold as the property of Heather N. Wagner, Robert C. Wagner.

No. 14-20696

Judgment Amount \$79,129.14

Attorney: Robert W. Williams, Esquire

ALL THAT CERTAIN two-story brick mansard roof dwelling house and the lot or piece of ground upon which the same is erected, situate on the South side of Douglass Street, between Madison Avenue and North Fifth Street and being Numbered 452 Douglass Street, in the City of Reading, County of Berks and State of

08/20/2015

Pennsylvania, bounded and described as follows, to wit:

ON the North by said Douglass Street;

ON the East by property now or late of Edward Pengelly, Numbered 454 Douglass Street;

ON the South by property now or late of George H. Mengel, Numbered 739 Madison Avenue; and

ON the West by property now or late of Anna B. Frame, Numbered 450 Douglass Street.

CONTAINING IN FRONT or width, East and West along said Douglass Street twenty-two (22) feet six (6) inches and in depth or length, North and South of equal width, one hundred (100) feet.

TITLE TO SAID PREMISES vested in Cailene I. Pabon by Deed from Reading Home Developers, Inc. dated 12/03/2001 and recorded 12/10/2001 in the Berks County Recorder of Deeds in Book 3443, Page 1542.

BEING KNOWN AS 452 Douglas Street, Reading, PA 19601

TAX PARCEL NUMBER: 5307-59-74-6525

To be sold as the property of Cailene I. Pabon

No. 14-21102

Judgment: \$223,354.29

Attorney: Scott A. Dieterick, Esquire

Kimberly A. Bonner, Esquire

Joel Ackerman, Esquire

Ashleigh Levy Marin, Esquire

Jaime R. Ackerman, Esquire

Jana Fridfinnsdottir, Esquire

Brian Nicholas, Esquire

Denise Carlon, Esquire

Roger Fay, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN split level brick dwelling, being House No. 2406 Bell Drive, together with the lot or piece of ground upon which the same is erected, being Lot No. 12 Block "A", as shown on the revised plan of building lots known as Whitfield, Section No. 1, as laid out by Byron Whitman and recorded in Plan Book Volume 20, Page 3, in the Office for the Recording of Deeds in and for Berks County, situate in the Township of Spring, County of Berks, and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to wit:

BEGINNING at a point in the southeasterly building line of Bell Drive, said point being 215.00 feet northeastwardly from the point of curve of the easterly building line intersection of said Bell Drive and Berks Place, each a 53.00 feet wide street, as shown on the abovementioned plan; thence in a northeastwardly direction along the southeasterly building line of Bell Drive by a line forming a right angle with the line to be described last, the distance of 80.00 feet to a point; thence in a southeastwardly direction along the southwestwardly side of Lot No. 11, being House 2404 Bell Drive, by a line forming a right angle with the last described line, the distance of 115.00 feet to a point; thence in a southwestwardly

Vol. 107, Issue 47

direction along the rear of a portion of Lot No. 27 and a portion of Lot No. 28 by a line forming a right angle with the last described line, the distance of 80.00 feet to a point; thence in a northwestwardly direction along the angle with the last described line, the distance of 115.00 feet to the place of beginning.

BEING the same premises which William H. Wood, III and Kathleen Wood, husband and wife, by Deed dated August 30, 2000 and recorded September 7, 2000 in and for Berks County, Pennsylvania, in Deed Book Volume 3239, Page 2216, granted and conveyed unto Mark S. Klemens and Tammy A. Klemens, husband and wife.

PARCEL NO.: 80-4386-08-79-6610

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 2406 Bell Drive, West Lawn, PA, 19609.

To be sold as the property of Mark S. Klemens and Tammy A. Klemens, husband and wife.

No. 14-21230

Judgment Amount: \$35,599.52

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and lot or piece of ground upon which the same is erected, situate on the West side of Locust Street, being No. 724, between Oley and Douglass Streets, in the City of Reading, Berks County, Pennsylvania, bounded and described as follows:

ON the North and South by property now or late of William Penn Building and Savings Association;

ON the East by said Locust Street; and

ON the West by a ten feet wide alley.

CONTAINING in front on said Locust Street thirteen (13) feet more or less, and in depth to said ten feet wide alley one hundred (100) feet, more or less.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 724 Locust Street, Reading, Pennsylvania, 19604.

TITLE TO SAID PREMISES IS VESTED IN Erasmo Capellau, by Deed from Our City-Reading, Inc., a non-profit corporation, dated 02/18/2005, recorded 05/09/2005 in Book 4575, Page 2351, Instrument Number 2005023965.

BEING KNOWN AS 724 Locust Street, Reading, PA 19604-2518.

Residential property

TAX PARCEL NO. 12-5317-54-14-3312

TAX ACCOUNT: 12463800

SEE Deed Book 4575 Page 2351

To be sold as the property of Erasmo Capellau.

08/20/2015

No. 14-21306

Judgment Amount: \$43,760.45

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN three-story stone front brick dwelling house and the lot or piece of ground upon which the same is erected, situate on the North side of Robeson Street. No. 1033, between Mulberry and North Eleventh Streets, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the Northern building line of said Robeson Street, fifty-five feet East from the Northeast corner of Mulberry and Robeson Street, fifty-five feet East from the Northeast corner of Mulberry and Robeson Streets: thence North ninety-five feet to a five feet wide alley; thence East along the same fifteen feet to a point, thence South ninety-five feet to a point in the Northern building line of Robeson Street: thence West along the same fifteen feet to the place of BEGINNING.

TOGETHER with the full, free and uninterrupted right, liberty and privilege of using the joint alley between the above described premises and the premises on the East in common with the owners and occupiers of the premises on the East.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1033 Robeson Street, Reading, PA 19604

TAX PARCEL #13531737069323

ACCOUNT: 13616825

SEE Deed Book 2550, Page 572

Sold as the property of: Janell L. O'Brien and David P. O'Brien

No. 14-21711

Judgment: \$191,204.33

Attorney: LeeAne O. Huggins, Esquire

ALL THAT CERTAIN piece, parcel or tract of land situate on the southerly ultimate right of way line of Sunset Drive in the Township of Upper Bern, County of Berks, State of Pennsylvania, being known as Lot No. 4 as shown on the plan known as "Springer Subdivision", as prepared by Blue Marsh Engineering, Drawing No. E-050-90-A dated June 25, 1990, recorded in Plan Book Volume 183, Page 43, being more fully bounded and described as follows, to wit:

BEGINNING AT A POINT along the southerly ultimate right of way of Sunset Drive, said point being a corner in common with Lot No. 3 on said plan; thence along Sunset Drive aforesaid North 77 degrees 35 minutes 01 seconds East 204.40 feet to a point at the intersection of Sunset Drive aforesaid and Schoolhouse Road (T-566) on said plan; thence along the same by the arc of a curve bearing to the right having a radius of 27.5 feet a central angle of 56 degrees 28 minutes 45 seconds and a distance along the arc of 86.25 feet to a point along the Westerly ultimate right of way line of Schoolhouse Road (T-566) aforesaid, thence

Vol. 107, Issue 47

along the same South 45 degrees 56 minutes 14 seconds East 23.69 feet to a point, a corner in common with Lot No. 5 on said plan, thence in common with Lot No. 6 and Lot No. 7 on said plan South 44 degrees 03 minutes 46 seconds West 348.37 feet to a point, a corner in common with Lot No. 3 aforesaid; thence along the same North 12 degrees 24 minutes 59 seconds West 251.32 feet to a point and place of beginning.

CONTAINING 1.0001 Acre.

THE IMPROVEMENTS THEREON BEING KNOWN AS: 7 Sunset Drive, Bernville, PA 19506

BEING THE SAME PREMISES which Marion D. Sunday, widow by Deed dated 3/12/1993 and recorded 3/16/1993 in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 2398, Page 254, granted and conveyed unto Michael A. Howley and Donna M. Howley, his wife, as tenants by the entireties.

TAX PARCEL NO. 28446200183269

BEING KNOWN AS 7 Sunset Drive, Bernville, PA 19506

Residential Property

To be sold as the property of Michael A. Howley and Donna M. Howley

No. 14-21734

Judgment Amount: \$95,508.99

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or piece of land, situate on the Northwest side of Topton Road, LR 06160, and being Lot No. 4 of the plan of lots of the Lerrow Subdivision situate in the Township of Longswamp, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described in accordance with a survey by Andrew F. Kent, Professional Land Surveyor, designated 33-18-85, as follows, to wit:

BEGINNING at a spike in Topton Road, a corner of Lot No. 3; thence leaving said road and along Lot No. 3, North sixty degrees fifty-seven minutes West, 382.48 feet to an iron pin; thence along residue property now or late of the Estate of Marshall Worrell, Jr. and Anna Worrell, his wife, the two following courses and distances: (1) North twenty-nine degrees three minutes East, 150.00 feet to an iron pin; (2) South sixty degrees fifty-seven minutes East 382.75 feet to a spike in Topton Road; thence in Topton Road, South twenty-nine degrees nine minutes eight seconds West, 150.00 feet to a spike, the place of BEGINNING.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 512 Old Topton Road, Mertztown, PA 19539

TAX PARCEL #59547301284793

ACCOUNT: 59063505

SEE Deed Book Instrument #2012049029

PAGE Instrument #2012049029

Sold as the property of: Daniel J. Casey

08/20/2015

Vol. 107, Issue 47

No. 14-21738

Judgment: \$131,749.08

Attorney: Richard J. Nalbandian, III, Esquire
Legal Description

ALL THAT CERTAIN lot or place of ground with 1 story brick dwelling and other improvements erected, being No. 119 North Brooke Street, in the Borough of Robeson, County of Berks, PA, and having thereon erected a dwelling house known as: 119 North Brooke Street, Robeson, Pennsylvania, 19551.

TAX PARCEL: 74-4357-09-05-0931

ACCOUNT: 435709050931

SEE Deed Book 2798 Page 1730

To be sold as the property of Richard Barnett and Brooke N. Barnett

No. 14-21967

Judgment: \$156,268.32

Attorney: Scott A. Dieterick, Esquire

Kimberly A. Bonner, Esquire

Joel Ackerman, Esquire

Ashleigh Levy Marin, Esquire

Jaime R. Ackerman, Esquire

Jana Fridfinnsdottir, Esquire

Brian Nicholas, Esquire

Denise Carlon, Esquire

Roger Fay, Esquire

Tia Dinh, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situated in the Borough of Birdsboro, County of Berks, and Commonwealth of Pennsylvania, as shown on plan of Maple Springs Farms Section No. 4F II, prepared by Thomas R. Gibbons, Professional Land Surveyor, dated April 30, 1991, and recorded in the Office of the Recorder of Deed of Berks County in Plan Book 183 Page 3, more fully bounded and described as follows:

BEGINNING at a point in the Southern topographical building line of Cole Court, a cul-de-sac having a radius of 58 feet, at a corner of Lot 105; thence along said building line by the arc of a curve deflecting to the right having a radius of 58.00 feet, a central angle of 37 degrees 31 minutes 13 seconds and an arc distance of 37.98 feet to a corner of Lot 107, thence along said lot South 51 degrees 4 minutes 46 seconds East a distance of 179.89 feet to a point in line of Lot 61A Maple Spring Farms Section 4F; thence along said lot and partly along Lot 608 of said plan South 47 degrees 57 minutes 47 seconds West a distance of 55.42 feet to a corner of Lot 105, thence along said lot North 45 degrees 6 minutes 6 seconds West a distance of 186.14 feet to the point and place as of beginning.

BEING LOT 106 as shown on said plan.

BEING the same premises which Brian K. Levensgood and Lisa M. Levensgood, his wife, by Deed dated May 15, 2006 and recorded May 19, 2006 in and for Berks County, Pennsylvania, in Deed Book Volume 4881, Page 1691, granted

and conveyed unto Richard E. Cobourn and Sharon J. Cobourn, husband and wife, as tenants by the entirety.

PARCEL NO.: 31-5344-17-12-9151-004

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 209 Cole Court, Birdsboro, PA, 19508.

To be sold as the property of Richard E. Cobourn and Sharon J. Cobourn, husband and wife, as tenants by the entirety.

No. 14-21975

Judgment Amount: \$248,413.08

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Lower Heidelberg Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of Autumn Ridge, drawn by Stackhouse, Seitz & Bensinger, Inc., dated October 14, 2002 and last revised July 2, 2003, said Plan recorded in Berks County in Plan Book 265, Page 14, as follows, to wit:

BEGINNING at a point of curve on the westerly side of Sweetwater Lane (60 feet wide), said point being a corner of Lot No. 2 on said Plan; thence extending from said point of beginning along Lot No. 2 South 89 degrees 11 minutes 28 seconds West 30.00 feet to a point, a corner of Lot No. 2 on said Plan; thence extending along same and partly along Lot No. 1 North 49 degrees 28 minutes 30 seconds West 191.96 feet to a point, a corner of lands now or late of Allen Kehl; thence extending along said lands North 38 degrees 26 minutes 47 seconds East 86.98 feet to a point, a corner of Lot No. 4 on said Plan; thence extending along same South 59 degrees 29 minutes 37 seconds East 173.52 feet to a point of curve on the northwesterly side of Sweetwater Lane; thence extending southwestwardly and southwardly along the northwesterly and westerly side of Sweetwater Lane along the arc of a circle curving to the left having a radius of 200.00 feet the arc distance of 109.31 feet to the first mentioned point and place of BEGINNING.

CONTAINING 19,737 square feet or 0.453 acres of land.

BEING Lot No. 3 as shown on the abovementioned Plan.

SUBJECT to a portion of a 20 feet wide sanitary sewer easement extending along side of premises.

BEING KNOWN AS 77 Sweetwater Lane, Wernersville, PA 19565-9146.

Residential property

TITLE TO SAID PREMISES IS VESTED IN James J. Palmer, by Deed from James J. Palmer and April E. Palmer, h/w, dated 07/22/2013, recorded 08/01/2013 in Instrument Number 2013032817.

TAX PARCEL NO. 49-4367-03-21-2895

08/20/2015

TAX ACCOUNT: 49000785

SEE Deed Instrument Number 2013032817

To be sold as the property of James J. Palmer.

No. 14-22139

Judgment: \$127,264.37

Attorney: Martha E. Von Rosenstiel, Esquire

LEGAL DESCRIPTION

PURPART NO. 1

ALL THAT CERTAIN message, or small tract of land,/situated in South Heidelberg Township, Berks County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin, at the intersection of the Fritztown Road, and the road to Galen Hall, thence along the last mentioned road North 62-1/4 degrees West 100 feet to an iron pin in said road; thence along other lands of the said William J. Moyer and Mamie L. Moyer, his wife, (and of which this is a part) North 25-1/4 degrees West 214 feet to an iron pin, thence along the same South 70-1/4 degrees 119.5 feet to an iron pin on the North side of said Fritztown Road North 18 degrees East 200 feet to the place of BEGINNING.

CONTAINING 82.4 Perches of Land

BEING the same premises which Richard E. Emes, Executor of the Estate of James W. Emes, deceased, late of the Township of South Heidelberg, County of Berks and Commonwealth of Pennsylvania, by Deed dated June 10, 1986 and recorded in Deed Book Volume 1900, Page 0605, Berks County Records, conveyed unto Mark S. Shearer and Denise K. Shearer, his wife.

PURPART NO. 2

ALL THAT CERTAIN strip of land situate in South Heidelberg Township, County of Berks and Commonwealth of Pennsylvania, on the South side of the public road leading from Fritztown toward Galen Hall, more particularly bounded and described as follows, to wit:

BEGINNING at a stake on the South side of the aforementioned public road, a corner of this and other lot of James W. Emes and wife, parties hereto; thence along the same South twenty-five degrees two minutes West two hundred fourteen feet to a stake; thence along residue land of William J. Moyer and wife, (of which this was a part) North seventy degrees fifteen minutes West twenty-eight degrees fifteen minutes West twenty-eight feet to a stake; thence along the same North twenty-five degrees East two hundred eighteen and forty-five hundredths feet to a stake on the South side of the aforementioned public road; thence along the South side of the aforementioned public road South sixty-two degrees seventeen minutes East twenty-eight feet to the place of BEGINNING.

CONTAINING 14.88 Perches of Land.

BEING the same premises which Richard E. Emes, Executor of the Estate of James W. Emes, deceased, late of the Township of South Heidelberg, County of Berks and Commonwealth

Vol. 107, Issue 47

of Pennsylvania, by Deed dated June 10, 1986 and recorded in Deed Book Volume 1900, Page 0605, Berks County Records, conveyed unto Mark S. Shearer and Denise K. Shearer, his wife.

PURPART NO. 3

ALL THAT CERTAIN strip of land situate in South Heidelberg Township, County of Berks and Commonwealth of Pennsylvania, on the South side of the public road leading from Fritztown toward Galen Hall, more particularly bounded and described as follows, to wit:

BEGINNING at a stake on the South side of the aforementioned public road, a corner of this and other lot of James W. Emes and wife, parties hereto; thence along the same South twenty-five degrees West two hundred eighteen and forty-five hundredths feet to a stake; thence along residue land of Charles J. Thomas and his wife (of which this is a part) North seventy degrees fifteen minutes West six feet to a stake; thence along the same North twenty-five degrees East two hundred nineteen and forty-five hundredths feet to a stake on the South side of the aforementioned public road; thence along the South side of the aforementioned public road South sixty-two degrees seventeen minutes East six feet to the place of BEGINNING.

CONTAINING 3.19 Perches of Land.

BEING the same premises which Richard E. Emes, Executor of the Estate of James W. Emes, deceased, late of the Township of South Heidelberg, County of Berks and Commonwealth of Pennsylvania, by Deed dated June 10, 1986 and recorded in Deed Book Volume 1900, Page 0605, Berks County Records, conveyed unto Mark S. Shearer and Denise K. Shearer, his wife.

PARCEL IDENTIFICATION NO. 51-4365-03-24-5004

TAX ID #51045510

TITLE TO SAID PREMISES IS VESTED IN Denise K. Shearer, by Deed from Mark S. Shearer and Denise K. Shearer, dated 08/05/1996, recorded 09/09/1996 in Book 2764, Page 1939.

To be sold as the property of Denise K. Shearer

No. 14-22212

Judgment Amount: \$119,820.05

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN single family residence situate in Spring Township, Berks County, Pennsylvania, being Dwelling Unit 130 B of the 'Laurel Hill' Section within lands shown on the Plan of 'Spring Ridge' as prepared by Urwiler & Walter, Inc., dated January 1, 1991, last revised July 3, 1991 and recorded in Plan Book Volume 183, Page 12, Berks County Records, and shown on the Unit Location Plan prepared by Ludgate Engineering Corporation dated February 7, 1992, Plan No. D-3528, and attached to the Declaration of Covenants and Easements, Conditions and Restrictions, recorded in Misc. Book Vol. ____, Page ____, Berks County Records, said Dwelling

08/20/2015

Vol. 107, Issue 47

Unit including all that certain parcel of land more fully bounded and described as follows, to wit:

COMMENCING from a point near the middle of the intersection of SR-3023 known as State Hill Road SR-3055 known as Van Reed Road, said point being referenced on the aforementioned Plan of 'Spring Ridge' as recorded in Plan Book Volume 183, Page 12; thence South 78 degrees 04 minutes 25 seconds East 547.37 feet to the southeasternmost of Unit 128 B; thence North 70 degrees 20 minutes 02 seconds West 112.11 feet to the true point of beginning, said point being the easternmost point of Unit 130 B; thence extending along the face of the building of Unit 130 B by property belonging to 'Spring Ridge' Development the following fifteen (15) courses and distances:

1. North 66 degrees 14 minutes 30 seconds West 4.17 feet to a point;
2. North 23 degrees 45 minutes 30 seconds East 8.00 feet to a point;
3. North 66 degrees 14 minutes 30 seconds West 4.33 feet to a point;
4. North 23 degrees 45 minutes 30 seconds West 2.00 feet to a point;
5. North 66 degrees 14 minutes 30 seconds West 4.67 feet to a point;
6. North 23 degrees 45 minutes 30 seconds East 2.00 feet to a point;
7. North 66 degrees 14 minutes 30 seconds West 9.00 feet to a point;
8. North 23 degrees 45 minutes 30 seconds East 21.50 feet to a point;
9. North 66 degrees 14 minutes 30 seconds West 4.00 feet to a point;
10. North 23 degrees 45 minutes 30 seconds East 14.50 feet to a point;
11. South 66 degrees 14 minutes 30 seconds East 14.50 feet to a point;
12. South 23 degrees 45 minutes 30 seconds West 2.67 feet to a point;
13. South 66 degrees 14 minutes 30 seconds East 11.67 feet to a point;
14. South 23 degrees 45 minutes 30 seconds West 4.00 feet to a point;
15. South 66 degrees 14 minutes 30 seconds East 0.17 feet to a point on the centerline of the party wall of Dwelling Unit 129 A and Dwelling Unit 130 B; thence extending along the centerline of the said party wall South 23 degrees 45 minutes 30 seconds West 29.33 feet to a point; thence leaving the centerline of the party wall and extending along the face of the building of Dwelling Unit 130 B the following two (2) courses and distances:

1. North 66 degrees 14 minutes 30 seconds West 0.17 feet to a point;
2. South 23 degrees 45 minutes 30 seconds West 8.00 feet to the true point of beginning.

TITLE TO SAID PREMISES IS VESTED IN Todd N. Grube and Camilla Grube, by Deed from Adam D. Lord, dated 04/27/2007, recorded 05/16/2007 in Book 5136, Page 2076.

BEING KNOWN AS 130 Laurel Court,

Wyomissing, PA 19610-1031.

Residential property

TAX PARCEL NO. 80-4387-16-83-3066

TAX ACCOUNT: 80274830

SEE Deed Book 5136 Page 2076

To be sold as the property of Todd N. Grube, Camilla Grube.

No. 14-22264

Judgment Amount: \$154,753.80

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the two-story brick and frame dwelling house thereon erected, situate on the Northwest corner of Mayberry Avenue and Centre Street and being known as House No. 123 Mayberry Avenue, in the Village of Hyde Park, in the Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania said lot or piece of ground consisting of the whole of Lot No. 130 and the eastern twelve feet (12 feet) of Lot No. 129 as shown on a Map of Plan of 'Hyde Park' which said Map of Plan is recorded in the Recorder's Office of Berks County, Reading, Pa., in a Plan Book Volume 2 Page 36 and said lot or piece of ground being more particularly bounded and described as follows, to wit:

BEGINNING at a point, the northwest corner of Mayberry Avenue and Centre Street, thence extending in a northerly direction along the western side of said Centre Street, a distance of 111 feet 1-1/2 inches more or less to a point in the southern side of a 15 feet wide alley, thence extending in a westerly direction along the said southern side of said 15 feet wide alley a distance of 35 feet 7-3/4 inches to a point in line of property now or late of Charles O. Hirlleman, et al; thence extending along said property now or late of the said Charles O. Hirlleman, et al, in the southerly direction, a distance of 124 feet 7 inches more or less to a point in the northern line of said Mayberry Avenue, thence extending in an easterly direction along the said northern line of said Mayberry Avenue a distance of 32 feet to a point, said point being the place of beginning.

CONTAINING 3,836 square feet.

TITLE TO SAID PREMISES IS VESTED IN Jay S. McAfee, single man, by Deed from Joseph D. Dantas and Victoria A. Dantas, h/w, dated 08/31/1993, recorded 09/09/1993 in Book 2456, Page 438.

JAY S. McAFEE died on 09/13/2012, and Crystal Lynn McArthur was appointed Administrator/trix of his estate. Letters of Administration were granted to her on 11/19/2012 by the Register of Wills of Berks County, No. 06-12-1589. The Decedent's surviving heirs at law and next-of-kin are Crystal Lynn McArthur, Steven McAfee, and Nicole Wolverton. By executed waivers, Nicole Wolverton and Steven

08/20/2015

Vol. 107, Issue 47

McAfee waived their right to be named.

BEING KNOWN AS 123 Mayberry Avenue,
Reading, PA 19605-2939.

Residential property

TAX PARCEL NO. 66-5308-16-94-0441

TAX ACCOUNT: 66343900

SEE Deed Book 2456 Page 438

To be sold as the property of Crystal Lynn McArthur, in her capacity as Administratrix and heir of the Estate of Jay S. McAfee, unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Jay S. McAfee, deceased.

No. 14-23039

Judgment: \$184,292.00

Attorney: Christopher M. Garrell, Esquire

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements erected thereon, being Number 840 Lancaster Avenue, in the City of Reading, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a drill hole in the concrete pavement on the southerly topographical building line of Lancaster Avenue, said drill hole being a distance of eighty-five and forty-one hundredths (85.41) feet, measured easterly along the said southerly topographical building corner of Lancaster Avenue and Hancock Street (formerly Moss Street); thence still along said southerly building line of Lancaster Avenue North seventy (70) degrees East twenty and twelve hundredths (20.12) feet to a drill hole in a concrete wall; thence along property of Penn Dairies Inc. South thirty-six and thirty-five hundredths (36.35) feet to a drill hole in a concrete pavement; thence still along same South thirty-six (36) degrees eighteen (18) minutes East ninety-five and five-tenths (95.5) feet to a drill hole in a concrete wall on the northerly topographical building line of Division Street (formerly Hazel Street); thence along said northerly building line of Division Street South seventy (70) degrees West forty-nine (49) feet to an iron pin set in a concrete wall; thence along property of Ralph A. Herbein and passing through the party wall of the row dwelling erected thereon North twenty (20) degrees West one hundred seventy-five (175) feet to a drill hole, the place of beginning.

CONTAINING 5,025.6 square feet of land.

UNDER AND SUBJECT to exceptions, reservations and easements as set forth in Deed recorded in Instrument #2008061522.

BEING THE SAME PREMISES WHICH IB PROPERTY HOLDINGS, LLC, by Deed dated 12/12/2008 and recorded 12/31/2008 in the Office for the Recorder of Deeds in and for the County of Berks, and Commonwealth of Pennsylvania in Instrument #2008061522, granted and conveyed unto Marvellous S. Lawani.

TAX PARCEL: 18530664424767

ACCOUNT: 18000107

SEE Instrument #2008061522

To be sold as the property of Marvellous S. Lawani.

No. 14-23042

Judgment: \$94,985.70

Attorney: Christopher M. Garrell, Esquire

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements erected thereon, situate on the North side of Mount Laurel Avenue, in the Township of Muhlenberg, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the North side of said Mount Laurel Avenue, said point being forty-five feet southwest from the northwest corner of said Mount Laurel Avenue and a road leading from said Mount Laurel Avenue to the sand quarry (now known as Forrest Avenue); thence in a southwesterly direction along the North side of said Mount Laurel Avenue, a distance of two feet five and one-half inches to a point; thence in a westerly direction along said North side of said Mount Laurel Avenue, a distance of fifty-two feet six and one-half inches to a point, a corner of property now or late of Henry A. Moyer; thence in a northerly direction along said property now or late of Henry A. Moyer and at right angles to said Mount Laurel Avenue, a distance of ninety-three feet, more or less, to a point, a corner of property now or late of J. Madison Tindle; thence in an easterly direction along said property now or late of J. Madison Tindle, at right angles to last described line, a distance of forty feet to a point, a corner of other property now or late of Peter L. Moyer; thence in a southerly direction along said property now or late of Peter L. Moyer, a distance of ninety-three feet, more or less, to the place of beginning.

BEING THE SAME PREMISES WHICH E. DIANNE REED, by Deed dated 6/30/2010 and recorded 7/6/2010 in the Office for the Recorder of Deeds in and for the County of Berks, and Commonwealth of Pennsylvania in Instrument #2010025842, granted and conveyed unto Marvellous Lawani.

TAX PARCEL: 66531906275819

ACCOUNT: 66356000

SEE Instrument #2010025842

To be sold as the property of Marvellous Lawani.

No. 14-23046

Judgment Amount: \$66,307.97

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house with mansard roof, being No. 838 North 11th Street and the lot or piece of ground on which the same is erected, situate on the West side of North Eleventh Street between Douglass and Windsor Streets, in the City of Reading, County

08/20/2015

Vol. 107, Issue 47

of Berks and State of Pennsylvania, bounded and described as follows:

ON the North by property now or late of David E. Dehart;

ON the South by property now or late of David E. Dehart;

ON the East by said North Eleventh Street; and
ON the West by a twenty feet wide alley.

CONTAINING in front or width North and South on said Eleventh Street, fifteen feet six inches (15 feet 6 inches) and in depth extending Westward of that width, one hundred four feet (104 feet).

TITLE TO SAID PREMISES IS VESTED IN Victor Aquiles Perez Dejesus, by Deed from David Lugo, dated 05/13/2013, recorded 05/14/2013 in Instrument Number 2013020262.

BEING KNOWN AS 838 North 11th Street, Reading, PA 19604-2404.

Residential property

TAX PARCEL NO. 12-5317-53-14-0938

TAX ACCOUNT: 12170800

SEE Deed Instrument Number 2013020262

To be sold as the property of Victor Aquiles Perez-Dejesus.

No. 14-23159

Judgment: \$80,020.56

Attorney: Leon P. Haller, Esquire

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

BEGINNING at a point in the East line of said North Eleventh Street, said point being a distance of 60 feet South of and from the South line of Robeson Street; thence East along property now or late of John S. Borrell, a distance of 105 feet to a point in the Western line of a 10 feet wide alley; thence South along the same a distance of 15 feet to a point in the North line of property now or late of Peter J. Brahm; thence West along the same a distance of 105 feet to a point in the East line of said North Eleventh Street; thence along the same, a distance of 15 feet to a point, said point being the place of beginning.

HAVING THEREON ERECTED a dwelling house known as: 1049 North 11th Street, Reading, PA 19604

PARCEL I.D. 531745161195

BEING THE SAME PREMISES which ALG Investments, LLC by Deed dated 03/05/2010 and recorded 03/11/2010 in Berks County Instrument No. 2010008903, granted and conveyed unto Edelmiro Sanchez Almonte.

To be sold as the property of Edelmiro Sanchez Almonte

No. 14-23166

Judgment: \$107,668.17

Attorney: Richard M. Squire & Associates, LLC

ALL THAT CERTAIN three-story part stone and part brick dwelling house and lot or piece of ground upon which the same is erected, situate on the South side Perkiomen Avenue between Fifteenth and Sixteenth Streets, in the City of Reading, County of Berks and State of Pennsylvania, No. 1512 and being Lot #3 on the plan of lots laid out by the said Samuel Pulner, bounded and described as follows:

ON the North by said Perkiomen Avenue;

ON the East by property now or late of Willis W. McYan, Lot #2 of said plan;

ON the South by an alley three feet six inches (3' 06") wide; and

ON the West by an alley and property of Margaret J. Engel, Lot #4 of said plan.

CONTAINING in width East and West on said Perkiomen Avenue, sixteen (16) feet and in depth North and South in East side, one hundred twenty-seven feet and nine inches (127' 09") on the South side of said lot sixteen (16) feet and on the West side of said lot one hundred thirty (130) feet.

KNOWN AS 1512 Perkiomen Avenue, Reading, PA 19602

PARCEL NO. 5316-31-38-4220

ACCOUNT NO. 16-589275

BEING THE SAME PREMISES which Gregory P. Ulrich and Sherry L. Ulrich granted and conveyed unto Esther R. Hendricks by Deed dated August 14, 1998 and recorded September 2, 1998 in the Office of the Recorder of Deeds for Berks County, Pennsylvania in Deed Book 2975, Page 630.

TAX PARCEL 5316-31-38-4220

ACCOUNT NO. 16-589275

DEED BOOK 2975, Page 630

To be sold as the property of Esther R. Hendricks

No. 14-23244

Judgment Amount: \$64,382.40

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN three-story brick dwelling house and lot or ground on the East side of North Eleventh Street, between Douglass and Windsor Street, in the City of Reading, Berks County, Pennsylvania, known as 839, and bounded and described as follows, to wit:

ON the North by property now or late of Emma B. Knerr (formerly Rehr and Fricker); on the East by a 10 feet wide alley; on the South by property now or late of Anthony Casella and Mary Casella, his wife (formerly Sarah L. Wansch); and on the West by North Eleventh Street.

CONTAINING in front on said North Eleventh Street 15 feet and in depth 100 feet.

08/20/2015

THEREON ERECTED A DWELLING
HOUSE KNOWN AS: 839 North 11th Street,
Reading, PA 19604

TAX PARCEL #12531753142906

ACCOUNT: 12170825

SEE Deed Book Instrument #2011040692

PAGE Instrument #2011040692

Sold as the property of: Paula Perez Caldera

No. 14-2871

Judgment Amount: \$64,946.73

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN 2-1/2 story brick dwelling house and the lot or piece of ground upon which the same is erected, situate on the North side of Meade Street, being No. 911, between Clifton Avenue and Hanley Place, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the Northern building line of Meade Street as shown on the topographical survey of the City of Reading, said point being sixty one and thirty two one hundredths feet (61.32 feet) East from the Northeast building corner of Meade Street and Clifton Avenue and being a corner in common with No. 913 Meade Street; thence in a Northerly direction along said No. 913 Meade Street property now or formerly of Joseph Bomberger and making an interior angle of 90 degrees with the said Northern building line of Meade Street, a distance of one hundred fifteen and thirty seven one hundredths feet (115.37 feet) to a point in line of other property now or formerly of Joseph Bomberger; thence still in a Northerly direction along property now or formerly of Joseph Bomberger and making an interior angle of 137 degrees 47 minutes with last described line, a distance of seventeen and forty one one hundredths feet (17.41 feet) to a point, a corner of other property now or formerly of Joseph Bomberger; thence in an Easterly direction along said other property now or formerly of Joseph Bomberger and making an interior angle of 131 degrees 00 minute with last described line, a distance of twelve and sixty eight one hundredths feet (12.68 feet) to a point, a corner of property now or formerly of James H. McKinney, said property being No. 909 Meade Street; thence in a Southerly direction along said No. 909 Meade Street and partly following the center line of a party wall between the building erected on the herein described premises and No. 909 Meade Street and making an interior angle of 91 degrees 13 minutes with last described line, a distance of one hundred twenty eight and six one hundredths feet (128.06 feet) to a point in the aforementioned Northern building line of Meade Street; thence in a Westerly direction following the said Northern building line of Meade Street by a curve to the left having a radius of 1299.59 feet and a central

Vol. 107, Issue 47

angle of 0 degrees 38 minutes 26.18 seconds, a distance along the curve of fourteen and fifty three one hundredths feet (14.53 feet) to a point of tangency in the said Northern building line of Meade Street; thence still in a Westerly direction and still following the said Northern building line of Meade Street by a straight line tangent to the aforementioned curve at the last described point, a distance of nine and eighty five one hundredths feet (9.85 feet) to the place of Beginning.

AND the free and uninterrupted use of the driveway being 8 feet in width by 100 feet in depth extending North from said Meade Street and being half on property No. 911 and half on No. 913 Meade Street. Together with free ingress, egress and regress to and for the said grantees, their heirs and assigns, their tenants, and under tenants, occupiers or possessors of the said grantees property contiguous to said driveway at all times and seasons forever hereafter, into, along, upon and out of the said driveway, in common with the owner or occupiers of said property No. 913 Meade Street, adjacent to the said driveway.

TITLE TO SAID PREMISES IS VESTED IN Dennis Speece, Jr. and Rebecca S. Sonnen, by Deed from Edward H. Winters and Jennifer L. Winters, formerly Jennifer L. Landis, h/w, dated 07/25/2003, recorded 09/09/2003 in Book 3861, Page 960.

BEING KNOWN AS 911 Meade Street, Reading, PA 19611-1846.

Residential property

TAX PARCEL NO. 18-5306-64-33-8501

TAX ACCOUNT: 18494625

SEE Deed Book 3861 Page 960

To be sold as the property of Dennis Speece, Jr., Rebecca S. Sonnen.

No. 14-2872

Judgment Amount: \$123,276.93

Attorney: Robert W. Williams, Esquire

SITUATED IN THE City of Reading, County of Berks, Commonwealth of Pennsylvania:

TOGETHER WITH THE two (2) story semi-detached brick dwelling house erected thereon, on the southern side of Gregg Avenue between Brookline Plaza and Kenhorst Boulevard in the Eighteenth Ward of the City of Reading, County of Berks and Commonwealth of Pennsylvania, and being a portion of Lot No. 35, as shown on a map or plan of building lots known as Brookline, as laid out by E. Richard Meinig, in March 1928, and recorded in the Office for the Recording of Deeds in and for Berks County at Reading, Pennsylvania, in Plan Book 8 Page 21 bounded:

ON the North by the aforesaid Gregg Avenue;

ON the East by residue portion of Lot No. 35; and

ON the West by residue portion of Lot No. 35, upon which is erected a portion of No. 1142 Gregg Avenue, being more fully bounded and described as follows, to wit:

BEGINNING AT A CORNER in the southern

08/20/2015

Vol. 107, Issue 47

topographical building line of Gregg Avenue, a distance of 256 feet 2-1/2 inches westwardly from a point of curve, which aforesaid point of curve is a distance of 377 feet 8-3/4 inches westwardly from the southwestern topographical building corner of the intersection of the aforesaid Gregg Avenue and Brookline Plaza; thence leaving the aforesaid Gregg Avenue and in a southerly direction by a line being radial to same and along residue portion of Lot No. 35, upon which is erected a portion of 1138 Gregg Avenue passing through the nine (9) inch building block party wall between the buildings, a distance of 82 feet 11-5/8 inches to a corner, thence making an interior angle of 93 degrees 38 minutes 37 seconds with the last described line and in a westerly direction along residue portion of Lot No. 35, a distance of 29 feet 10-3/8 inches to a corner; thence making an interior angle of 85 degrees 08 minutes 59 seconds with the last described line and in a northerly direction along residue portion of Lot No. 35 upon which is erected a portion of 1142 Gregg Avenue, by a line being at right angles to the aforesaid Gregg Avenue, a distance of 85 feet 2-7/8 inches to a corner in the southern topographical building line of the aforesaid Gregg Avenue, thence in an easterly direction along same, a distance of 6 feet 1-1/1 inches to a point of curve, thence continuing in an easterly direction along the southern topographical building line of the aforesaid Gregg Avenue by the aforesaid curve bearing to the left, having a radius of 1,038 feet 5-3/8 inches, a central angle of 1 degrees 12 minutes 24 seconds and a distance along the arc of 21 feet 10-1/2 inches to the place of beginning.

CONTAINING 2,443.37 square feet.

TITLE TO SAID PREMISES vested in Andres Diaz-Cruz and Denisse Diaz, husband and wife, by Deed from Kermie Virola and Jasmin Diaz, husband and wife, dated 05/15/2006 and recorded 05/26/2006 in the Berks County Recorder of Deeds in Book 4885, Page 2088.

BEING KNOWN AS 1140 Gregg Avenue a/k/a 1140 Gregg Street, Reading, PA 19607

TAX PARCEL NUMBER: 18-5306-18-22-7357

To be sold as the property of Andres Diaz-Cruz and Denisse Diaz

No. 14-4143

Judgment Amount: \$209,887.11

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground and any and all buildings erected thereon, situate on the northeast side of Amherst Avenue between Fillmore Avenue and Princeton Avenue in the Township of Spring, County of Berks and Commonwealth of Pennsylvania as shown on Plan of Lots of George Hettinger, et al, said Plan being recorded in Plan Book Volume 6A, Page 46, Berks County Records, more particularly

bounded and described as follows, to wit:

BEGINNING at a point in the northeast side of Amherst Avenue, 235.49 feet southeast of Fillmore Avenue; thence in an easterly direction by a radial line to the curve in the said northeast side of Amherst Avenue a distance of 100.00 feet to a point; thence in a southerly direction by a line curving to the left having a radius 1070 feet, for a distance along the curve of 45.75 feet to a point; thence in a westerly direction by a radial line to the last described curve a distance of 100.00 feet to a point in the northeast side of Amherst Avenue; thence in a northerly direction along the same by a line curving to the right having a radius of 1170 feet for a distance along the curve of 50.00 feet to the place of BEGINNING.

BEING KNOWN AS 307 Amherst Avenue, Reading, PA 19609-2407.

Residential property

TITLE TO SAID PREMISES IS VESTED IN Juan A. Fonseca, by Deed from Juan A. Fonseca and Sherry Ann I. Fonseca, prior h/w, dated 02/16/2009, recorded 02/24/2009 in Instrument Number 2009007361.

MORTGAGOR Juan A. Fonseca, Jr. died on 06/05/2011, and Carmen Figueroa was appointed Administratrix of his estate. The Decedent's surviving heirs at law and next-of-kin are Alegra Antonia Fonseca and Juan Antonio Fonseca, III.

BY EXECUTED WAIVERS, Juan Antonio Fonseca, III and Alegra Antonia Fonseca waived their right to be named as a defendant in the foreclosure action.

TAX PARCEL NO. 80-4396-1711-4730

TAX ACCOUNT: 80002100

SEE Instrument No. 2009007361

To be sold as the property of Carmen Figueroa, in her capacity as Administratrix of the estate of Juan A. Fonseca, Jr., unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Juan A. Fonseca, Jr., deceased, Sherryann I. Fonseca.

No. 14-5216

Judgment Amount: \$296,652.48

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Ontelaunee Township, Berks County, Commonwealth of Pennsylvania, bounded and described according to a Final Plan of The Development of Willow Glen, drawn by John W. Hoffert, Professional Land Surveyor, dated March 16, 2000 and last revised May 27, 2004, said Plan recorded in Berks County in Plan Book 274, Page 41, as follows, to wit:

BEGINNING at a point of curve on the Northerly side of Verdun Drive (50 feet wide), said point being a corner of Lot No. 138 on said Plan, thence extending from said point of beginning along Lot No. 138 North 07 degrees 24 minutes 13 seconds West 311.55 feet to a point on the Southeastly side of Snyder Road (SR

08/20/2015

1001); thence extending along same North 63 degrees 02 minutes 27 seconds East 15.60 feet to a point, a corner of Lot No. 1 on said Plan; thence extending along same and partly along Lot No. 2 South 44 degrees 00 minutes 08 seconds East 208.52 feet to a point, a corner of Lot No. 136 on said Plan, thence extending along same South 15 degrees 47 minutes 44 seconds West 171.91 feet to a point of curve on the Northeastly side of Verdun Drive, thence extending Northwestwardly and Westwardly along the Northeastly and Northerly side of Verdun Drive along the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 70 86 feet to the first mentioned point and place of Beginning.

CONTAINING 29,176 square feet of land.

BEING Lot No. 137 as shown on the abovementioned Plan.

UNDER AND SUBJECT to the Declaration of Covenants, Conditions and Restrictions Covering Development Known as Willow Glen Subdivision recorded in Record Book 4517 Page 707, Berks County Records.

TITLE TO SAID PREMISES IS VESTED IN Glorimar Munoz and Lizbette Munoz, by Deed from Forino Company, L.P., a Pennsylvania Limited Partnership, by its Attorney-in-Fact, John G. Smith, dated 01/17/2006, recorded 03/08/2006 in Book 4813, Page 1510.

BEING KNOWN AS 11 Verdun Drive, Reading, PA 19605-7006.

Residential property

TAX PARCEL NO. 68-5400-15-54-9397

TAX ACCOUNT: 68000361

SEE Deed Book 4813, Page 1510

To be sold as the property of Glorimar Munoz, Lizbette Munoz

No. 14-5974

Judgment Amount: \$195,757.08

Attorney: Robert W. Williams, Esq.

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situated in the Borough of Birdsboro, County of Berks, Commonwealth of Pennsylvania, described according to a final plan of "Cloverdale" made by Systems Design Engineering, Inc., Consulting Engineers and Surveyors of Wyomissing, Pennsylvania, dated July 26, 1989, last revised April 4, 1990, recorded in Berks County Recorder of Deeds in Plan Case 172, Page 37, as follows, to wit:

BEGINNING AT A POINT on the Northwesterly side of Cocalico Road (44 feet wide) and the Northeastly side of South Kelly Drive (50 feet wide) on radial round corner curving to the right in a Northwesterly direction having a radius of 15.00 feet the arc distance of 23.56 feet to a point of tangent on the Northeastly side of South Kelly Drive, thence extending along the Northeastly side of South Kelly Drive, North 27 degrees 48

Vol. 107, Issue 47

minutes 55 seconds West 90.00 feet to a point; thence extending North 62 degrees 11 minutes 05 seconds East along Lot 47 on said plan 89.50 feet to a point, thence extending South 27 degrees 48 minutes 55 seconds East along Lot 29 on said plan 105.00 feet to a point on the Northwesterly side of Cocalico Road; thence extending along the Northwesterly side of Cocalico Road South 62 degrees 11 minutes 05 seconds West 74.50 feet to a radial round corner being the first mentioned point and place of beginning.

BEING LOT NO. 28 on said plan.

BEING the same premises which Michael J. Rumer and Jamie L. Rumer, husband and wife, by Deed dated 05/28/02 and recorded 06/12/02 in Record Book 3549, Page 1582, granted and conveyed unto Blaine L. Stoner, III and Nancy K. Stoner, husband and wife.

PARCEL NO. 5334-20-82-0207

To be sold as the property of Blaine L. Stoner III a/k/a Blaine L. Stoner and Nancy K. Stoner

No. 14-5979

Judgment: \$89,132.80

Attorney: Leon P. Haller, Esquire

ALL THAT CERTAIN two-story brick mansard roof dwelling house, and the lot or piece of ground upon which the same is erected, situate on the East side of Church Street, between Marion and Perry Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of John J. O'Brien and Mary A. O'Brien, his wife;

ON the East by a 15 foot wide alley;

ON the South by property of William C. Shugars and Hattie M. Shugars, his wife; and

ON the West by said Church Street.

CONTAINING in front or width, North and South, on said Church Street, fourteen (14) feet and in depth of uniform width, East and West, one hundred (100) feet.

TOGETHER with the full, free and uninterrupted rights, liberty and privilege of using the joint alley between the premises above described and the premises adjoining on the South in common with the owners and occupiers of said adjoining premises; and together also with the like right, liberty and privilege of using the 15 feet wide alley on the East in common with the owners and occupiers of the premises abutting thereon.

HAVING THEREON ERECTED a dwelling house known as: 1217 Church Street, Reading, PA 19601

PARCEL I.D. 530743872010

BEING THE SAME PREMISES which Neil E. Wright by Deed dated 03/26/10 and recorded 04/05/10 in Berks County Instrument No. 2010012149, granted and conveyed unto Caroline Randall and Ruth Pitter, as tenants in common.

To be sold as the property of Ruth Pitter and Caroline Randall

08/20/2015

Vol. 107, Issue 47

No. 15-00097

Judgment Amount: \$69,593.02

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story frame dwelling house and lot of ground upon which the same is erected, situate on the East side of North Second Street, No. 39, between Island Street and State Street, in the Borough of Hamburg, in the County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BOUNDED on the North by property now or late of William Moyer and James Fox,

ON the East by property now or late of James Fox,

ON the South by property now or late of John Bailey; and

ON the West by North Second Street.

CONTAINING forty feet (40 feet) in width on North Second Street, forty-seven feet (47 feet) in width in the rear, and in depth sixty feet (60 feet).

TITLE TO SAID PREMISES IS VESTED IN Sandra Masters, by Deed from Thomas H. Wolfinger and Lorrie Santilli Wolfinger, dated 03/30/2006, recorded 04/12/2006 in Book 4850, Page 139.

BEING KNOWN AS 39 North 2nd Street, Hamburg, PA 19526-1703.

Residential property

TAX PARCEL NO. 46448520908144

TAX ACCOUNT: 46001000

SEE Deed Book 4850 Page 139

To be sold as the property of Sandra Masters.

No. 15-00105

Judgment Amount: \$208,161.15

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situated in Exeter Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of Devon Green, drawn by Ludgate Engineering Corp., Engineers, Surveyors, Planners dated June 22, 1987 and last revised August 25, 1987, said Plan recorded in Berks County in Plan Book 153, Page 53, as follows, to wit:

BEGINNING at a point on the Southerly side of Fairway Drive (54 feet wide), said point being a corner of Lot No. 18 on said Plan; thence extending from said point of being along Lot No. 18 South 05 degrees 02 minutes 10 seconds East 150 feet and crossing the Northerly side of Met-Ed Right of Way to a point in line of Lot 22 on said Plan; thence extending along same and along the bed of the aforesaid Met-Ed Right of Way South 84 degrees 57 minutes 50 seconds West 70.00 feet to a point, a corner of Lot No. 16 on said Plan; thence extending along same and recrossing the Northerly side of the Met-Ed Right of Way North 05 degrees 02 minutes 10 seconds East 145.85 feet to a point of curve on

the Southerly side of Fairway; thence extending along same the two following courses and distances, (1) Eastwardly along the arc of a circle curving to the right having a radius of 273.00 feet the arc distance of 47.69 feet to a point of tangent, and (2) North 84 degrees 57 minutes 50 seconds East 22.55 feet to the first mentioned point and place of beginning.

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

BEING KNOWN AS 221 Fairway Drive, Reading, PA 19606-3669.

Residential property

TAX PARCEL NO. 43-5335-05-27-2770

TAX ACCOUNT: 43195002

SEE Deed Book 2012 Page 030999

To be sold as the property of James H. Robinson a/k/a James Howard Robinson, Allison S. Robinson a/k/a Allison Sherry Robinson.

No. 15-00203

Judgment: \$23,021.04

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

TAX I.D. #14530751853025

ALL THAT CERTAIN 2-story frame dwelling house and lot or piece of ground upon which the same is erected, situated on the West side of North Sixth Street, between Douglass and Windsor Streets, it being No. 854 North Sixth Street, (formerly Numbered 846) in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of W. H. Rothermel,

ON the West by a 10 feet wide alley,

ON the South by property now or late of Robert Mack,

ON the East by said North Sixth Street.

CONTAINING IN FRONT or breadth on said North Sixth Street, North and South, 20 feet, and in depth East and West, 105 feet.

BEING KNOWN AS 854 North 6th Street, Reading, Pennsylvania 19601.

TITLE TO SAID PREMISES is vested in Frank E. Masters and Mary E. Masters by Deed from Charles F. Flannery and Vivian E. Flannery, husband and wife, dated January 25, 1974 and recorded January 30, 1974 in Deed Book 1645, Page 1280. The said Frank E. Masters died on September 10, 2011 thereby vesting title in his surviving spouse Mary E. Masters by operation of law. The said Mary E. Masters died on September 22, 2014 thereby vesting title in the Unknown Surviving Heirs of Mary E. Masters, deceased mortgagor and real owner.

To be sold as the property of unknown surviving heirs of Mary E. Masters, deceased mortgagor and real owner

08/20/2015

Vol. 107, Issue 47

No. 15-00484

Judgment Amount: \$204,539.50

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel of ground situate in Exeter Township, Berks County, Pennsylvania bounded and described according to a Final Plan of "Valley Ridge Farms" recorded in Plan Book 220 Page 39, Berks County Records, as follows:

BEGINNING at a point on the southwest side of Hillside Road (60' wide) a corner in common with Lot 22 on the abovementioned Plan; thence southeasterly along the southwest side of Hillside Road along the arc of a circle curving to the left having a radius of 330.00 feet an arc distance of 70.00 feet to a point a corner in common with Lot 20 on the abovementioned Plan; thence along Lot 20 South 61° 51' 34" West a distance of 192.48 feet to a point on line of lands now or late of Pheasant Associates; thence along said lands and lands now or late of Neversink Road, Inc. North 57° 44' 05" West a distance of 147.44 feet to a point a corner in common with the aforementioned Lot 22; thence along Lot 22 North 74° 00' 47" East a distance of 278.94 feet to a point on the southwest side of Hillside Road, the place of Beginning.

CONTAINING 21,942 square feet.

BEING Lot 21 on the abovementioned Plan.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 4378 Hillside Road, Township of Exeter, PA 19606

TAX PARCEL #43532506483745

ACCOUNT: 43001515

SEE Deed Book 3026, Page 364

Sold as the property of: Thomas J. Trapani and Margaret M. Trapani

No. 15-01066

Judgment Amount: \$43,472.46

Attorney: Robert W. Williams, Esquire

ALL THAT CERTAIN two-story brick dwelling with mansard roof and the lot or piece of ground upon which the same is erected situate on the North side of and known as No. 1007 Oley Street, between North Tenth and Mulberry Streets, in the City of Reading, Berks County, Pennsylvania, bounded and described as follows:

ON the North by the Mennonite Church;

ON the East by property now or formerly of Mr. Bower;

ON the South by Oley Street; and

ON the West by property now or formerly of Senora Sova.

CONTAINING nineteen feet (19') in front and in depth seventy-six (76').

PARCEL NO. 5317-53-04-6166

BEING THE SAME PREMISES which Owen Federal Bank, FSB, by Indenture dated 03-13-00 and recorded 06-26-00 in the Office of the Recorder of Deeds in and for the County of Berks in Volume Book 3212 Page 816, granted and conveyed unto Bernard Franckowiak.

TITLE TO SAID PREMISES vested in Javier Crespo and Stracie Crespo by Deed from Bernard Franckowiak dated 10/20/2005 and recorded 02/10/2006 in the Berks County Recorder of Deeds in Book 04783, Page 2031.

BEING KNOWN AS 1007 Oley Street, Reading, PA 19604

TAX PARCEL NUMBER: 5317-53-04-6166

To be sold as the property of Stacie Crespo and Javier Crespo

No. 15-01067

Judgment Amount: \$87,081.60

Attorney: Lauren Berschler Karl, Esquire

ALL THAT CERTAIN unit in the property known, named and identified as Crown Pointe Condominium, located in the Borough of Mohnton, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa. C.S. 3101 et seq., by the recording in Berks County Department of Records of the Declaration dated June 28, 1985 and recorded on July 1, 1985 in Deed Book 1878, Page 27, being and designated as Unit 5-B, together with the proportionate undivided interest in common elements (as defined in such Declaration) of 2.430%.

BEING THE SAME PREMISES which Frank F. Vendevort, III and Beverly S. Vandevort by Deed dated January 13, 1995 and recorded on January 30, 1995, in the Office of the Recorder of Deeds of Berks County, in Deed Book Volume 2610, Page 1371, granted and conveyed unto Jeanette Gonzalez.

THEREON ERECTED A CONDOMINIUM KNOWN AS: 42 Maple Street, Unit 5B, Mohnton, PA 19540

TAX PARCEL: 65439517114335C26

MAP PIN NUMBER: 439517114335

ACCOUNT NO. 65036834

SEE Deed Book 2610, Page 1371

To be sold as the property of Jeanette Gonzalez a/k/a Jeannette M. Barnes

No. 15-01288

Judgment: \$805,295.98

Attorney: Charles N. Shurr, Jr., Esquire

ALL THAT CERTAIN tract or piece of land containing a one-story block and frame building and quonset hut, located on the North side of Gregg Avenue as shown on property survey dated July 17, 1996, Plan No. TRG-C-1089 prepared by Thomas R. Gibbons & Associates, Inc. of Reading, Pennsylvania, and being the easterly three feet and sixty-six hundredths of one foot (3.66') of Lot No. 171, all of Lot Nos. 172, 173, 174 and the western and south one-half portion of a 15' wide alley as shown on the Plan of Lots, Street Plan, and Revised Street Plan, as laid out by Tobias Knoblauch, Philip Knoblauch, Morris Knoblauch, and Howard J. Fick, said plans recorded in PBV 6A, Page 59, and PBV 3A, Pages 9 and 12, Berks County Records,

08/20/2015

Vol. 107, Issue 47

situate in the City of Reading, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows to wit:

BEGINNING at a point on the North topographical building line of Gregg Avenue (60' wide) said point being located in a westerly direction a distance of one hundred two feet and fifty hundredths of one foot (102.50') from a point of curve of a curve connecting the North topographical building line of Gregg Avenue with the West topographical building line of Carroll Street (60' wide);

THENCE EXTENDING in a westerly direction along the North topographical building line of Gregg Avenue forming an interior angle from the line to be described last of eighty-nine degrees fifty-five minutes five seconds (89° 55' 05") a distance of seventy-one feet and sixteen-hundredths of one foot (71.16') to a steel pin a corner of property belonging to Franlyn, Inc.;

THENCE EXTENDING in a northerly direction along the aforementioned Franlyn, Inc. property forming an interior angle from the last described line a distance of one hundred seven feet and fifty hundredths of one foot (107.50') to a point;

THENCE EXTENDING along the centerline of a 15' wide alley the two (2) courses and distances to wit:

1. In an easterly direction forming an interior angle of ninety degrees (90°) from the last described line a distance of seventy-one feet and one hundredth of one foot (71.01') to a p.k. nail;

2. In a southerly direction forming an interior angle of ninety degrees four minutes fifty-five seconds (90° 04' 55") from the last described line a distance of one hundred seven feet and fifty hundredths of one foot (107.50') to the place of BEGINNING.

CONTAINING IN AREA seven thousand six hundred forty-one square feet (7,641) of land.

BEING KNOWN AS 415 Gregg Avenue, Reading, Pennsylvania 19611.

PARCEL NUMBER: 18-5306-49-55-5120

ACCOUNT NO. 18414025

SEE Deed Book 2759, Page 0017

To be sold as the property of Patrick B. Emmett and Joline A. Marckno

No. 15-01478

Judgment: \$183,903.55

Attorney: LeeAne O. Huggins, Esquire

ALL THAT CERTAIN lot or piece of ground situate in Muhlenberg Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of the Santarelli Subdivision, drawn by G. L. Kohl & Associates, dated July 28, 2002 and last revised November 14, 2003, said plan recorded in Berks County in Plan Book 269, Page 4, as follows, to wit:

BEGINNING at a point of curve on the Southeasterly side of the cul-de-sac at the terminus of Sanco Drive, said point being a corner of Lot No. 15 on said Plan; thence extending from

said point of beginning along Lot No. 15 South 14 degrees 51 minutes 52 seconds East 100.04 feet to a point in line of lands now or late of Giorgio Mushroom, Inc.; thence extending along said lands South 75 degrees 08 minutes 08 seconds West 32.50 feet to a point, a corner of Lot No. 13 on said Plan; thence extending along same North 14 degrees 51 minutes 52 seconds West 100.00 feet to a point on the Southeasterly side of Sanco Drive (53 feet wide); thence extending along same North 75 degrees 08 minutes 08 seconds East 30.27 feet to a point of curve on the Southeasterly side of the cul-de-sac at the terminus of Sanco Drive; thence extending along same Northeastwardly along the arc of a circle curving to the left having a radius of 60.00 feet the arc distance of 1.22 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 14 as shown on the abovementioned Plan.

BEING THE SAME PREMISES which Highview Associates, L.P. by Deed dated 11/9/2009 and recorded 11/13/2009 in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Instrument No. 2009053316, granted and conveyed unto Michelle Campbell.

TAX PARCEL NO. 66531909271070

BEING KNOWN AS 1015 Highview Court, Temple, PA 19560

Residential Property

To be sold as the property of Michelle Campbell

No. 15-01524

Judgment Amount: \$57,910.40

Attorney: Lauren Berschler Karl, Esquire

ALL THAT CERTAIN piece, parcel or tract of land together with the two-story and attic shingle covered frame dwelling house, one-story frame garage, frame barn and other outbuildings erected thereon, situate on both sides of the macadam state highway (Legislative Route No. 660) leading from Mohnton to Gouglersville, in the Township of Cumru, Berks County, Pennsylvania, and being more fully bounded and described as follows:

BEGINNING at a corner marked by an iron pin in line of property belonging to Herbert C. Richardson, said corner being the Southeastern corner of the herein described property and also being the Northeastern corner of property belonging to Wesley C. Fisher and Jayne F. Fisher, his wife; thence along the aforesaid property belonging to Wesley C. Fisher and Jayne F. Fisher, his wife, the two (2) following courses and distance, viz: (1) crossing the macadam state highway (Legislative Route No. 660) leading from Mohnton to Gouglersville, passing through a spike fifty-seven and sixty-nine one-hundredths feet (57.69') from the last described corner, North fifty-nine degrees thirty-three minutes West (N. 59° 33' W.), a distance of one hundred ninety-one feet (191.00') to a corner marked by an iron pin, and (2) crossing Wyomissing Creek,

08/20/2015

North fifty-nine degrees twenty-six minutes West (N. 59° 26' W.), a distance of two hundred forty-seven and thirty-eight one-hundredths feet (247.38') to a corner marked by an iron pin; thence along property now or late of George W. Smith and Luella R. Smith, his wife, the two (2) following courses and distance, viz: (1) North seven degrees seven minutes thirty seconds West (N. 7° 07' 30" W.) a distance of sixty and ninety-one one-hundredths feet (60.91') to a corner, and (2) North twelve degrees seven minutes West (N. 12° 07' W.), a distance of eighty and fifty-six one-hundredths feet (80.56') to a corner marked by an iron pin; thence along property belonging to Charles M. Koenig and Mabel Koenig, his wife, South sixty-one degrees forty- seven minutes forty seconds East (S. 61° 47' 40" E.), a distance of one hundred nineteen and forty-eight one-hundredths feet (119.48') to a corner marked by an iron pin; thence along property belonging to Russel Hoffert and Lucille Hoffert, his wife, recrossing the aforesaid Wyomissing Creek, South sixty-one degrees thirty-four minutes thirty seconds East (S. 61° 34' 30" E.), a distance of two hundred twenty-nine and sixty-nine one-hundredths feet (229.69') to a corner marked by an iron pin; thence along property belonging to Katie N. Hiester, widow of Ellis W. Hiester, deceased, passing through an iron pin seventeen and eighty-five one-hundredths feet (17.85') from the next described corner, South sixty-two East (S. 62 E.), a distance of one hundred twenty-five and ninety-two one-hundredths feet (125.92') to a corner marked by a spike in the aforesaid macadam state highway (Legislative Route No. 660) leading from Mohnton to Gouglersville; thence along the aforesaid property belonging to Herbert C. Richardson, the three (3) following courses and distances, viz: (1) in and along the aforesaid macadam state highway (Legislative Route No. 660), South thirty-one degrees thirty minutes West (S. 31° 30' W.), a distance of fifty-four and eighty-seven one-hundredths feet (54.87') to a corner, (2) leaving the aforesaid macadam state highway (Legislative Route No. 660) South fifty-nine degrees forty-three minutes forty seconds East (S. 59° 43' 40" E.), a distance of forty-one and eighty-two one-hundredths feet (41.82') to a corner marked by an iron pin, and (3) South 08/20/2015| eighteen degrees fifty-seven minutes twenty seconds West (S. 18° 57' 20" W.), a distance of seventy-two and seventy one-hundredths feet (72.70') to the place of BEGINNING.

CONTAINING in area one and two hundred thirty-one one-hundredths (1.231) acres of land.

BEING the same premises which Joanne Lins and Doug Lins by Deed dated August 20, 2008 and recorded on August 21, 2008 with the Berks County Recorder of Deeds Office in Deed Book 05406, Page 1511, granted and conveyed unto Doug Lins.

THEREON ERECTED A DWELLING

Vol. 107, Issue 47

KNOWN AS: 575 Wyomissing Road, Mohnton, PA 19540

TAX PARCEL: 39438408888639

MAP PIN NUMBER: 438408888639

ACCOUNT NO. 39243140

SEE Deed Book 05406, Page 1511

To be sold as the property of Doug Lins

No. 15-01557

Judgment: \$104,071.28

Attorney: Christopher M. Garrell, Esquire

ALL THAT CERTAIN two-story brick dwelling house and lot of piece of ground situate along the South side of Mt. Laurel Street, in Muhlenberg Township, (formerly the "Village of Temple"), County of Berks and Commonwealth of Pennsylvania, and adjoining lands of Daniel Fox on the East and Frank DeSantis on the West.

CONTAINING seventy feet five inches (70' 5") along Mt. Laurel Street, and in length or depth North and South one hundred fifty-three feet (153') more or less.

BEING the same premises which Susan M. Kissling, Director of the Berks County Tax Claim Bureau by Deed bearing date February 27, 2007 and recorded in the Office of the Recorder of Deeds in and for the County of Berks, State of Pennsylvania in Deed Book 5083 Page 2353 granted and conveyed unto LJE, LLC, in fee.

AND BY ACTION to Quiet Title filed in the Berks County Court of Common Pleas to File No. 07-103, an Order of the Court dated February 26, 2007 and recorded in the Berks County Recorder of Deeds Office in Record Book 5103, Page 1860, the premises hereon was awarded unto LJE, LLC.

TAX PARCEL: 66531905074724

ACCOUNT: 66830564

To be sold as the property of Frank L. DeFuso, Barry L. Willman, and Roland J. Zabrecchi

No. 15-01559

Judgment Amount: \$229,606.49

Attorney: Robert W. Williams, Esquire

ALL THAT CERTAIN lot or piece of ground being Lot No. 18, together with the dwelling thereon erected, in the plan of Popodickon Hills as laid out by Richard S. Frecon, situate in the Township of Colebrookdale, County of Berks and State of Pennsylvania, being more particularly described as follows, to wit:

BEGINNING AT A POINT in the southerly line of Popodickon Drive, said point being 236 feet westwardly from the point of curve of the southwesterly intersection of the said Popodickon Drive and Arrowhead Avenue, each a 40 foot wide street as shown on the plan of Popodickon Hills as laid out by Richard S. Frecon, said point being also a corner in common of the herein described premises and property belonging to George G. Greenawald and Ruth F. Greenawald, his wife; thence in a southeastwardly direction along the southwesterly side of property belonging to the aforesaid George G. Greenawald and Ruth

08/20/2015

Vol. 107, Issue 47

F. Greenawald, his wife, by a line forming a right angle with the line to be described last, the distance of 158.97 feet to a point; thence in a southwestwardly direction by a line forming a right angle with last described line, the distance of 100 feet to a point; thence in a northwestwardly direction along property about to be conveyed to Frank VanHorn and Doris J. VanHorn, his wife, by a line forming a right angle with the last described line, the distance of 158.97 feet to a point; thence in a northeastwardly direction along the southerly line of the aforesaid Popodickon Drive by a line forming a right angle with the last described line, the distance of 100 feet to the place of beginning. Containing 15.897 square feet.

TITLE TO SAID PREMISES vested in Scott T. Ketcham, Jr. and Marcy Ketcham by Deed from Dorothy M. Heffner dated 06/02/2006 and recorded 08/17/2006 in the Berks County Recorder of Deeds in Book 4947, Page 789.

BEING KNOWN AS 76 Popodickon Drive, Boyertown, PA 19512

TAX PARCEL NUMBER: 5386-07-59-1562

To be sold as the property of Scott T. Ketcham, Jr. and Marcy Ketcham

No. 15-01805

Judgment Amount: \$159,191.90

Attorney: Robert W. Williams, Esquire

ALL THAT CERTAIN lot or piece of ground, situate on the North side of Madison Avenue, between Muhlenberg and Eisenbrown Avenues in Hyde Crest, in the Township of Muhlenberg, County of Berks and State of Pennsylvania, being Lot No. 4 as shown in plan of lots laid out by George F. Eisenbrown, said plan being recorded in the Recorder's Office at Reading in and for the County of Berks, in Plan Book Volume 3, Page 32, said lot being bounded and described as follows, to wit:

BEGINNING AT A POINT on the North side of said Madison Avenue, said point being two hundred twelve feet nine and one-fourth inches (212' 9-1/4") West of the northwest corner of Muhlenberg and Madison Avenues, thence North along Lot No. 3, property now or late of Aaron R. Risser two hundred and sixty feet (260') to a point in the South side of Franklin Street, thence West along said Franklin Street fifty feet (50') to a point in line of Lot No. 5, property now or late of Jacob Kress, thence South along said Lot No. 5 two hundred and sixty feet (260') to a point in the North side of Madison Avenue, thence East fifty feet (50') along Madison Avenue to a point, the place of beginning.

TITLE TO SAID PREMISES vested in Gerald Iovanna by Deed from Barbara P. Kremer, Administratrix, of the Estate of Alfred Riehm, deceased dated 04/22/2005 and recorded 06/14/2005 in the Berks County Recorder of Deeds in Book 4602, Page 2153.

BEING KNOWN AS 407 Madison Avenue, Reading, PA 19605

TAX PARCEL NUMBER: 66-5308-16-74-

5642

To be sold as the property of Jessica M. Guldin, Administratrix of the Estate of Gerald Iovanna, deceased mortgagor and real owner and The United States of America

No. 15-01829

Judgment Amount: \$78,408.60

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or piece of land, situate on the southeast side of Eckert Avenue with the two-story brick dwelling erected thereon, being known as Number 1244 Eckert Avenue, in the City of Reading, County of Berks, and Commonwealth of Pennsylvania, being more fully bounded and described as follows:

BEGINNING at a point in the southeastern topographic building line of Eckert Avenue, said point being a distance of 184.44 feet southwest of Clymer Street; thence along Number 1246 Eckert Avenue, by a line passing through a party wall, said line making a right angle with Eckert Avenue 137.06 feet along land of Louis Abramson to a point in line of land of Edmund Harvey; thence along same and along land of Gary R. Fetterolf, by a line making an interior angle of 90 degrees with the last described line, 16.05 feet to a point; thence along land of Steward H. Gehris known as Number 1242 Eckert Avenue, by a line making an interior angle of 90 degrees with the last described line and passing through a party wall in common with Number 1242 Eckert Avenue, 137.06 feet to a point in the southwestern building line of Eckert Avenue; thence along said building line, by a line making an interior angle of 90 degrees with the last described line 16.05 feet to a point, the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Marilyn Santiago, by Deed from Yomara Argueta, dated 10/13/2006, recorded 10/26/2006 in Book 4998, Page 500.

BEING KNOWN AS 1244 Eckert Avenue, Reading, PA 19602-1327.

Residential property

TAX PARCEL NO. 16-5316-06-29-5514

TAX ACCOUNT: 16357475

SEE Deed Book 4998 Page 500

To be sold as the property of Marilyn Santiago.

No. 15-01866

Judgment Amount: \$265,600.60

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THOSE TWO CERTAIN lots or parcels of land situate in Washington Township, Berks County, Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1, with the buildings and improvements thereon erected.

BEGINNING at a point on the Westerly

08/20/2015

Vol. 107, Issue 47

side of Township Road #857, said point being 130 feet measured radially in a Northwesterly direction from the original centerline of the Colebrookdale Branch of the railroad of Reading Company; thence from said beginning point, along a line dividing lands of Reading Company from lands now or formerly of Charles Snyder, now or formerly of William R. Hirsch, now or formerly of Russell Mohn and now or formerly of Tuscarora Oil Company the following 6 courses, curve and distances: (1) on the arc of a circle curving to the right and being 130 feet distant from in a Northerly direction and concentric with the aforesaid original centerline and having a radius of 2,040.08 feet and a central angle of 17 degrees 38 minutes 52 seconds, an arc distance of 628.37 feet, also having a chord bearing of North 67 degrees 04 minutes 22 seconds East and a chord distance of 625.89 feet to a point; (2) North 19 degrees 50 minutes East 171.21 feet to a point; (3) North 04 degrees 00 minutes West 87.01 feet to a point; (4) North 82 degrees 05 minutes East 58 feet to a point; (5) South 26 degrees 00 minutes East 244.03 feet to a point; and (6) on the arc of a circle curving to the left having a radius of 325 feet and a central angle of 55 degrees 20 minutes 48 seconds, an arc distance of 313.94 feet; also having a chord bearing of South 77 degrees 39 minutes 48 seconds East, and a chord distance of 301.88 feet; thence along line through lands of Reading Company the following 2 courses and distances: (1) South 14 degrees 56 minutes East 28 feet to a point; and (2) South 47 degrees 56 minutes West 46 feet to a point; thence along a line dividing lands of Reading Company from lands now or formerly of Kermit V. Kemmerer and others the following courses, curve and distances: (1) South 83 degrees 00 minutes West 198 feet to a point; and (2) on the arc of a circle curving to the left being 30 feet from in a Southerly direction and concentric with the aforesaid original centerline and having a radius of 1,880.08 feet and a central angle of 26 degrees 34 minutes 22 seconds, an arc distance of 871.95 feet, also having a chord bearing of South 70 degrees 19 minutes 37 seconds West, and a chord distance of 864.15 feet to a point on the Westerly side of Township Road #857; thence North 17 degrees 52 minutes West along a line partially through lands of Reading Company and partially dividing lands of Reading Company from lands of others, said line also being the Westerly side of Township Road #857, 165.22 feet to the point of beginning.

CONTAINING four and two hundred fourteen one-thousands acres, more or less.

PARCEL NO. 2

BEGINNING at a point in the dividing line between lands of Reading Company and lands now or formerly of the Estate of Reuben Eshbach, deceased, said point being measured South 47 degrees 56 minutes West along said dividing line 50 feet from a rail monument set at a corner in line dividing lands of Reading Company now

or formerly of Tuscarora Oil Company and now or formerly of the Estate of Reuben Eshbach, deceased; thence from said beginning point along line dividing lands of Reading Company from lands now or formerly of the Estate of Reuben Eshbach, deceased the following 3 courses and distances: (1) South 42 degrees 04 minutes East 30 feet to a point; (2) South 47 degrees 56 minutes West 58.82 feet to a 08/20/2015 point; and (3) South 83 degrees 42 minutes West 51.33 feet to a point; thence North 47 degrees 56 minutes East along a line partially dividing lands of Reading Company from lands of others and partially through lands of Reading Company, 100.47 feet to the point of beginning.

CONTAINING fifty-five one-thousandths of an acre, more or less.

AND ALSO ALL THAT CERTAIN lot or parcel of land situate in Washington Township, Berks County, Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 3

BEGINNING at a rail monument set at a corner in line dividing lands of Reading Company, now or formerly of Tuscarora Oil Company and now or formerly of the Estate of Reuben Eshbach, deceased; thence from said beginning point South 47 degrees 56 minutes West along line partially dividing lands of Reading Company from lands now or formerly of the Estate of Reuben Eshbach, deceased, and partially through lands of Reading Company, 120.56 feet to a point; thence South 83 degrees 00 minutes West along line dividing lands of Reading Company from lands of others, 43.50 feet to a point; thence along line through lands of Reading Company the following 2 courses and distances: (1) North 47 degrees 56 minutes East 46 feet to a point; and (2) North 14 degrees 56 minutes 28 feet to a point; thence North 75 degrees 04 minutes East along line dividing lands of Reading Company from lands now or formerly of Tuscarora Oil Company, 109.45 feet to the place of beginning.

CONTAINING eight three one-thousandths of an acre, more or less.

UNDER AND SUBJECT to whatever rights the public may have to the use of public road crossing the Westerly portion of Parcel No. 1.

ALSO UNDER AND SUBJECT to reservation or use of roadway as recited in Deed dated 8/20/1908 from Samuel B. Latshaw, widow to A.C. Bedford, recorded in Berks County, Pennsylvania, in Deed Book 361 Page 316.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM-ALL THAT CERTAIN tract of land situate in Washington Township, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the centerline of Barto Road, T.R. 857, said point being the intersection of said center line with the former Southeasterly side of Colebrookdale Railroad; thence extending through the bed of Barto Road,

08/20/2015

along the arc of a circle curving to the left having a radius of 1880.08 feet, the arc distance of 19.49 feet to a point on the Southwesterly side line of Barto Road; thence extending along said side line North 20 degrees 24 minutes 16 seconds West 165.22 feet to a point; thence extending through the bed of Barto Road, along the arc of a circle curving to the right having a radius of 2,040.08 feet the arc distance of 20.09 feet to a point in the center line of Barto Road; thence extending along said center line along the arc of a circle curving to the right having a radius of 1,300.00 feet the arc distance of 165.09 feet to the point and place of beginning.

CONTAINING 3,455 square feet of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN Larry E. Nicodemus, by Deed from Larry E. Nicodemus and Anita Gina Podulka, h/w, dated 08/25/1997, recorded 09/24/1997 in Book 2869, Page 393.

LARRY E. NICODEMUS died on 04/05/2014, and upon information and belief, his heirs or devisees, and personal representative, are unknown.

BEING KNOWN AS 143 Barto Road, Barto, PA 19504-8730.

Residential property

TAX PARCEL NO. 89539904621831

TAX ACCOUNT: 89048910

SEE Deed Book 2869 Page 393

To be sold as the property of unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Larry E. Nicodemus, deceased.

No. 15-01984

Judgment Amount; \$218,662.14

Attorney: Robert W. Williams, Esquire

ALL THAT CERTAIN tract or piece of land, together with the improvements thereon erected, situate on the East side of Willow Road, Township Road T-738, and being Lot 4 of the Plan of Lots of the Holly Hill Subdivision, situate in the Township of Tilden, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described in accordance with a survey by Andrew F. Kent, Professional Land Surveyor, designated 63-02-68 as follows, to wit:

BEGINNING at an iron pin in the eastern right of way line of Willow Road (60 feet wide) a corner of Lot 3; thence leaving said road along Lot 3, North 66 degrees 39 minutes 38 seconds East, 315.00 feet to an iron pin in line of Lot 1; thence along Lot 1 and Lot 2, South 19 degrees 15 minutes 40 seconds East, 140.00 feet to an iron pin, a corner of Lot 5; thence along Lot 5, South 66 degrees 39 minutes 38 seconds West, 313.61 feet to an iron pin in the eastern right of way line of Willow Road; thence along said right of way the three following courses and distances: (1) North 20 degrees 34 minutes 30 seconds East, 51.84 feet to an iron pin; (2) in a northerly direction by a line curving to the right having a

Vol. 107, Issue 47

central angle of 1 degree 18 minutes 51 seconds, a radius of 770.00 feet and a distance along the arc of 17.66 feet to a monument; (3) North 19 degrees 15 minutes 40 seconds West, 70.41 feet to an iron pin, the place of beginning.

TITLE TO SAID PREMISES vested in Geneva R. Reitenauer by Deed from Geneva R. Reitenauer and Karen M. Reitenauer dated 04/26/2007 and recorded 05/04/2007 in the Berks County Recorder of Deeds in Book 05128, Page 1752.

BEING KNOWN AS 44 Willow Road, Hamburg, PA 19526

TAX PARCEL NUMBER: 84-4474-04-82-1469

To be sold as the property of Geneva R. Reitenauer

No. 15-02239

Judgment: \$24,519.76

Attorney: Martha E. Von Rosenstiel, Esquire
LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the two-story brick dwelling house erected thereon, situate on the Northern side of Fern Avenue, being Number 525 Fern Avenue, in the City of Reading, (formerly in 'Oakland', Township of Cumru) County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the Northwest by Hazel Street (20 feet wide);

ON the Northeast by No. 523, property now or late of Laverne R. and Margaret E. Lausch and Theodore R. and Alice Lausch;

ON the Southeast by Fern Avenue; and

ON the Southwest by property now or late of George C. Goeltz and Irma C. Goeltz.

CONTAINING in front on Fern Avenue in width or breadth, fifteen feet (15 feet), and in depth or length of equal width or breadth one hundred and thirty-five feet (135 feet) to Hazel Street.

BEING THE SAME PREMISES which Michael P. Dianna and Carol J. Dianna by Deed recorded December 4, 2002, in the Office of the Recorder of Deeds in and for Berks County, PA in Record Book 3652, Page 856 granted and conveyed unto Gerald Iovanna,

PARCEL IDENTIFICATION NO. 18-5306-5754-8190

TAX ID #18375025

TITLE TO SAID PREMISES IS VESTED IN Jessica Guldin, an adult individual, by Deed from Jessica Guldin, Administratrix C.T.A., of the Estate of Gerald Iovanna, deceased, dated 07/19/2012, recorded 07/26/2012 in Instrument Number 2012030852.

To be sold as the property of Jessica Guldin

08/20/2015

Vol. 107, Issue 47

No. 15-02455

Judgment Amount: \$133,701.57

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

PREMISES A

ALL THAT CERTAIN lot of ground situate on the South side of Montgomery Avenue, between Sterling and Roosevelt Streets, in Lower Alsace Township, Berks County, Pennsylvania, being Lot No. 379 on the plan of Melrose recorded in Plan Book 2, Page 25, being bounded and described as follows, to wit:

ON the North by said Montgomery Avenue;

ON the East by Lot No. 378;

ON the South by a ten-foot wide alley, and

ON the West by Lot No. 380.

CONTAINING twenty-five feet in width in front on Montgomery Avenue and in depth of even width one hundred and eight feet southward to said alley.

PREMISES B

ALL THAT CERTAIN lot of ground situate on the South side of Montgomery Avenue, between Sterling and Roosevelt Streets, in Lower Alsace Township, Berks County, Pennsylvania, being Lot No. 378 on the plan of Melrose recorded in Plan Book 2, Page 25, being bounded and described as follows, to wit:

ON the North by said Montgomery Avenue;

ON the East by Lot No. 377;

ON the South by a ten foot alley, and

ON the West by Lot No. 379.

TITLE TO SAID PREMISES IS VESTED IN Gary L. Schaffer, by Deed from Robert A. Nye and Kathleen V. F. Nye, h/w, dated 07/27/2001, recorded 08/03/2001 in Book 3374, Page 2186.

BEING KNOWN AS 218 Montgomery Avenue, Reading, PA 19606-1304.

Residential property

TAX PARCEL NO. 23-5327-14-32-1828

TAX ACCOUNT: 23106654

SEE Deed Book 3374 Page 2186

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

No. 15-02535

Judgment Amount: \$23,466.84

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house with additions, and the lot or piece of ground upon which the same is erected, situate on the West side of North Tenth Street, between Amity and Union Street, being No. 1544 North Tenth Street, in the City of Reading, Berks County, Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of Edward M. Wummer;

ON the South by property now or late of William and Susanna Hoster;

ON the East by said North Tenth Street; and
ON the West by a twenty feet (20 feet) wide street called Clover Street.

CONTAINING in front along said North Tenth Street, North and South fourteen feet (14 feet) more or less; and in depth, East and West, of equal width, one hundred feet (100 feet) to said Clover Street.

TITLE TO SAID PREMISES IS VESTED IN Alberto L. Perez, by Deed from Ferenc Sarkozy, a/k/a, Frank Sarkozy, dated 10/31/2000, recorded 11/09/2000 in Book 3262, Page 893.

BEING KNOWN AS 1544 North Tenth Street, Reading, PA 19604-1808.

Residential property

TAX PARCEL NO. 17-5317-29-08-4784

TAX ACCOUNT: 17152875

SEE Deed Book 3262 Page 893

To be sold as the property of Alberto L. Perez.

No. 15-02597

Judgment: \$83,996.65

Attorney: Andrew J. Marley, Esquire

ALL THAT CERTAIN tract of timber land situate in the Township of Bethel, County of Berks Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the middle of a public road, known as State Hwy. Route #83, thence along land of William Merkey North 15° 43' West 155 feet to a stone heap; thence along land of Charles D. Reber, of which this was formerly a part South 44° 49' West 411.65 feet to a stone heap; thence along the same South 48° 44' East 155 feet to a point in the middle of said road, thence along the middle of said road and along lands of Charles D. Reber and Henry Kessler North 41° 16' East 326.5 feet to the place of beginning.

BEING THE SAME PREMISES which Harold L. White and Patricia A. White, his wife, by Deed dated February 23, 2005 and recorded May 2, 2005 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 04570 Page 1816, granted and conveyed unto Terry Walker, Sr. and Susan Walker, husband and wife. Terry Walker, Sr. departed this life on April 18, 2014.

TAX PARCEL: 30000000000194

ACCOUNT: 30100460

PIN NO. 442300616408

BEING KNOWN AS 6154 Four Point Road, Bethel, PA 19507

To be sold as the property of Susan Walker

No. 15-02655

Judgment Amount: \$143,399.03

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN messuage, tenement and lot or piece of land situate on the South

08/20/2015

Vol. 107, Issue 47

side of the State Road leading from Hereford to Allentown, in the Township of Hereford, County of Berks, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in a stone fence at a distance of thirty-four perches from the stone marking the line of F. H. Strunk; thence along land now or late of Adam S. Schultz North forty-five degrees West eight perches to a point in the roadbed of the said State Road; thence by the same South forty-two degrees and a half West nine perches and nine-tenths to a point in said road; thence along other property now or late of Adam S. Schultz South forty-eight degrees East five and six-tenths perches to a stake a corner near a white oak tree; thence along land now or late of H. S. Treichler North fifty degrees East ten perches to the place of BEGINNING.

CONTAINING sixty-seven and three quarter perches of land.

TITLE TO SAID PREMISES IS VESTED IN Randall Schuler and Alverta Schuler, by Deed from Lois P. Frick, dated 12/30/1993, recorded 01/21/1994 in Book 2502, Page 716.

BEING KNOWN AS 7991 Chestnut Street, Hereford, PA 18056-1525.

Residential property

TAX PARCEL NO. 52-6411-01-15-8615

TAX ACCOUNT: 52012775

SEE Deed Book 2502 Page 716

To be sold as the property of Randall R. Schuler a/k/a Randall Schuler.

No. 15-02659

Judgment Amount: \$137,464.78

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

PREMISES A:

ALL THAT CERTAIN tract of woodland, situate 2000 feet Southwest of Grouse Hill Road and 1600 feet Southeast of Gun Club Road in the Township of Hereford, County of Berks, Commonwealth of PA, bounded on the North by lands of Robert E. Russell, on the East by other lands of Lloyd S. Schultz and lands of Bryan Emerich, on the South by lands of Constance Calvin and on the West by lands of R. Dale Twining and being more fully described in accordance with a survey for the Lloyd S. Schultz Estate by Brian J. Nixon and Associates, dated 7/14/1995, as follows, to wit:

BEGINNING at an iron pin found, a corner common to lands of the Lloyd S. Schultz Estate (DBV 1379 Page 116, Assessment Map Parcel 6401-00-22-1139) and to lands of now or late Robert E. Russell (DBV 1841 Page 254, Assessment Map Parcel 6401-00-22-4779) and in line of lands of R. Dale Twining (DBV 1391 Page 1155, Assessment Map Parcel 6401-00-23-6607)

SAID point of beginning being 1640.10 feet in a southwesterly direction along the common line of lands of Russell and Twining from a spike in the bed of Grouse Hill Road (T-885)

SAID point of beginning also being the terminus of a 15 foot wide access easement, thence along lands of Russell, aforesaid, South 52 degrees 44 minutes 50 seconds East crossing the end of a 15 foot wide access easement 364.77 feet to an iron pin found in a stone pile, thence along two other tracts of the Lloyd S. Schutz Estate (DBV 1514 Page 026, Assessment Map Parcel 6401-00-22-6097) and DBV 1415 Page 836, Assessment Map Parcel (6401-00-21-6900) and along lands of now or late Bryan Emerich (DBV 2623 Page 986, Assessment Map Parcel 6401-00-21-5712) South 36 degrees 17 minutes 29 seconds West (passing over an iron pin set in a stone pile 183.15 feet from the beginning and an iron pipe found 183.56 feet from the end) the distance of 549.86 feet to an iron pin found, thence along lands of now or late Constance Calvin (DBV 1805 Page 051, Assessment Map Parcel 6401-00-21-6415) North 51 degrees 50 minutes 20 seconds West the distance of 379.86 feet to an iron pin set in a stone pile, thence along lands of now or late R. Dale Twining, aforesaid, North 37 degrees 51 minutes 56 seconds East the distance of 543.80 feet to the point and place of the beginning.

CONTAINING 4.673 acres of land, more or less.

TOGETHER with a 15 foot wide easement across lands of now or late Robert E. Russell, recorded in Misc. Deed Book 413 Page 151 and being more fully described as follows:

SAID RIGHT OF WAY to front on Grouse Hill Road, 15 feet in width and extending along the Northwest boundary of the lands of now or late R. Dale Twining and the lands of now or late Robert E. Russell 1640 feet to meet the lands of now or late Lloyd S. Schultz, together with free ingress, egress and regress to and for the said Grantee, his heirs and assigns.

TITLE TO SAID PREMISES IS VESTED IN Joyce D. Greenman, individually, by Deed from Joyce D. Sites, widow, n/k/a Joyce D. Greenman, dated 07/26/2006, recorded 08/02/2006 in Book 4936, Page 272, Instrument Number 2006063220.

BEING KNOWN AS 67 Bear Foot Lane, Barto, PA 19504-8973.

Residential property

TAX PARCEL NO. 52-6401-00-22-1139

TAX ACCOUNT 52035820

SEE Deed Book 4936 Page 272

To be sold as the property of Joyce D. Greenman.

No. 15-03029

Judgment Amount: \$83,568.04

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two and one-half story brick dwelling house and the lot or piece of ground upon which the same is erected, situate on the North side of Park Avenue, being

08/20/2015

No. 7 Park Avenue in the Village of Hyde Park, Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, being also known as Lot No. 17 on the plan of lots laid out by Jacob Hahn, said plan of lots being recorded in the Office of the Recorder of Deeds of Berks County in Plan Book Volume 4, Page 11, bounded and described as follows, to wit:

ON the East by property now or late of Oscar A. Scarlett, Howard L. Adams and Robert M. Long,

ON the North by a ten feet (10 feet) wide alley,
ON the West by property now or late of Charles Sassaman, and

ON the South by said Park Avenue.

CONTAINING in front or width along said Park Avenue twenty feet (20 feet) and in depth of equal width one hundred twenty-one feet eight inches (121 feet 8 inches) to said ten feet (10 feet) wide alley.

TITLE TO SAID PREMISES IS VESTED IN Ryan Wollyung, by Deed from Ressorvoir Investment Group, Inc., dated 09/06/2005, recorded 11/02/2005 in Book 4701, Page 234.

BEING KNOWN AS 7 Park Avenue, Reading, PA 19605-2911.

Residential property

TAX PARCEL NO. 66-5308-16-93-5936

TAX ACCOUNT: 66371100

SEE Deed Book 4701 Page 234

To be sold as the property of Ryan Wollyung.

No. 15-03054

Judgment Amount: \$233,829.00

Attorney: Robert W. Williams, Esquire

ALL THAT CERTAIN tract or lot of land being known as Lot No. 12 in the development of Walnut Ridge, on a plan of lots recorded in Plan Book Volume 57, Page 15, Berks County Records, situate in the Township of Windsor, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING AT A CORNER marked by a spike in the MacAdam Township Road known as Donne Road, the aforesaid place of beginning being a corner in common with Lot No. 11; thence in and along said road, South 33 degrees 31' 25" East, a distance of 58.03 feet to a corner in said road, continuing in and along same South 36 degrees 19' 02" East, a distance of 90.07 feet to a corner marked by a spike in said road; thence leaving same and along Lot No. 14, South 88 degrees 10' 58" West, a distance of 386.00 feet to a corner marked by an iron pin; thence continuing along same North 36 degrees 19' 02" West, a distance of 150.00 feet to a corner marked by an iron pin; thence along aforesaid Lot No. 11, passing through an iron pin on line 29.38 feet from the first described corner, a distance of 389.44 feet to the place of beginning.

CONTAINING 1.131 acres.

TITLE TO SAID PREMISES vested in Jennifer L. Bailey by Deed from Philip G.

Vol. 107, Issue 47

Racine and Linda Racine, husband and wife, dated 08/21/2000 and recorded 08/24/2000 in the Berks County Recorder of Deeds in Book 3235, Page 710.

BEING KNOWN AS 305 Donne Road, Hamburg, PA 19526

TAX PARCEL NUMBER: 94-4494-04-54-9520

To be sold as the property of Jennifer L. Bailey

No. 15-03222

Judgment Amount: \$188,849.75

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN tract of land together with the improvements erected thereon, being 24 Sagebrook Drive in Exeter Township, Berks County, Pennsylvania, shown as Lot 39 of 'Sagebrook' recorded in Plan Book 257, Page 51, being more fully bounded and described as follows:

BEGINNING at a point on the East line of Sagebrook Drive, said point being on the division line between Lot 39 and 40 of the aforesaid plan; thence along Lot 40, South 85 degrees 06 minutes 55 seconds East, 115 feet to a point; thence along Lots 46 and 47 and through the center of a 20 feet wide drainage easement, South 04 degrees 53 minutes 05 seconds West, 90 feet to a point; thence along Lot 38 and through another 20 feet wide drainage easement, North 85 degrees 06 minutes 55 seconds West, 115 feet to a point; thence along the East line of Sagebrook Drive, North 04 degrees 53 minutes 05 seconds East, 90 feet to Lot 40, being the place of BEGINNING.

CONTAINING 10,350 square feet of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN Edward J. Luba, Jr. and Deborah Lyn Luba, h/w, by Deed from Greth Development Group, Inc., a PA Corporation, dated 10/29/2004, recorded 11/08/2004 in Book 4186, Page 662.

BEING KNOWN AS 24 Sagebrook Drive, Reading, PA 19606-9174.

Residential property

TAX PARCEL NO. 43-5336-09-05-0934

TAX ACCOUNT: 43000523

SEE Deed Book 4186 Page 662

To be sold as the property of Deborah Lyn Luba a/k/a Deborah L. Luba, Edward J. Luba, Jr. a/k/a Edward J. Luba.

No. 15-03224

Judgment Amount: \$25,407.77

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick and stone dwelling house with mansard roof and the lot or piece of ground upon which the same is erected, situate on the North side of West Windsor Street, being Number 151, between Weiser and

08/20/2015

Vol. 107, Issue 47

McKnight Streets, in the City of Reading, County of Berks, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by a ten feet wide alley;

ON the East by property now or late of Annie Fehr;

ON the South by said West Windsor Street; and

ON the West by property now or late of John U. Fehr.

CONTAINING in front or width along said West Windsor Street East and West, fifteen (15) feet five (5) inches, more or less, and in depth of an equal width North and South one hundred ten (110) feet to said ten feet wide alley.

BEING KNOWN AS 151 West Windsor Street, Reading, PA 19601-2060.

Residential property

TITLE TO SAID PREMISES IS VESTED IN Milledge Butler, a single man, by Deed from Robert J. McCormack and Theresa M. McCormack, his wife, dated 03/21/1990, recorded 03/23/1990 in Book 2128, Page 1522.

MORTGAGOR Milledge Butler died on 03/20/2013, leaving a Last Will and Testament dated 03/12/2010. Letters Testamentary were granted to Mary M. Gundy on 04/08/2013 in Berks County, No. 06-13-0510. The decedent's surviving heir at law and next-of-kin is Mary M. Gundy.

TAX PARCEL NO. 15-5307-49-55-1256

TAX ACCOUNT: 15691975

SEE Deed Book 2128 Page 1522

To be used as the property of Mary M. Gundy, in her capacity as Executrix and Devisee of The Estate of Milledge Butler.

No. 15-03252

Judgment Amount: \$123,559.04

Attorney: Robert W. Williams, Esquire

ALL THAT CERTAIN lot or piece of ground, together with the one and one-half story asbestos shingle covered frame dwelling house erected thereon, situate on the southern side of and known as No. 5103 Sioux Road, between El Hatco Drive and Apache Lane, in the Township of Muhlenberg, County of Berks and State of Pennsylvania; being Lot No. 171 as shown on a map or plan of Section C-D-E, North Range, Cherokee Ranch, as developed by the Collins Corporation in November 1949, which aforesaid map or plan is recorded in the Office of the Recorder of Deeds in and for Berks County at Reading, Pennsylvania, in Plan Book Volume 9, Page 59, bounded on the North by the aforesaid Sioux Road (50 feet wide), on the East by Lot No. 172 upon which is erected No. 5105 Sioux Road, property now or late of George R. Fix, Jr., and Katherine Fix, his wife, on the South by the rear of Lot No. 177 upon which is erected No. 5110 Mohave Road, property now or late of Edwin L. Kreider and Grace Kreider, his wife, and the rear of Lot No. 178 upon which is erected No. 5108 Mohave Road, property now or late of Martin E. Dorming and Doris M. Dorming, his

wife, and on the West by the rear of Lot No. 169 upon which is erected No. 805 El Hatco Drive, property now or late of Harry E. Yocom, Jr. and Alethia C. Yocom, his wife, and the rear of Lot No. 170 upon which is erected No. 807 El Hatco Drive, property now or late of Paul T. Althouse, Jr. and Arlene M. Althouse, his wife, and being more fully bounded and described as follows, to wit:

BEGINNING AT A CORNER marked by an iron pin in the southern building line of Sioux Road, a distance of fifty-one feet six and one-eighth inches (51' 6-1/8") eastwardly from the beginning of a curve having a radius of twelve feet (12') connecting the southern building line of the aforesaid Sioux Road with the eastern building line of El Hatco Drive; thence along the southern building line of the aforesaid Sioux Road, by a curve bearing to the left having a radius of three hundred fifty feet seven and seven-eighths inches (350' 7-7/8"), a central angle of eight degrees ten minutes eleven seconds (08° 10' 11"), a tangent distance of twenty-five feet one-half of an inch (25' 0-1/2"), a distance along the arc of fifty feet zero inches (50' 00") and a chord with a bearing of North eighty degrees twelve minutes twenty-nine seconds East (N. 80° 12' 29" E.), and a distance of forty-nine feet eleven and one-half inches (49' 11-1/2") to a corner marked by an iron pin; thence leaving the aforesaid Sioux Road, by a line being radial to same and along Lot No. 172 upon which is erected No. 5105 Sioux Road; property now or late of George R. Fix, Jr. and Katherine Fix, his wife, South thirteen degrees fifty-two minutes twenty-three seconds East (S. 13° 52' 23" E.) a distance of one hundred fourteen feet seven-eighths of an inch (114' 0-7/8") to a corner marked by an iron pin in line of the rear of Lot No. 177 upon which is erected No. 5110 Mohave Road, property now or late of Edwin L. Kreider and Grace Kreider, his wife; thence along same and along the rear of Lot No. 178 upon which is erected No. 5108 Mohave Road, property now or late of Martin E. Dorming and Doris M. Dorming, his wife, South sixty-six degrees fifty-five minutes eighteen seconds West (S. 66° 55' 18" N.), a distance of sixty-nine feet one and three quarter inches (69' 1-3/4") to a corner marked by an iron pin in line of Lot No. 169 upon which is erected No. 805 El Hatco Drive, property now or late of Harry E. Yocom, Jr. and Alethia C. Yocom, his wife, thence along same and along the rear of Lot No. 170 upon which is erected No. 807 El Hatco Drive, property now or late of Paul T. Althouse, Jr. and Arlene M. Althouse, his wife, by a line being radial to the aforesaid Sioux Road, North five degrees forty-two minutes twenty-five seconds West (N. 05° 42' 25" W), a distance of one hundred thirty feet zero inches (130' 00") to the place of beginning.

CONTAINING seven thousand fifty-eight and twenty-nine one-hundredths (7,058.29) square feet.

TITLE TO SAID PREMISES vested in Clair Daniel Hasker and Deborah Hasker by Deed

08/20/2015

from Clair Daniel Hasker dated 11/01/1999 and recorded 11/10/1999 in the Berks County Recorder of Deeds in Book 3143, Page 120.

BEING KNOWN AS 5103 Sioux Road, Temple, PA 19560

TAX PARCEL NUMBER: 66-5309-07-68-9218

To be sold as the property of Deborah Hasker a/k/a Deborah A. Hasker a/k/a Deborah A. Hasker and Clair Daniel Hasker

No. 15-03589

Judgment: \$147,928.40

Attorney: LeeAne O. Huggins, Esquire

ALL THAT CERTAIN lot or piece of ground together with the buildings thereon erected, situate in Fritztown, Spring Township, Berks County, Pennsylvania, beginning at a point in the public road, thence South 22 degrees 45' East four hundred three feet and three inches (403' 3") to an iron pin in line of Reading Columbia Railroad, thence South 80 degrees East thirty-two feet and six inches (32' 6") to point, thence North 20 degrees 15' West four hundred nineteen feet (419') to an iron pin in said public road; thence in and along said road South 70 degrees West forty feet (40') to the place of beginning.

CONTAINING fifty-three perches.

COMMONLY KNOWN AS: 906 Fritztown Road, Sinking Spring, PA 19608

PARCEL NUMBER: 80-4375-10-37-1251

BEING THE SAME PREMISES which BG Investment Group, Inc., a Pennsylvania Corporation, by Deed dated 11/30/2007 and recorded 12/4/2007, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 5266 and Page 1311, granted and conveyed unto Christi R. Strunk.

TAX PARCEL NO. 80-4375-10-37-1251

BEING KNOWN AS 906 Fritztown Road, Sinking Spring, PA 19608

Residential Property

To be sold as the property of Christi R. Strunk

No. 15-03594

Judgment Amount: \$167,863.92

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the dwelling house thereon erected and being House No. 943 Floret Avenue, situate on the North side of Floret Avenue, between Grandell Avenue and Royena Avenue, as shown on the plan of 'Reverview Park' Section 2, (said plan recorded in Plan Book 7, Page 32, Berks County Records), in the Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows:

BEGINNING at a point on the Northerly side of Floret Avenue, a distance of thirty-five feet and fifty-one hundredths of one foot (35.51

foot) Westwardly from a point of curve in the Northerly building line of Floret Avenue at Grandell Avenue, thence continuing in a Westerly direction along the Northerly building line of Floret Avenue, a distance of eighty-five feet (85 feet) to a point, thence in a Northerly direction, forming a right angle with the Northerly building line of Floret Avenue, a distance of one hundred forty feet (140 feet) to a point, thence in an Easterly direction, forming a right angle with the last described line, a distance of eighty-five feet (85 feet) to a point, thence in a Southerly direction forming a right angle with the last described line, a distance of one hundred forty feet (140 feet) to a point on the Northerly building line of Floret Avenue, the Place of Beginning.

TITLE TO SAID PREMISES IS VESTED IN Scott D. Kinsey and Susan D. Kinsey, h/w, and Thomas H. Mason, by Deed from Keith D. Baluta, dated 11/16/2007, recorded 11/20/2007 in Book 5260, Page 888.

BEING KNOWN AS 943 Floret Avenue, Reading, PA 19605-1348.

Residential property

TAX PARCEL NO. 66-4399-20-90-2491

TAX ACCOUNT: 66062450

SEE Deed Book 5260 Page 888

To be sold as the property of Scott D. Kinsey, Thomas H. Mason, Susan D. Kinsey.

No. 15-03797

Judgment Amount: \$64,503.73

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 upon which it is erected, situate on the North side of Exeter Street, between Thorn and North Third Streets, and being Numbered 235 Exeter Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of Arlington Real Estate Company; on the East by property late of George A. Fick, deceased, No. 237 Exeter Street; on the South by said Exeter Street; on the West by property now or late of Joseph J. Bohn and Beulah M. Bohn, his wife.

CONTAINING in front or width on said Exeter Street twelve (12) feet six (6) inches, more or less, and in depth, North and South, one hundred (100) feet.

TOGETHER WITH the use of the joint alley on the East side of said house in common with the owners and occupiers of the adjoining property on the East.

TITLE TO SAID PREMISES IS VESTED IN Sara L. Freeman, by Deed from Kenneth R. Hite and Mildred R. Hite, h/w, dated 08/31/2006, recorded 09/08/2006 in Book 4962, Page 50.

BEING KNOWN AS 235 Exeter Street, Reading, PA 19601-1254.

Residential property

Vol. 107, Issue 47

08/20/2015

Vol. 107, Issue 47

TAX PARCEL NO. 14530726695587

TAX ACCOUNT: 14369050

SEE Deed Book 4962 Page 50

To be sold as the property of Sara L. Freeman
a/k/a Sara Lynn Musser.

No. 15-03979

Judgment: \$292,728.04

Attorney: LeeAne O. Huggins, Esquire

ALL THAT CERTAIN lot or parcel of ground situate in Richmond Township, Berks County, Pennsylvania, bounded and described according to a Plan of "The Woods" recorded in Plan Book 249 Page 43, Berks County Records, as follows:

BEGINNING at a point on the southwest side of Hard Hill Road (60 feet wide) a corner in common with lands now or late of John F. Schweitzer and Doreen J. Schweitzer; thence leaving Hard Hill Road and alongside lands North 84 degrees 50' 58" West, a distance of 285.23 feet to a point on line of lands now or late of Carl A. Schlegel and Lois J. Schlegel; thence along said lands North 03 degrees 50' 00" West, a distance of 661.12 feet to a point, a corner in common with Lot 1 on the abovementioned Plan; thence along Lot 1 North 78 degrees 20' 23" East, a distance of 256.78 feet to a point on the aforementioned southwest side of Hard Hill Road; thence southeasterly along the southwest side of Hard Hill Road the following three courses and distances: (1) South 09 degrees 06' 55" East, a distance of 381.04 feet to a point, (2) along the arc of a circle curving to the right, having a radius of 875.55 feet, an arc distance of 142.19 feet to a point; and (3) South 00 degrees 11' 22" West a distance of 132.27 feet to a point, the place of beginning.

CONTAINING 3.876 acres.

BEING Lot 2 on the abovementioned Plan.

BEING THE SAME PREMISES which B.P.V. Partnership, by Deed dated 3/22/2006 and recorded 4/17/2006 in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 4852 and Page 1672, granted and conveyed unto Gong Van Chau.

TAX PARCEL NO. 72542304621756

BEING KNOWN AS 116 Hard Hill Road,
Hamburg, PA 19526

Residential Property

To be sold as the property of Gong Van Chau

No. 15-04012

Judgment: \$185,004.46

Attorney: LeeAne O. Huggins, Esquire

ALL THAT CERTAIN lot of ground, together with the improvements erected thereon, being 379 Rake Road, being Lot No. 9, situate on the Easterly side of Rake Road, 40 feet wide, T-566 in the Township of Centre, County of Berks, Commonwealth of Pennsylvania, as shown on final plan of Bootleg Acres III, Phase I, in Plan Book 160, Page 56, more fully bounded and described as follows, to wit:

BEGINNING at a corner in the ultimate right of way line of Rake Road, a corner of Lot No. 10; thence along said ultimate right of way line of Rake Road (1) by a curve to the left having a radius of 458.02 feet, a central angle of 12 degrees 16 minutes 27 seconds and an arc distance of 98.12 feet to a point and (2) North 4 degrees 12 minutes 17 seconds East a distance of 64.91 feet to a corner of Lot No. 8; thence along said Lot No. 8, South 74 degrees 47 minutes 51 seconds East a distance of 285.55 feet to a corner; thence South 11 degrees 36 minutes 31 seconds West a distance of 167.77 feet to a corner of Lot No. 10; thence along said Lot No. 10 North 73 degrees 31 minutes 16 seconds West a distance of 275.45 feet to the point and place of beginning.

CONTAINING 1.045 acres.

BEING THE SAME PREMISES which Dennis O. Corrigan and Cathy S. Corrigan, husband and wife, by Deed dated 12/8/2006 and recorded 1/2/2007, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 5045 and Page 70, granted and conveyed unto Deborah J. Kutzler and Daniel P. Rissmiller.

TAX PARCEL NO. 36447100373960

BEING KNOWN AS 379 Rake Road,
Mohrsville, PA 19541

Residential Property

To be sold as the property of Deborah J.
Kutzler and Daniel P. Rissmiller

No. 15-04016

Judgment Amount: \$52,525.34

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN unit in the property known, named and identified in the Condominium Plats and Plans referred to below as South Heidelberg Condominiums, South Heidelberg Township, Berks County, Pennsylvania, which has heretofore been submitted to the provisions of The Pennsylvania Uniform Condominium Act by the recording in the Office of the Recorder of Deeds of Berks County a Declaration dated 2/11/2004 and recorded on 2/20/2004 in Berks County Record Book 3996 Page 512, and the Plats and Plans attached to the Declaration as Exhibit B, being and designated on the Plats and Plans as Unit 6 as more fully described in the Plats and Plans and Declaration, together with a one eighteenth (1/18) fractional interest in the common elements as defined in the Declaration.

TITLE TO SAID PREMISES IS VESTED IN Amy Wanner, by Deed from Thomas Pagerly and Doris A. Pagerly, his wife, by their agent, Brian Schiavo, dated 08/22/2005, recorded 10/18/2005 in Book 4687, Page 1790.

BEING KNOWN AS 709 Hill Road, Unit 6,
Wernersville, PA 19565-9701.

Residential property

TAX PARCEL NO. 436614337476

08/20/2015

TAX ACCOUNT: 51001168
 SEE Deed Book 4687 Page 1790
 To be sold as the property of Amy Wanner.

No. 15-04142

Judgment Amount: \$47,197.71

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN piece of parcel of land situate on the East side of Rosenthal Street, between West Buttonwood Street and the Lebanon Railroad, upon which is erected a two-story brick in roof dwelling house, being No. 437 Rosenthal Street in the City of Reading, County of Berks and State of Pennsylvania, bounded and described to wit:

ON the North by property now or late of the Northeast Buildings and Savings Association, No. 2 being No. 439 Rosenthal Street;

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

ON the South by property now or late of Nettie Tobias, widow, being No. 435 Rosenthal Street; and

ON the West by said Rosenthal Street.

CONTAINING in width or breadth thirteen (13) feet and in depth or length seventy-eight (78) feet more or less.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 437 Rosenthal Street, Reading, PA 19601

TAX PARCEL #06530765521716

ACCOUNT: 06624350

SEE Deed Book 5231, Page 2008

Sold as the property of: Akeem Bigby

No. 15-04201

Judgment Amount: \$155,577.07

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or lot of ground situate on the North side of Old River Road, T363, 60 ft. wide, in the Township of Robeson, Berks County, Pennsylvania and being known as Lot No. 1 of the 'Rapak Subdivision' recorded in Plan Book Vol. 203, Page 12 and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the northern right-of-way line of Old River Road, a corner of Lot No. 2; thence leaving said road and along Lot No. 2 the following two courses and distances: (1) North 11 degrees 20 minutes 24 seconds East, 236.57 ft. to an iron pipe; (2) North 10 degrees 46 minutes 59 seconds East, 134.66 ft. to a point on the southern edge of the Schuylkill River.

THENCE in and along the Schuylkill River, the following three courses and distances: (1) South 38 degrees 22 minutes 58 seconds East, 26.00 ft. to a point, (2) South 44 degrees 09 minutes 18 seconds East, 335.02 ft. to a point; (3) South 58 degrees 26 minutes 54 seconds

Vol. 107, Issue 47

East, 113.42 ft. to a point at the confluence of the Schuylkill River and a small creek, a corner of lands now or late Philip J. Nannen and Laura H. Nannen. Thence in and along the aforementioned creek and along lands of same, the following four courses and distances: (1) South 27 degrees 39 minutes 29 seconds West, 58.09 ft. to a point; (2) South 83 degrees 16 minutes 38 seconds West, 51.13 ft. (erroneously shown on plan as 51.39 ft.) to a point; (3) South 66 degrees 18 minutes 43 seconds West, 93.92 ft. to a point; (4) South 31 degrees 44 minutes 42 seconds West, 39.16 ft. to a point on the northern right-of-way line of Old River Road. Thence along the northern right-of-way line of Old River Road, the following two courses and distances: (1) by a line tangent to the next described curve, North 67 degrees 44 minutes 00 second West, 138.80 ft. to a point; (2) by a curve to the left, having a radius of 576.44 ft, a central angle of 10 degrees 55 minutes 36 seconds and a distance along the arc of 109.93 ft to the place of beginning.

CONTAINING 2.090 acres.

TITLE TO SAID PREMISES IS VESTED IN Michael S. Morgandale and Linda C. Morgandale, h/w, adult individuals and sui juris, by Deed from Anna Louise Rapak, an adult individual and sui juris, dated 08/27/1998, recorded 09/16/1998 in Book 2980, Page 386.

BEING KNOWN AS Box 4170, 4168 Old River Road, a/k/a 1031 Schuylkill Road, Birdsboro, PA 19508-8314.

Residential property

TAX PARCEL NO. 73-5334-05-19-1430

TAX ACCOUNT: 73087600

SEE Deed Book 2980 Page 386

To be sold as the property of Michael S. Morgandale, Linda C. Morgandale.

No. 15-04322

Judgment Amount: \$41,334.89

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground upon which is erected a two-story brick dwelling house, being Number 943 North Eleventh Street, situate on the East side of said North Eleventh Street, between Windsor and Spring Streets, in the City of Reading, County of Berks, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of Jacob J. Wolf; on the East by a ten feet (10 feet) wide alley; on the South by property now or late of George M. Supplee; and on the West by said North Eleventh Street.

CONTAINING in front on said North Eleventh Street, in width or breadth, fifteen feet (15 feet) and in depth or length of equal width or breadth, one hundred ten feet (110 feet) to said ten feet (10 feet) wide alley.

BEING KNOWN AS 943 North 11th Street, Reading, PA 19604-2324.

08/20/2015

Vol. 107, Issue 47

Residential property

TITLE TO SAID PREMISES IS VESTED IN Juanita Ceola Jones, by Deed from Barbara Coffin, Executive Director, guardian of the person and Estate of Alice C. Bright, an incapacitated person, dated 12/28/2001, recorded 02/01/2002 in Book 3475, Page 917.

TAX PARCEL NO. 13-5317-45-15-1592

TAX ACCOUNT: 13172150

SEE Deed Book 3475 Page 917

To be sold as the property of Juanita Ceola Jones.

No. 15-04366

Judgment Amount: \$80,414.64

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two and one-half story brick dwelling house and the lot or piece of ground upon which the same is erected, situate on the northerly side of Summit Avenue, between Crestmont Street and Carroll Street, being No. 311 Summit Avenue, in the Eighteenth Ward of the City of Reading, Berks County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the northern side of Summit Avenue, an 80 feet wide street as laid out on the topographical survey of the City of Reading, said point being 167 feet 7-1/8 inches East of the northeast building corner of said Summit Avenue and Carroll Street, a 60 feet wide street also as laid out on the topographical survey of the City of Reading, thence in an easterly direction along said northern side of Summit Avenue the distance of 16 feet 2-1/4 inches to a point; thence in a northerly direction along the premises No. 309 Summit Avenue and by a line at right angles to the last described line the distance of 110 feet and 0 inches to a point in the southern side of a 10 feet wide alley; thence in a westerly direction along the said southern side of the 10 feet wide alley and by a line at right angles to the last described line the distance of 16 feet and 2-1/4 inches to a point; thence in a southerly direction along the premises No. 313 Summit Avenue and by a line passing through the middle of the party wall between the premises No. 313 Summit Avenue and the herein described premises and by a line at right angles to the last described line the distance of 110 feet and 0 inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Kelly L. Stine, a single person, aka, Kelly Stine, by Deed from CitiGroup Global Markets Realty Corp., dated 12/05/2007, recorded 04/03/2008 in Book 5332, Page 1.

BEING KNOWN AS 311 Summit Avenue, West Reading, PA 19611-2074.

Residential property

TAX PARCEL NO. 18-5306-58-74-2389

TAX ACCOUNT: 18653000

SEE Deed Book 5332 Page 1

To be sold as the property of Kelly Stine a/k/a Kelly L. Stine, The United States of America c/o The United States Attorney for The Eastern District of PA.

No. 15-04384

Judgment Amount: \$45,659.85

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house with attic and the lot or piece of ground wherein the same is erected, situate on the West side of Weiser Street, between Spring and Robeson Streets, being No. 1006 Weiser Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows:

ON the North by property No. 1008 Weiser Street, being property now or late of the Samuel F. Blatt Estate;

ON the West by a ten feet wide alley;

ON the South by property No. 1004 Weiser Street, being property now or late of the Samuel F. Blatt Estate; and

ON the West by said Weiser Street.

CONTAINING in width in front on Weiser Street, 21 feet 6 inches, in depth along the North line, 75 feet 4-3/4 inches, in depth along the South line 65 feet 5-1/2 inches, and in width in the rear along said ten feet wide alley, 23 feet 8 inches.

TITLE TO SAID PREMISES IS VESTED IN Margaret L. Schrader, by Deed from Kenneth J. Klim, dated 06/13/1994, recorded 06/23/1994 in Book 2550, Page 514.

BEING KNOWN AS 1006 Weiser Street, Reading, PA 19601-1402.

Residential property

TAX PARCEL NO. 15530748459830

TAX ACCOUNT: 15684900

SEE Deed Book 2550 Page 514

To be sold as the property of Margaret L. Thomas a/k/a Margaret L. Schrader.

No. 15-05145

Judgment: \$54,275.33

Attorney: Andrew J Marley, Esquire

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 Hazel Street, between Fifth and Sixth Avenues, being No. 412 Hazel Street, and the seventh house South from Sixth Avenue in the Eighteenth Ward of the City of Reading, formerly Cumru Township, Berks County, Pennsylvania, (being part of Lot No. 51 and part of Lot No. 52, as shown on the map or plan of lots laid out by Tobias Knoblauch, James C. Eyler and Rose McCullough, recorded in the Recorder's Office of Berks County in Plan Book Vol. 6 Page 10), bounded and described as follows, to wit:

BEGINNING at a point on the West side of Hazel Street eighty-four (84) feet South from

08/20/2015

Vol. 107, Issue 47

the southern building line of Sixth Avenue, thence West along property now or late of Tobias Knoblauch, James C. Eyler and Rose McCullough, one hundred five feet (105') to the eastern side of a ten (10) feet wide alley; thence South along the eastern side of a ten (10) feet wide alley, fourteen (14) feet, thence East along property now or late of Andrew Krempasky and Agnes, his wife, one hundred five (105) feet to the western side of said Hazel Street, thence North along the western side of said Hazel Street, fourteen (14) feet to the place of beginning.

CONTAINING in front on said Hazel Street, fourteen (14) feet and in depth of uniform width, one hundred five (105) feet to said ten feet wide alley.

BEING THE SAME PREMISES which Elaine E. Noecker and James W. Ritz, her agent and Patrick S. Noecker by his agent James W. Ritz, husband and wife, and James W. Ritz, by Deed dated September 9, 2005 and recorded February 3, 2009 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 04776 Page 0354, granted and conveyed unto Robert P. Yoh.

TAX PARCEL: 18530616847091

ACCOUNT: 18423950

PIN NO. 530616847091

BEING KNOWN AS 412 Hazel Street, Reading, PA 19611

To be sold as the property of Robert P. Yoh

No. 15-05531

Judgment: \$36,954.81

Attorney: LeeAne O. Huggins, Esquire

ALL THAT CERTAIN two-story brick dwelling house and lot of ground situated on the South side of Oley Street, it being No. 1138, between Locust and Twelfth Street, in the City of Reading, County of Berks, and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

ON the North by Oley Street;

ON the South by a ten feet wide alley;

ON the East by property now or late of Amelia Zacharias; and

ON the West by property now or late of Israel Sattenstein.

CONTAINING in front twelve feet and two inches, more or less, and in depth one hundred feet.

BEING PARCEL #12531754144071

BEING THE SAME PREMISES which Allen L. Gehringer, by Deed dated 02/06/2006 and recorded 03/08/2006 in the Office of the Recorder of Deeds in and for the County of Berks in Deed Book 4813, Page 1398, granted and conveyed unto Kine Nhatavong.

TAX PARCEL NO. 12531754144071

BEING KNOWN AS 1138 Oley Street, Reading, PA 19604

Residential Property

To be sold as the property of Kine Nhatavong

No. 15-05533

Judgment: \$94,599.05

Attorney: LeeAne O. Huggins, Esquire

ALL THAT CERTAIN lot or piece of ground, together with a frame dwelling house thereon erected, situate on the Eastern side of Main Street in the Southern end of the Borough of Shoemakersville, County of Berks and State of Pennsylvania, said lot being more particularly bounded and described as follows, to wit:

BEGINNING at a point, a corner of property now or late belonging to Irvin J. Yenser and Florence A. Yenser, his wife, said point being 1.81 feet East of the Eastern line of Main Street (50 feet wide) and said point also being opposite a point which is 59.46 feet South of a marble monument which is planted on the five foot (5') range lines of said Main Street and Front Street, (50 feet wide) at their Southwestern corner as is shown on the topographical survey plan of the Borough of Shoemakersville; thence along vacant lands, North 11 degrees 20 minutes 03 seconds West, a distance of 59.49 feet to a point in the Eastern line of said Main Street, said point being opposite the above mentioned marble monument at the Southwestern corner of said Main Street and Front Street; thence along the Eastern line of said Main Street, North 9 degrees 35 minutes 13 seconds West, a distance of 40.54 feet to a point, a corner of property now or late belonging to Robert W. Keim; thence along same, North 80 degrees 24 minutes 47 seconds East, a distance of 77.49 feet to a point in line of property of Glen Gery Shale Brick Corporation; thence along same, South 10 degrees 15 minutes 28 seconds East, a distance of 100.01 feet to a point, a corner of property now or late of Irvin J. Yenser and Florence A. Yenser, his wife, aforementioned; thence along same, South 80 degrees 24 minutes 47 seconds West, a distance of 76.85 feet to a place of Beginning.

PARCEL ID. 78-4492-02-57-5228

BEING THE SAME PREMISES which Kermit I. Heintzelman by Deed dated 06/28/2013 and recorded 07/02/2013 in the Office of the Recorder of Deeds in and for the County of Berks in Deed Instrument Number 2013027885, granted and conveyed unto Mark T. Paine.

TAX PARCEL NO. 78449202575228

BEING KNOWN AS 25 Main Street, Shoemakersville, PA 19555

Residential Property

To be sold as the property of Mark T. Paine

No. 15-06010

Judgment: \$174,954.97

Attorney: LeeAne O. Huggins, Esquire

ALL THAT CERTAIN tract of land situate in the Borough of Bally, in the County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the middle of Church Street; thence along Church Street South 81 degrees East 116 feet to a point; thence by

08/20/2015

lands of Howard Schell South 28.5 degrees West 280 feet 6 inches to an iron pin, a corner in line of other lands of Alfred Vanim and Pauline I. Vanim; thence by the same North 42.5 degrees West 100 feet to a post; thence by lands now of Raymond Kline, North 25 degrees East 210 feet to the place of beginning.

BEING THE SAME PREMISES which Diane Schwenk, by Deed dated 09/27/2007 and recorded 10/15/2007 in the Office of the Recorder of Deeds in and for the County of Berks in Deed Book 5239, Page 1823, granted and conveyed unto Richard P. Sokel, Jr. and Linda M. Sokel.

TAX PARCEL NO. 2563090906373

BEING KNOWN AS 410 North Church Street, Bally, PA 19503

Residential Property

To be sold as the property of Linda M. Sokel and Richard P. Sokel, Jr.

No. 15-1408

Judgment Amount: \$131,775.45

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

PURPART NO. 1:

ALL THAT CERTAIN parcel of undeveloped land located in the Borough of Robesonia, Berks County, Pennsylvania, more fully bounded and described as follows:

ON the East, a distance of 232.97 feet by property of Margaret J. Frey described in Deed Book Volume 1634, Page 436, Berks County Records, as Purpart No. 1; ON the North by the Southern building line of Ruth Avenue; ON the West, a distance of 234.05 feet by property of Margaret J. Frey described in Deed Book Volume 1634, Page 436, Berks County Records, as Purpart No. 2; and ON the South by the Northern right-of-way line of the Reading Company Railroad, Lebanon Valley Branch.

LESS AND EXCEPTING from the above described premises that portion of Pearl Street conveyed unto Richard E. Laudenslager on Deed Book Volume 1706, Page 67, Berks County Records.

PURPART NO. 2:

ALL THAT CERTAIN lot of land situate in the Borough of Robesonia, Berks County, Pennsylvania, fronting 64.95 feet on the South side of Ruth Avenue and 234.05 feet on the West side of Pearl Street of the said Borough bounded and described as follows, to wit:

BEGINNING at a point, the Southwest corner of Pearl Street and Ruth Avenue, according to the topographical map of said Borough; thence along the West side of Pearl Street, South twenty-six degrees four minutes West two hundred thirty-four and five hundredths feet to an iron stake; thence along the right of way line of the Reading Railroad, North fifty degrees fifty-two minutes West sixty-eight and fifteen hundredths feet to a Railroad Rail Monument; thence North twenty-six degrees thirty minutes East two hundred

Vol. 107, Issue 47

nineteen and thirty five hundredths feet to an iron stake on the South side of Ruth Avenue; thence along Ruth Avenue, South sixty-three degrees eighteen minutes East sixty-four and ninety-five hundredths feet to the place of Beginning.

TITLE TO SAID PREMISES IS VESTED IN Brian A. McCollum and Jennifer L. McCollum, h/w, by Deed from Harvey W. Marshall and Sally A. Marshall, h/w, dated 03/27/2006, recorded 04/20/2006 in Book 4856, Page 925.

BEING KNOWN AS 300 West Ruth Avenue, Robesonia, PA 19551-1424.

Residential property

TAX PARCEL NO. 74-4347-12-85-3250

TAX ACCOUNT: 74048075

SEE Deed Book 4856 Page 925

To be sold as the property of Brian A. McCollum, Jennifer L. McCollum.

No. 15-1689

Judgment Amount: \$113,805.41

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

TRACT NO. 1

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

BEGINNING at a corner in a line of lands of Isaac Moser, thence along the same and along other lands of William M. Dengler and Mildred M. Dengler, his wife, and along the center line of a public road, North 15 degrees East 175 feet to a corner of the said William M. Dengler's land, thence along the same, South 72 degrees 30 minutes East 101 feet to an iron pin a corner; South 16 degrees West 227 feet to a corner in a line of lands of late J. Dierolf, thence along the same, North 44 degrees West 112 feet to the place of BEGINNING.

CONTAINING 74 perches.

TRACT NO. 2

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

BEGINNING at a corner of other lands of Russell L. Dierolf and wife, thence along the same, North 16 degrees East 227 feet to a corner in a line of lands of William M. Dengler and Mildred M. Dengler, his wife, thence along the same South 72 degrees 30 minutes East 101 feet to a corner in a line of lands of Emily Kehl, thence along the same and lands of Norman Shirey, South 18 degrees 30 minutes West 274 feet to a corner of lands of late Jeremiah Dierolf, thence along the same, North 44 degrees 30 minutes West 99 feet to the place of BEGINNING.

CONTAINING 86 perches.

TITLE TO SAID PREMISES IS VESTED IN Jonathan M. George, by Deed from Leroy E. Dierolf, Sr. and June E. Dierolf, h/w, dated 08/21/2009, recorded 08/26/2009 in Instrument

08/20/2015

Number 2009040749.

BEING KNOWN AS 3 Lane Road, Boyertown,
PA 19512-7803.

Residential property

TAX PARCEL NO. 89-5388-02-96-0850

TAX ACCOUNT: 89007500

SEE Instrument #200904749

To be sold as the property of Jonathan M.
George.

No. 15-1698

Judgment Amount: \$128,888.79

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Exeter Township, Berks County, Pennsylvania, bounded and described according to a Spot Survey of Building 61 'Laurel Springs,' drawn by Thomas R. Gibbons, Professional Land Surveyor, dated May 19, 1989, said plan showing a portion of plan recorded in Plan Book 40, Page 7, as follows, to wit:

BEGINNING at an interior point a corner of lands now or late of Neversink Road, Inc., said point being measured the ten (10) following courses and distances from a point a corner of Lots 147 and 148 on plan of 'Pheasant Run', Section 2 on said plan: (1) North 11 degrees 46 minutes 50 seconds West 254.97 feet to a corner of Building 61 Unit 1 on said plan; (2) along same North 18 degrees 55 minutes 19 seconds East 24.00 feet to a point a corner; (3) continuing along same North 71 degrees 04 minutes 41 seconds West 2.00 feet to a point a corner of Building 61 Unit 2 on said plan; (4) along same North 18 degrees 55 minutes 19 seconds East 24.00 feet to a point a corner of Building 61 Unit 3 on said plan; (5) continuing along same North 71 degrees 04 minutes 41 seconds West 2.33 feet to a point a corner of Building 61 Unit 4 on said plan; (6) along same North 18 degrees 55 minutes 19 seconds East 24.00 feet to a point a corner; (7) along same South 71 degrees 04 minutes 41 seconds East 2.33 feet to a point a corner of Building 61 Unit 4 on said plan; (8) along same North 18 degrees 55 minutes 19 seconds East 24.00 feet to a point a corner; (9) continuing along Building 61 Unit 4 North 71 degrees 04 minutes 41 seconds West 6.00 feet to a point a corner of Building 61 Unit 5 on said plan; and (10) along same North 18 degrees 55 minutes 19 seconds East 24.00 feet to the point of beginning, said point also being a corner of Building 61 Unit 5 on said plan; thence extending from said point of beginning along Building 61 Unit 5 North 71 degrees 04 minutes 41 seconds West 34.66 feet to a point a corner of lands now or late of Neversink Road, Inc.; thence extending along said lands the four (4) following courses and distances: (1) North 18 degrees 55 minutes 19 seconds East 24.00 feet to a point a corner; (2) South 71 degrees 04 minutes 41 seconds East 36.33 feet to a point

Vol. 107, Issue 47

a corner; (3) South 18 degrees 55 minutes 19 seconds West 24.00 feet to a point a corner; and (4) North 71 degrees 04 minutes 41 seconds West 1.67 feet to the first mentioned interior point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Justin A. Meade, by Deed from Sean S. Fisher, dated 09/30/2010, recorded 11/10/2010 in Instrument Number 2010044438.

BEING KNOWN AS 61-6 Mint Tier, Reading,
PA 19606-3914.

Residential property

TAX PARCEL NO. 43-5325-06-48-0391

TAX ACCOUNT: 43404806

SEE Deed Instrument #201004438

To be sold as the property of Justin A. Meade.

No. 15-3228

Judgment: \$272,870.09

Attorney: Mark J. Merolla, Esquire

ALL THAT CERTAIN lot or piece of ground together with the improvements erected thereon situate on the Northerly side of Fry Road, Township Route Number T-903, in the Township of Ruscombmanor, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the roadbed of Fry Road said point being a corner in common between now or late property of Gordon L. Rehr and the property to be described herein; thence in a Southwestwardly direction traveling in the roadbed of Fry Road by a line having the bearing of South 87 degrees 50 minutes 40 seconds West, the distance of 93.00 feet to a point; thence in a Northwestwardly direction along the same by a line having the bearing of North 80 degrees 42 minutes West, the distance of 114.10 feet to a point; thence in a Northwestwardly direction along the same by a line having the bearing of North 68 degrees 10 minutes West, the distance of 211.02 feet to a point; thence in a Northeastwardly direction still along the same by a line having a bearing of North 89 degrees 15 minutes West, the distance of 52.62 feet to a point, thence in a Northeastwardly direction along residue property of the Grantor herein by a line having the bearing of North 0 degrees 46 minutes 03 seconds East, the distance of 435.86 feet to a point; thence in a Southeastwardly direction along aforementioned now or late property of Gordon L. Rehr by a line having the bearing of South 88 degrees 12 minutes East, the distance of 56.76 feet to a point; thence in a Southeastwardly direction along the same the following five (5) courses and distances; (1) South 33 degrees 58 minutes 58 seconds East, the distance of 203.48 feet to a point; (2) South 66 degrees 24 minutes 15 seconds East, the distance of 109.85 feet to a point; (3) South 40 degrees 18 minutes 46 seconds East, the distance of 124.05 feet to a point; (4) South 73 degrees 09 minutes 33 seconds East, the distance of 124.05 feet to a point; and (5) South 0 degrees 07 minutes 48 seconds East, the distance

08/20/2015

Vol. 107, Issue 47

of 191.75 feet to the place of BEGINNING.

BEING THE SAME PREMISES which Richard L. Stoudt, Jr. and Kevin P. Shay, granted and conveyed unto Douglas E. Carson, in fee through a Deed dated July 18, 2012, and recorded July 19, 2012 in Office of the Recorder of Deeds in and for the County of Berks, and identified as Instrument Number 2012 029776.

CONTAINING: 3.2557 acres

BEING KNOWN AS: 135 Fry Road, Fleetwood, Township of Ruscombmanor, Berks County, Pennsylvania 19522

PROPERTY ID NO. 76-5339-01-27-6856

To be sold as the property of Douglas E. Carson

No. 15-3598

Judgment Amount: \$77,513.22

Attorney: Keri P. Ebeck, Esquire

ALL THAT CERTAIN piece of lot of ground upon which is erected a two-story stone and brick dwelling house and garage, being Number 1021 North Twelfth Street, situate on the East side of said North Twelfth Street, between Spring and Robeson Streets, in the City of Reading, County of Berks, and Commonwealth of Pennsylvania, bounded and described as follows to wit:

ON the North by property now or late of Aleada A. Merke, being Number 1023 North Twelfth Street;

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

ON the South by property of now or late Hanah B. Fields, being Number 1019 North Twelfth Street; and

ON the West by said North Twelfth Street.

CONTAINING in front on said North Twelfth Street, in width of breadth, fourteen feet two inches (14' 2") and in depth or length of equal width or breadth, one hundred five feet (105'), more or less, to a ten feet (10') wide alley.

BEING Parcel No. 5307-56-43-6842

BEING THE SAME PREMISES which Michael B. Kindt and Sherri L. Kindt, husband and wife, by Deed dated January 26, 2007, and recorded February 2, 2007, in the Office of the Recorder of Deeds in and for the County of Berks, Deed Book 5067, Page 1327, granted and conveyed Patrick C. Brown, in fee.

TAX PARCEL NO. 13-5317-46-15-7940

ACCOUNT NO: 13193875

BEING KNOWN AS: 1021 North 12th Street, Reading, PA, 19604

Residential Property.

To be sold as the property of Patrick C. Brown

No. 15-4176

Judgment: \$209,716.41

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

TAX I.D. #22532903021916

ALL THAT CERTAIN lot or piece of woodland, situate on the western side of the macadam Township Road T-611; known as Kutz Road, leading from Ramich Road to Temple

Road, in the Township of Alsace, County of Berks and Commonwealth of Pennsylvania, being further known as Lot No. 1 as shown on a subdivision plan prepared for George Keinard entitled, "Keinards Korner II" by William F. Runkle, Registered Surveyor, in August of 1994 and recorded December of 1994 in Plan Book 205, Page 50, Berks County Records, bounded and described more fully as follows, to wit:

BEGINNING AT A CORNER marked by an iron pin on the southern side of the aforementioned macadam Township Road T-611, known as Kutz Road, said iron pin being a mutual corner of "Blessing Acres Section No. 2" and in line of property belonging to Kathryn Kantner, a single woman; thence partly along the said property belonging to Kathryn Kantner, a single woman, and partly along property belonging to Leroy A. Boniszeski and Shirley H. Boniszeski, his wife, passing through an iron pipe, a distance of 370.92 feet from the point of beginning, South 74 degrees 00 minutes West, a total distance of 600.00 feet to a corner marked by an iron pin; thence along residue property of which the herein described property was a part, belonging to George E. Keinard and Barbara J. Keinard, his wife; the two following courses and distances viz: (1) North 16 degrees 00 minutes West, a distance of 200.00 feet to a corner marked by an iron pin; and (2) North 74 degrees 00 minutes East a distance of 632.73 feet to a corner marked by a spike in the eastern paved portion of the aforementioned Kutz Road, in line of the aforementioned "Blessing Acres Section No. 2; thence along the same and in and along said Kutz Road, the two following courses and distances, viz: (1) South 02 degrees 08 minutes 20 seconds East, a distance of 112.69 feet to a corner marked by a spike in the said Kutz Road; and (2) South 13 degrees 00 minutes 40 seconds East, a distance of 90.70 feet to a corner marked by an iron pin on the southern side of said Kutz Road, the point of beginning.

BEING KNOWN AS: 78 Kutz Road, Temple, Pennsylvania 19560.

TITLE TO SAID PREMISES is vested in Lawrence Digiacinto and Lori A. Digiacinto by Deed from Lori A. Wetzel, now by marriage Lori A. Digiacinto dated July 3, 2003 and recorded October 7, 2003 in Deed Book 3894, Page 1840.

To be sold as the property of Lawrence Digiacinto and Lori A. Digiacinto

No. 15-4351

Judgment Amount: \$109,718.85

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

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

BEGINNING AT a stone corner of Harriet

08/20/2015

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

TITLE SAID PREMISES IS VESTED IN Donald A. Bieber and Jenny R. Bieber, husband and wife, as tenants by the entireties, by Deed from Donald A. Bieber and Jenny R. Bieber, husband and wife, and Nancy E. Bieber and Bruce W. Bieber, husband and wife, dated 09/26/2001, recorded 10/09/2001 in Volume 3408, Page 2019.

BEING KNOWN AS 143 Centennial Road, Mertztown, PA 19539-8921

Residential property

TAX PARCEL NO. 59548201357614

TAX ACCOUNT: 59036750

SEE Deed Volume 3408 Page 2019

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

No. 2015-935

Judgment \$247,149.50

Attorney: Jack M. Seitz, Esq.

LEGAL DESCRIPTION

Parcel No. 1:

ALL THAT CERTAIN message and tract of land, together with the hotel building and other improvements thereon erected, situate in the Village of Kempton, Township of Albany, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a spike located on the Eastern side of Front Street and in the northern line of land now or late of Oscar Lenhart; thence along the Eastern line of Front Street, North five (5) degrees thirty (30) minutes East seventy-five (75) feet to an iron pin located in the Southern line of Second Street; thence along the Southern line of same South eighty-four (84) degrees thirty (30) minutes East one hundred fourteen and seven-tenth (114.7) feet to an iron pin; thence along the Western line of land now or late of Maurice Henry South five (5) degrees thirty (30) minutes West seventy-five (75) feet to an iron spike in the Northern line of land now or late of Oscar Lenhart; thence along the northern line of same North eighty-four (84) degrees thirty (30) minutes West one hundred fourteen and seven-tenth (114.7) feet to the place of beginning.

Parcel No. 2:

ALL THAT CERTAIN lot or piece of ground, together with the shed erected thereon, situate on the southwesterly corner of Second Street and a twenty (20) feet wide alley, in the Village of Kempton, Township of Albany, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southwesterly corner of Second Street and a twenty (20) foot wide alley;

Vol. 107, Issue 47

thence extending in a southerly direction along the westerly side of said twenty (20) feet wide alley a distance of seventy-five (75) feet to a point; thence extending in a westerly direction along land now or late of Oscar Lenhart, a distance of thirty-five (35) feet to a point; thence extending in a northerly direction along land now or late of Horace B. Putt, a distance of seventy-five (75) feet to a point; thence extending in an easterly direction along the southerly side of Second Street, a distance of thirty-five (35) feet to the place of beginning.

BEING THE SAME PREMISES which Jodi L. Follweiler conveyed, in fee, to Shawn S. Katz by Deed dated December 13, 2013, recorded on December 30, 2013, in the Berks County Recorder of Deeds as Instrument #2013053257.

IMPROVEMENTS CONSIST of a three-story hotel/restaurant/tavern with boarding rooms.

MAP PIN: 21542711664388

DEED: Instrument

No. 2013053257

To be sold as the property of: Shawn S. Katz

Taken in Execution and to be sold by

ERIC J. WEAKNECHT, SHERIFF

N.B. To all parties in interest and claimants:

A schedule of distribution will be filed by the Sheriff, October 9, 2015 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given. All claims to funds realized from the real estate sold by the Sheriff shall be filed by the respective Claimants with the Sheriff within five (5) days after the time of said Sheriff's Sale.

AUDIT LIST

First Publication

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

Notice of Audit of Fiduciaries Accounts

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

NOTICE is hereby given that the fiduciaries of the following estates have filed respectively, their accounts and statements of the proposed distribution in the Office of the Register of Wills or Clerk of the Orphans' Court as the case may be, in and for the County of Berks, Commonwealth of Pennsylvania and that these accounts will be presented to the Orphans' Court of said County at the Court House in Reading, Pennsylvania on Wednesday, September 2, 2015 at 9:30 A.M. for

08/20/2015

Vol. 107, Issue 47

audit, confirmation and distribution. At that time and place parties interested and claimants against the respective estates will be heard.

53. BODOR, SUZANNE E. - Stephen T. Gieringer, Exr., Jonathan B. Batdorf, Esq.

54. CUMMINGS-KING, SHERIDA L. - Michael R. King, Exr., James A. Ritter, Esq.

55. DENNIS, NILES L. - Alice M. Dennis, Extx., Richard L. Geschwindt, Esq.

56. HELLER, SR., CHARLES W. - Kaye Frances Kozak, Extx., Jonathan B. Batdorf, Esq.

57. HERTZOG, WILLIAM C. - Ann Marie Wagner and Carol J. Hertzog, Execs., Eugene Orlando, Jr., Esq.

58. LUTZ, MELVIN P. a/k/a LUTZ, MELVIN PAUL - Kevin P. Lutz, Exr., Brian F. Boland, Esq.

59. MILLER, DOROTHY M. (An Incapacitated Person) - Wells Fargo Bank, N.A., Guardian, Kendra D. McGuire, Esq.

60. PERRY, CHARLES R. a/k/a PERRY, C. RONALD a/k/a PERRY, CHARLES RONALD - Patricia Ann Lacey, Extx., Rebecca Batdorf Stone, Esq.

61. REIGLE, CARL R. - Patricia A. Pursel, Extx., Mahlon J. Boyer, Esq.

62. ROSE, NANCY M. - Jonathan B. Batdorf, Exr., Jonathan B. Batdorf, Esq.

63. VALENTINE, VIOLET E. - Tina L. Grab, Admx., Jonathan B. Batdorf, Esq.

64. YODER, WILLIAM E. - William W. Yoder and Thomas H. Yoder, Exrs., Eric R. Strauss, Esq.

Last day for filing Accounts for October 2015 is August 27, 2015.

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

CHARTER APPLICATION

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 **Crown Mill Builders, Inc.**

Jill E. Nagy, Esq.
SUMMERS NAGY LAW OFFICE, INC.
Suite 202
200 Spring Ridge Drive
Wyomissing, PA 19610

The name of the proposed corporation is **M & S Hospitality, Inc.**

CIVIL ACTION

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY, PENNSYLVANIA
CIVIL DIVISION
NO. 09-9259
CIVIL ACTION
FIRST COMMONWEALTH FEDERAL
CREDIT UNION, Plaintiff
v.
ANTHONY R. SCOTT, Defendant
NOTICE

TAKE NOTICE THAT First Commonwealth Federal Credit Union has filed a Praecipe for Writ of Revival in the aforesaid Court at the above docket number requesting that the judgment in the above matter be revived in an amount in excess of \$18,000.00.

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

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

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

Lawyers? Referral Service of the
Berks County Bar Association
544 Court Street
Reading, Pennsylvania 19601
Telephone (610)375-4591
www.BerksBar.org
FITZPATRICK LENTZ & BUBBA, P.C.
Michael R. Nesfeder, Esquire
I.D. No. 49563
Attorney for Plaintiff
4001 Schoolhouse Lane
P.O. Box 219
Center Valley, PA 18034-0219

ESTATE NOTICES

Letters Testamentary or Letters of Administration have been granted in the estates

08/20/2015

Vol. 107, Issue 47

set forth below. All persons having claims against the estate of any decedent named below are requested to present the same and all persons indebted to any of the said decedents are requested to make payment, without delay, to the executor or administrator, or his, her or their attorney indicated.

First Publication

BENEDICT, LOUIS G., dec'd.

Late of 106 Wessex Court,
Exeter Township.
Executrix: MAUREEN T. BENEDICT,
106 Wessex Court,
Reading, PA 19606.
ATTORNEY: RUSSELL E. FARBIARZ,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 North Fourth Street,
Hamburg, PA 19526

BRANDT, RAYMOND W., dec'd.

Late of Borough of Wernersville.
Executors: RANDALL S. BRANDT,
123 East Weis Street,
Topton, PA 19562 and
RICKY L. BRANDT,
113 Gold Street,
Shillington, PA 19607.
ATTORNEY: JOHN D. ENCK, ESQ.,
Spitler, Kilgore & Enck, PC,
522 South 8th Street,
Lebanon, PA 17042

BREHLER, MICHAEL P., dec'd.

Late of Borough of Wyomissing.
Executrix: MICHAELA BREHLER,
710 North Wyomissing Boulevard,
Wyomissing, PA 19610.
ATTORNEY: WILLIAM R. BLUMER,
ESQ.,
LEISAWITZ HELLER ABRAMOWITZ
PHILLIPS, P.C.,
2755 Century Boulevard,
Wyomissing, PA 19610

BRUNO, ROSEMARY A., dec'd.

Late of 210 Sanibel Lane,
Spring Township.
Executrix: ELAINE M. MCDEVITT,
2201 Burke Drive,
Reading, PA 19610.
ATTORNEY: BRIAN R. OTT, ESQ.,
BARLEY SNYDER, LLP,
50 N. 5th Street, 2nd Fl.,
P.O. Box 942,
Reading, PA 19603-0942

DAVIS, JANE L., dec'd.

Late of 3121 State Hill Road,
Spring Township.
Executrix: REBECCA L. NOLL,
310 Kentucky Avenue,
Sinking Spring, PA 19608.
ATTORNEY: JOHN M. STOTT, ESQ.,
P.O. Box 8321,
Reading, PA 19603

ERB, ROBERT L. also known as

ERB, ROBERT LEE, dec'd.

Late of Borough of Boyertown.
Executors: BOBBIE L. EDDINGER,
1050 Montgomery Ave.,
Boyertown, PA 19512;
KIM ALLEN ERB,
30 S. Monroe St.,
Boyertown, PA 19512 and
BONNIE L. MOATZ,
343 Congo Niantic Road,
Barto, PA 19504.
ATTORNEY: THOMAS D. LEIDY, ESQ.,
42 E. Third Street,
Boyertown, PA 19512

MARTIN, GRACE M., dec'd.

Late of 6 Taft Avenue, Reading.
Administratrix: PEARL SMOLAN,
c/o Alan B. Ziegler, Esq.,
532 Elm Street,
Reading, PA 19601.
ATTORNEY: ALAN B. ZIEGLER, ESQ.,
532 Elm Street,
Reading, PA 19601

MERCIER, ALFRED R., dec'd.

Late of 104 Perkasio Avenue,
West Lawn.
Executor: MICHAEL R. MERCIER,
104 Perkasio Ave.,
West Lawn, PA 19609.
ATTORNEY: CLIFFORD B. LEPAGE, JR.,
ESQ.,
44 N. 6th Street,
P.O. Box 8521,
Reading, PA 19603

MIKES, ANTHONY P., dec'd.

Late of 1770 Reading Boulevard,
Borough of Wyomissing.
Executrix: MARY M. MIKES,
1770 Reading Boulevard,
Wyomissing, PA 19610.
ATTORNEY: VICTORIA A. GALLEN
SCHUTT, ESQ.,
ROLAND STOCK, LLC,
627 North Fourth Street,
P.O. Box 902,
Reading, PA 19603

MILLER, PEARL E., dec'd.

Late of Borough of Sinking Spring.
Executor: LARRY MILLER,
152 Bucks Hill Road,
Mohrsville, PA 19541.
ATTORNEY: ALLEN R.
SHOLLENBERGER, ESQ.,
LEISAWITZ HELLER ABRAMOWITZ
PHILLIPS, P.C.,
2755 Century Boulevard,
Wyomissing, PA 19610

NAUGLE, MARY C., dec'd.

Late of 1605 North 10th Street,
Reading.
Administrator: DENNIS R. NAUGLE,
4118 Danor Drive,
Reading, PA 19605.

08/20/2015

Vol. 107, Issue 47

ATTORNEY: BRETT M. FEGELY, ESQ.,
HARTMAN VALERIANO MAGOVERN &
LUTZ, P.C.,
Suite 301, 1100 Berkshire Boulevard,
P.O. Box 5828,
Wyomissing, PA 19610

NOLL, SUSAN A., dec'd.

Late of 855 North Park Road, #V-102,
Borough of Wyomissing,
Administratrix: PAULA A. CAWLEY,
3 Valentine Road,
Ivyland, PA 18974.
ATTORNEY: ANTHONY T. MCBETH,
ESQ.,
407 North Front Street,
Harrisburg, PA 17101

**OXENFORD, HELEN MAE also known as
OXENFORD, HELEN M., dec'd.**

Late of 139 Old Swede Road,
Amity Township.
Executors: RAYMOND P. OXENFORD,
805 Hill Drive,
Douglassville, PA 19518 and
JANICE L. SOBOTKA,
519 Walnut Street,
Reading, PA 19601.
ATTORNEY: DAVID S. SOBOTKA, ESQ.,
519 Walnut Street,
Reading, PA 19601

PHILLIPS, MYRNA A., dec'd.

Late of Borough of Boyertown.
Executor: TIMOTHY L. PHILLIPS,
63 Walnuttown Road,
Fleetwood, PA 19522.
ATTORNEY: GARY R. SWAVELY, JR.,
ESQ.,
38 North Sixth Street,
P.O. Box 1656,
Reading, PA 19603-1656

ROLAND, ELAINE M., dec'd.

Late of Spring Township.
Executrix: CHRISTINE M. FOLK,
2 Balthaser Road,
Sinking Spring, PA 19608.
ATTORNEY: GARY R. SWAVELY, JR.,
ESQ.,
38 North Sixth Street,
P.O. Box 1656,
Reading, PA 19603-1656

SEIDEL, JAMES S., dec'd.

Late of 1208 Dogwood Drive,
Spring Township.
Executor: JOHN M. STOTT,
P.O. Box 8321,
Reading, PA 19603.
ATTORNEY: JOHN M. STOTT, ESQ.,
P.O. Box 8321,
Reading, PA 19603

STOUDT, RICHARD L., dec'd.

Late of 500 E. Philadelphia Avenue,
Cumru Township.
Executor: RICHARD STOUDT, JR.,
14 Ronald Glenn Ave.,
Fleetwood, PA 19522.

ATTORNEY: JOHN M. STOTT, ESQ.,
P.O. Box 8321,
Reading, PA 19603

THOMPSON, GRACE, dec'd.

Late of 6 Terry Court, Amity Township.
Executrix: KATHLEEN T. BRENT,
6 Terry Court,
Douglassville, PA 19518.

WALKER, JOHN R., dec'd.

Late of 3505 River Road, Reading.
Executor: STEPHEN J. WALKER,
680 County Route 10,
Windham, NY 12496.
ATTORNEY: KAREN H. COOK, ESQ.,
MASANO BRADLEY, LLP,
Suite 201, 1100 Berkshire Boulevard,
Wyomissing, PA 19610

WEIK, STEVEN J., dec'd.

Late of 1129 Hunters Road,
Mohnton.
Administratrix: BETH M. WEIK,
1129 Hunters Road,
Mohnton, PA 19540.
ATTORNEY: ALLEN R.
SHOLLENBERGER, ESQ.,
LEISAWITZ HELLER ABRAMOWITZ
PHILLIPS, P.C.,
2755 Century Boulevard,
Wyomissing, PA 19610

Second Publication**BACHOFER, DAWN L. also known as
BACHOFER, DAWN LOUISE, dec'd.**

Late of 72 Lake Road,
Oley Township.
Executrix: JILL A. BACHOFER-MORRIS,
1140 Mega Lane,
Gilbertsville, PA 19525.
ATTORNEY: C. THOMAS WORK, ESQ.,
STEVENS & LEE,
111 N. Sixth Street,
P.O. Box 679,
Reading, PA 19603-0679

BERGER, CARL L., dec'd.

Late of 220 S. 4th Avenue,
Borough of West Reading.
Executor: THEODORE F. BERGER,
610 Laurel Ridge Rd.,
Reinholds, PA 17569.
ATTORNEY: MARK R. SPROW, ESQ.,
DERR, HAWMAN & DERR,
522 Washington Street,
P.O. Box 1179,
Reading, PA 19603

BROWN, WALTER RICHARD, dec'd.

Late of 121 W. 33rd Street,
Exeter Township.
Administrator: GALE FABOR,
c/o The Law Office of David Johnson,
4718 Kutztown Rd.,
Temple, PA 19560.

**BUCKLEY-PAPADA, CHRISTINE L.,
dec'd.**

Late of 115 Carmen Drive,

08/20/2015

Vol. 107, Issue 47

Blandon.

Administrator: BENJAMIN PAPADA,
c/o David P. Johnson, Esquire.
4718 Kutztown Road,
Temple, PA 19560.

CAKE, VIVIAN E., dec'd.

Late of 3420 Foster Lane,
Reading.
Executors: CAROL V. ALTHOUSE,
3430 Foster Lane,
Reading, PA 19605 and
STEVEN G. CAKE,
22 Bevans Road,
Reading, PA 19608.
ATTORNEY: SHAWN J. LAU, ESQ.,
LAU & ASSOCIATES, P.C.,
4228 St. Lawrence Avenue,
Reading, PA 19606

CIERI, TERRY D., dec'd.

Late of Spring Township.
Executrix: REBECCA A. STRAHAN,
c/o 522 Washington St.,
P.O. Box 1179,
Reading, PA 19603.
ATTORNEY: MARK R. SPROW, ESQ.,
DERR, HAWMAN & DERR,
522 Washington Street,
P.O. Box 1179,
Reading, PA 19603

CLELAND, ROBERT W., dec'd.

Late of Borough of Mohnton.
Administrator: DAVID M. CLELAND,
c/o A. Anthony Kilkuskie, Esq.,
117A West Main Street,
Ephrata, PA 17522.
ATTORNEY: A. ANTHONY KILKUSKIE,
ESQ.,
117A West Main Street,
Ephrata, PA 17522

CROMIE, JEAN E., dec'd.

Late of Boyertown.
Executor: FERNANDO FONSECA.
1426 Ship Rd.,
West Chester, PA 19380.

DOMENICE, JOSEPH F., JR., dec'd.

Late of 1431 Church Street,
Reading.
Executrix: LISA ZAZO,
17 Jeffrey Rd.,
Reading, PA 19601.
ATTORNEY: SCOTT L. HUYETT, ESQ.,
516 E. Bellevue Avenue,
Laureldale, PA 19605

ESSIG, ROBERT W., dec'd.

Late of 711 Brownsville Road,
Lower Heidelberg Township.
Executor: WILLIAM R. ESSIG,
42 Maple Street, Apt. 4F,
Mohnton, PA 19540.
ATTORNEY: ALEXA S. ANTANAVAGE,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

**ESTERLY, MILDRED M. also known as
ESTERLY, MILDRED MAE, dec'd.**

Late of City of Reading.
Executor: JOHN SOSIK,
1104 Candlewycke Drive,
Laurys Station, PA 18059.
ATTORNEY: PATRICK T. BARRETT,
ESQ.,
HARTMAN VALERIANO MAGOVERN &
LUTZ, P.C.,
Suite 301, 1100 Berkshire Boulevard,
P.O. Box 5828,
Wyomissing, PA 19610

GRIFFITH, MARY LOUISE, dec'd.

Late of 1243 County Road,
Bern Township.
Executor: JOHN F. GRIFFITH,
425 Sycamore Road,
West Reading, PA 19611.
ATTORNEY: TERRY D. WEILER, ESQ.,
1136 Penn Avenue,
Wyomissing, PA 19610

**GUNNETT, RALPH WILLIAM, JR. also
known as**

GUNNETT, RALPH W., JR., dec'd.
Late of Douglass Township.
Executors: CAROL ANN GUNNETT and
RUSSELL WILLIAM GUNNETT,
c/o Lisa J. Cappolella, Esquire.
1236 East High Street,
Pottstown, PA 19464.

HAAS, DARWIN J., SR., dec'd.

Late of Washington Township.
Executrix: CAROLYN SUE HAAS,
c/o Jessica R. Grater, Esquire,
Wolf, Baldwin & Associates, PC,
P.O. Box 444,
Pottstown, PA 19464.
ATTORNEY: JESSICA R. GRATER, ESQ.,
WOLF, BALDWIN & ASSOCIATES, P.C.,
800 E. High Street, P.O. Box 444,
Pottstown, PA 19464

HARTMAN, FRANCES T., dec'd.

Late of 440 S. 15th Street,
Reading.
Executors: BARBARA SIMMS,
516 Wonder St.,
Reading, PA 19602 and
THOMAS M. HARTMAN,
345 Laurel Ridge Rd., Apt. 9,
Reinholds, PA 17569.
ATTORNEY: JOHN A. HOFFERT, JR.,
ESQ.,
536 Court Street,
Reading, PA 19601

HASSON, RUTH J., dec'd.

Late of 5501 Perkiomen Ave.,
Exeter Township.
Executrices: KATE L. EICHELBERGER
and
NANCY M. HIPPE,
c/o Young and Young,
P.O. Box 126,
Manheim, PA 17545.

08/20/2015

Vol. 107, Issue 47

HOPKINS, THEODORE F. also known as HOPKINS, THEODORE FREDERICK, dec'd.

Late of 803 Berks Place,
Spring Township.
Executor: CRAIG A. BRESSLER,
c/o Brian F. Boland, Esq.,
Kozloff Stoudt,
2640 Westview Drive,
Wyomissing, PA 19610
ATTORNEY: BRIAN F. BOLAND, ESQ.,
KOZLOFF STOUTD,
2640 Westview Drive,
Wyomissing, PA 19610

KOHL, RAYMOND K., dec'd.

Late of Borough of Wyomissing.
Executrix: RITA M. LEBO,
1319 Fredrick Boulevard,
Reading, PA 19605.
ATTORNEY: KENNETH C. MYERS,
ESQ.,
534 Elm Street - 1st Floor,
Reading, PA 19601

MARBURGER, LILLIAN V., dec'd.

Late of 3032 Elm Rd.,
Muhlenberg Township.
Executrices: DEBRA EISENHOWER
MITCHELL,
P.O. Box 332,
Temple, PA 19560 and
DENNIS MARBURGER,
204 Gauge Ct.,
Stewartstown, PA 17363.
ATTORNEY: BETSY HAWMAN SPROW,
ESQ.,
DERR, HAWMAN & DERR,
522 Washington Street,
P.O. Box 1179,
Reading, PA 19603

MOYER, EVELYN H., dec'd.

Late of 1030 Valley Road,
Mertztown.
Executor: HAROLD C. MOYER,
40 South Maple Street,
Macungie, PA 18062.
ATTORNEY: LEE A. CONRAD, ESQ.,
3 North Main Street,
Topton, PA 19562

POTTEIGER, MARYANN also known as POTTEIGER, MARY ANN, dec'd.

Late of Bernville,
Jefferson Township.
Executor: KURT ALTHOUSE, ESQUIRE,
2 Meridian Boulevard, Suite 100,
Wyomissing, PA 19610.
ATTORNEY: ERIC J. FABRIZIO, ESQ.,
BINGAMAN, HESS, COBLENTZ &
BELL, P.C.,
Suite 100, Treeview Corporate Center,
2 Meridian Boulevard,
Wyomissing, PA 19610

SANCHEZ, NELSON ORTIZ, dec'd.

Late of City of Reading.
Administrator: NELSON ORTIZ, JR.,

c/o Barbara Kern Dietrich, Esq.,
22 Hilgert Avenue,
Reading, PA 19607.
ATTORNEY: BARBARA KERN
DIETRICH, ESQ.,
22 Hilgert Avenue,
Reading, PA 19607

SMITH, JAMES R., SR. also known as SMITH, JAMES RAYMOND, SR., dec'd.

Late of Exeter Township.
Executor: JAMES R. SMITH, JR.,
407 Montgomery Avenue,
Reading, PA 19606.
ATTORNEY: KENNETH C. MYERS,
ESQ.,
534 Elm Street - 1st Floor,
Reading, PA 19601

STEGMAN, ERNEST F., dec'd.

Late of 1801 North 16th Street,
Reading.
Executrix: ELIZABETH P. STEGMAN,
1801 North 16th Street,
Reading, PA 19604.
ATTORNEY: DAVID C. BALMER, ESQ.,
3611 Kutztown Road,
Reading, PA 19605

SWAVELY, DOROTHY E., dec'd.

Late of 3212 Gray Street,
Borough of Laureldale.
Executors: FRANK ZETTLEMOYER,
6 East Main St.,
Fleetwood, PA 19522 and
ELLEN M. ZETTLEMOYER,
6 East Main St.,
Fleetwood, PA 19522.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
ROLAND STOCK, LLC,
627 North Fourth Street,
P.O. Box 902,
Reading, PA 19603

TURNER, HOWARD R. also known as TURNER, HAWARD R., dec'd.

Late of 5910 Boyertown Pike,
Birdsboro, Exeter Township.
Executors: RICHARD J. TURNER,
45 Dulaney Pl,
Columbia, SC 29229 and
GEORGE W. TURNER, SR.,
25-4 Laurel Springs Lane,
Reading, PA 19606.

WOLF, LEONA S., dec'd.

Late of 1316 Farr Road,
Reading.
Executor: ERIC L. WOLF,
43 Parr Drive,
Reading, PA 19601.
ATTORNEY: JOHN A. HOFFERT, JR.,
ESQ.,
536 Court Street,
Reading, PA 19601

WOODWARD, SYBIL R., dec'd.

Late of 2304 LaSalle Dr.,
Spring Township.
Executors: TERRI A. WOODWARD,

08/20/2015

Vol. 107, Issue 47

1259 Breckinridge Mill Rd.,
Fincastle, VA 24090;
MARK R. WOODWARD,
2304 LaSalle Dr.,
Reading, PA 19609 and
LAURA J. LEY,
136 Brandywyne Ct.,
Wakefield, RI 02859.

Third and Final Publication**BAUMAN, FLORENCE L. also known as
BAUMAN, FLORENCE M., dec'd.**

Late of 35 N. Walnut Street,
Borough of Boyertown.
EXECUTOR, Richard L. Bauman,
211 Long Neck Circle,
Millsboro, DE 19966.

BECHTEL, JAMES R., dec'd.

Late of Rockland Township.
Executrix: REBECCA L. BECHTEL,
14 Sheep Hill Road,
Fleetwood, PA 19522.

ATTORNEY: JEFFREY C. KARVER,
ESQ.,
BOYD & KARVER,
7 East Philadelphia Avenue,
Boyertown, PA 19512

BURKE, HELEN, dec'd.

Late of 1601 Mt. Laurel Road,
Temple.

Executor: NEIL R. BURKE,
1605 Mt. Laurel Road,
Temple, PA 19560.

ATTORNEY: JAMES E. SHER, ESQ.,
SHER & ASSOCIATES, P.C.,
15019 Kutztown Road,
Kutztown, PA 19530

**DUNKELBERGER, JOHN G. also known
as**

**DUNKELBERGER, JOHN GEORGE,
dec'd.**

Late of Kutztown Manor,
120 Trexler Ave.,

Borough of Kutztown.

Executor: ALAN J. DUNKELBERGER,
81 Jimmy Lee Ct.,
Mohrsville, PA 19541.

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

FUCCI, MAVIS G. also known as

FUCCI, MAVIS T., dec'd.

Late of 1201 Museum Rd.,
Reading.
Executrix: LINDA F. WENGER,
413 S. 17th St.,

Reading, PA 19606.

ATTORNEY: MARK R. SPROW, ESQ.,
DERR, HAWMAN & DERR,
522 Washington Street,
P.O. Box 1179,
Reading, PA 19603

**GALLAGHER, JEANMARIE P. also known
as**

**GALLAGHER, JEANMARIE M. and
GALLAGHER, JEAN P. and
GALLAGHER, JEAN M., dec'd.**

Late of 62 Connecticut Avenue,
Lower Heidelberg Township.
Executrix: SIOBHAN K. ULRICH,
c/o Brian F. Boland, Esq.,
Kozloff Stoudt,

2640 Westview Drive,
Wyomissing, PA 19610.

ATTORNEY: BRIAN F. BOLAND, ESQ.,
KOZLOFF STOUDT,
2640 Westview Drive,
Wyomissing, PA 19610

GRING, JANICE M., dec'd.

Late of Borough of Wyomissing.
Executrix: EILEEN M. MILLER,
535 Moonflower Avenue,
Reading, PA 19606.

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

**GUTHRIE, WILLIAM J. also known as
GUTHRIE, W. JAMES, dec'd.**

Late of Amity Township.
Executrix: LUCY K. GUTHRIE,
283 Blacksmith Road,
Douglassville, PA 19518.

ATTORNEY: HENRY M. KOCH, JR.,
ESQ.,
KOCH & KOCH,
217 N. 6th Street,
P.O. Box 8514,
Reading, PA 19603

HARTMAN, RUTH M., dec'd.

Late of Bern Township.

Executrix: LINDA S. FICK,
256 Spies Church Road,
Reading, PA 19606.

ATTORNEY: MAHLON J. BOYER, ESQ.,
Suite 100, 2 Meridian Boulevard,
Wyomissing, PA 19610

HUBER, ANNA MAE, dec'd.

Late of Wernersville.

Executor: DAVID C. HUBER,
99 Gail Circle,
Wyomissing, PA 19610.

ATTORNEY: TIMOTHY C. BITTING,
ESQ.,

KOCH & KOCH,
217 N. 6th Street,
P.O. Box 8514,
Reading, PA 19603

HUNSBERGER, CHRISTOPHER L., dec'd.

Late of 25 Timothy Drive,
Mertztown, Rockland Township.
Administratrix: STEPHANIE R.

HUNSBERGER,
25 Timothy Drive,
Mertztown, PA 19539.

ATTORNEY: ROBERT P. GRIM, ESQ.,

08/20/2015

Vol. 107, Issue 47

262 West Main Street,
Kutztown, PA 19530

LEIBENSPERGER, HELEN M., dec'd.

Late of Topton Township.
Executrix: WINONA SCHAPPELL,
1673 Kecks Rd.,
Breiningsville, PA 18031.
ATTORNEY: RICHARD L.
GESCHWINDT, ESQ.,
203 East Noble Avenue,
Shoemakersville, PA 19555

LESHER, GEORGE E., dec'd.

Late of One South Home Avenue,
Topton, Longswamp Township.
Executor: ERNEST G. LESHÉR,
1474 Emerson Dr.,
Mount Joy, PA 17552.
ATTORNEY: ROBERT P. GRIM, ESQ.,
262 West Main Street,
Kutztown, PA 19530

PRICE, DELORES B., dec'd.

Late of Exeter Township.
Executrix: DEANNE J. PRICE,
c/o Jessica R. Grater, Esquire,
Wolf, Baldwin & Associates, PC,
P.O. Box 444,
Pottstown, PA 19464.

SCHAEFFER, ROBERT A., dec'd.

Late of Oley Township.
Executrix: KATHRYN J. SCHAEFFER,
52 Lake Road,
Oley, PA 19547.
ATTORNEY: SEAN J. O'BRIEN, ESQ.,
MOGEL, SPEIDEL, BOBB &
KERSHNER,
520 Walnut Street,
Reading, PA 19601

SEASHOLTZ, JOHN L. also known as SEASHOLTZ, JOHN LEWIS, dec'd.

Late of Colebrookdale Township.
Executors: JOAN L. HERB,
1590 Weisstown Road,
Boyertown, PA 19512 and
JAMES E. SEASHOLTZ,
298 West Spruce Street,
Gilbertsville, PA 19525.
ATTORNEY: REBECCA A. HOBBS, ESQ.,
O'DONNELL, WEISS & MATTEI, P.C.,
41 East High Street,
Pottstown, PA 19464-5426

SPATZ, WALTER A., JR., dec'd.

Late of 16 Shamrock Avenue,
Centre Township.
Executrix: SUSAN K. BIEHL,
4530 Kutztown Road,
Temple, PA 19560.
ATTORNEY: LAWRENCE J.
VALERIANO, JR., ESQ.,
HARTMAN VALERIANO MAGOVERN &
LUTZ, P.C.,
Suite 301, 1100 Berkshire Boulevard,
Wyomissing, PA 19610

STERNER, LARUE M. also known as STERNER, LARUE MAE, dec'd.

Late of 72A Dries Road,
Ontelaunee Township.
Executors: MICHAEL D. STERNER and
ROBIN L. MORGANTI,
c/o Pamela J. Calá, Esq.,
Kozloff Stoudt,
2640 Westview Drive,
Wyomissing, PA 19610.
ATTORNEY: PAMELA J. CALÁ, ESQ.,
KOZLOFF STOUDT,
2640 Westview Drive,
Wyomissing, PA 19610

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:

Kelsey O'Shay's Pub & Grille with its principal place of business at 2295 East Main Street, Douglassville, PA 19518.

The names and addresses of all persons owning or interested in said business are: Richard K. Hawley, 17 Washington St., Douglassville, PA 19518 and Mary T. DePue, 17 Washington St., Douglassville, PA 19518.

The application was Filed on July 29, 2015.
Thomas Beveridge, Esq.

1970 Gross Road
Pottstown, PA 19464

LIMITED LIABILITY COMPANY

Notice is hereby given that a Certificate of Organization was filed on May 5, 2015 with the Pennsylvania Department of State for **La Abuela LLC**, in accordance with the provisions of the Limited Liability Act of 1994.

The purposes for which it was (is to be) organized are: Restaurant services.

Marilyn Rodriguez, Esq.
RB LEGAL COUNSEL LLC,
P.O. Box 6132
Wyomissing, PA 19610

SALE OF REAL ESTATE

COURT OF COMMON PLEAS
BERKS COUNTY
CIVIL ACTION-LAW
NUMBER 13-14214

Ventures Trust 2013-I-H-R by MCM Capital Partners, LLC, its trustee, Plaintiff
v.

08/20/2015

Vol. 107, Issue 47

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Erica M. Reinsteina/k/a Erica M. Hunsicker, Deceased and Jeremy S. Hunsicker, in His Capacity as Administrator and Heir of the Estate of Erica M. Reinsteina/k/a Erica M. Hunsicker, Defendants

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

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Erica M. Reinsteina/k/a Erica M. Hunsicker, Deceased Your house (real estate) at 327 Philadelphia Avenue, Shillington, Pennsylvania 19607 is scheduled to be sold at Sheriff's Sale on October 9, 2015 at 10:00 a.m. in Courtroom #3 located on the 3rd floor of the Courthouse, 633 Court Street, Reading, PA 19601 to enforce the court judgment of \$110,428.36 obtained by Ventures Trust 2013-I-H-R by MCM Capital Partners, LLC, its trustee 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 canceled if you pay to Ventures Trust 2013-I-H-R by MCM Capital Partners, LLC, its trustee, the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.

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 also be able to stop the sale though other legal proceedings.

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 the following notices on 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 NOT TAKE
PLACE**

1. 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 McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.

2. 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.

3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.

4. 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.

5. 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.

6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate 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, 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.

LAWYER REFERRAL SERVICE
ASSOCIATION DE LICENCIADOS

Lawyer Referral Service
Berk County Bar Association
544-546 Court Street
P.O. Box 1058
Reading, Pennsylvania 19601
(610) 375-4591

McCABE, WEISBERG & CONWAY, P.C.
Attorneys for Plaintiff
123 S. Broad St., Ste. 1400
Phila., PA 19109
215-790-1010

**TERMINATION OF PARENTAL
RIGHTS**

**THE COURT OF
COMMON PLEAS OF
NORTHAMPTON COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION
NO. A 2015-0041
IN RE: BABY BOY N.R.K.M-K.**

NOTICE

**TO: ALL MALES WHO RESIDE IN THE
AREA OF BLANDON, PENNSYLVANIA
AND HAD MET A WOMAN ON A DATING
WEBSITE NAMED MARIELA AND HAD A**

08/20/2015

Vol. 107, Issue 47

SEXUAL RELATIONSHIP WITH MARIELA IN JUNE OR JULY OF 2014. MARIELA GAVE BIRTH TO A BOY ON APRIL 19, 2015 IN THE READING HOSPITAL.

A Petition has been filed asking the Court to put an end to all rights you have to your child, Baby Boy N.R.K.M.-K. That hearing will be held in Courtroom No. 4 of the Northampton County Government Center, 669 Washington Street, Easton, Pennsylvania on September 15, 2015 at 10:00 a.m.

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

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

LAWYER REFERRAL SERVICE
155 SOUTH NINTH STREET
EASTON, PENNSYLVANIA 18042
(610) 258-6333
Dorota Gasienica-Kozak, Esq.
KING, SPRY, HERMAN,
FREUND & FAUL, LLC
One West Broad Street, Suite 700
Bethlehem, PA 18018
(610) 332-0390