

07/18/2013

Vol. 105, Issue 42

# 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 **August 9, 2013** 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. 07-718

Judgment Amount: \$230,195.23

Attorney: Phelan Hallinan, 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 on the southwesterly side of Calais Drive (50 feet wide) said point being a corner of Lot No. 10 on said Plan, thence extending from said point of beginning along Lot No. 10 South 45 degrees 59 minutes 52 seconds West 139.00 feet to a point in line of Open Space A on said Plan; thence extending along same North 44 degrees 00 minutes 08 seconds West 87.50 feet to a point, a corner of Lot No 8 on said Plan, thence extending along same North 45 degrees 59 minutes 52 seconds East 139.00 feet to a point on the southwesterly side of Calais Drive; thence extending along same South 44 degrees 00 minutes 08 seconds East 87.50 feet to the first mentioned point and place of BEGINNING.

CONTAINING 12, 163 square feet of land.

BEING Lot No. 9 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 Daniel O. Vazquez and Janice M. Vazquez, h/w, by Deed from Forino Co., L.P., a Pennsylvania Limited Partnership, by its Attorney-In-Fact, John G. Smith, dated 10/10/2005, recorded 12/27/2005 in Book 4740, Page 1.

BEING KNOWN AS 37 Calais Drive, Reading, PA19605-7000.

Residential property

TAX PARCEL NO.: 68540015646068

TAX ACCOUNT: 68000230

SEE Deed Book 4740 Page 1

To be sold as the property of Daniel O. Vazquez, Janice M. Vazquez a/k/a Janice M. Mosinak.

No. 08-11854

Judgment: \$53,113.27

Attorney: Michael M. Monsour, Esquire

#### LEGAL DESCRIPTION

ALL THAT CERTAIN property situated in the Township of Ontelaunee, County of Berks, in the Commonwealth of Pennsylvania, and having thereon erected a dwelling house known as 18 Verdun Drive, Reading, Bern Township, Berks County, Pennsylvania 19605

TAX PARCEL I.D. 68-5400-15-54-8089

SEE Deed Book 4771, Page 750

To be sold as the property of: David H. Mayfield and Kimberly Mayfield

No. 09-17717

Judgment Amount: \$45,576.67

Attorney: KML Law Group, P.C.

#### LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel, situated in the City of Reading, County of Berks and Commonwealth of Pennsylvania.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 7 Nottingham Court, Reading, PA 19601

TAX PARCEL #06530772426075

ACCOUNT: 06546732

SEE Deed Book 2914, Page 1348

To be sold as the property of: Isidro Reyes Mondragon a/k/a Isidro Reyes-Mondragon and Elena Reyes

No. 09-2132

Judgment Amount: \$88,526.88

Attorney: Phelan Hallinan, LLP

#### LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of land with buildings thereon erected, situate in Washington Township, Berks County, Pennsylvania, more fully bounded and described as follows, to wit, in accordance with Plan showing Subdivision of Remaining Property of Richard L. Newkirk in Washington Township, Berks County, Pennsylvania, recorded in Deed Book Volume 1048, Page 624, Berks County Records:

BEGINNING at a pin in the center line of a public road known as the Schultzville Road, also known as TWP. Route 615, and in line with the Southerly line of lands of now or late Bernard Christel and wife; thence along the same South 46 degrees 5 minutes East 295.4 feet to a pin; thence along lands of now or late Harold R. Kemp and Elaine O. Kemp, his wife, South 30 degrees 41

07/18/2013

Vol. 105, Issue 42

minutes West 90.65 feet to an old pin by others; thence along lands of now or late Henry A. Schott North 53 degrees 12 minutes West 286.7 feet to a pin in the center line of the aforementioned public road; thence in and along the same North 29 degrees 22 minutes East 126.95 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Blaine J. Fontana, by Deed from Rodney G. Hollowbush, dated 04/22/1999, recorded 05/12/1999 in Book 3075, Page 2393.

BEING KNOWN AS 17 Ehst Road, Bechtelsville, PA 19505-9767.

Residential property

TAX PARCEL NO.: 89539813244260

TAX ACCOUNT: 89021455

SEE Deed Book 3075, Page 2393

To be sold as the property of Blaine J. Fontana.

No. 09-2501

Judgment Amount: \$116,117.18

Attorney: Phelan Hallinan, LLP

#### LEGAL DESCRIPTION

ALL THOSE CERTAIN lots or pieces of ground, together with the improvements thereon erected, being known as No. 1530 Liggett Avenue, situate in the Township of Cumru, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

PURPART NO. 1-ALL THOSE CERTAIN lots or pieces of ground situate in the Township of Cumru, County of Berks and Commonwealth of Pennsylvania, being Lots Nos. 490, 491 and 492, in the Plan of Lots of 'Farview' as drawn and surveyed by William H. Dechant and Son, Engineers, said Plan being recorded in the Recorder's Office at Reading in Plan Book Volume 2, Page 41, bounded and described as follows, to wit:

NORTHERLY by Liggett Avenue;

EASTERLY by Lot No. 493, on said Plan;

SOUTHERLY by a twenty feet wide alley; and

WESTERLY by Lot No. 489, on said Plan.

CONTAINING together in front on said Liggett Avenue, sixty feet and in depth of equal width to said alley, one hundred and fifty feet.

PURPART NO. 2-ALL THOSE CERTAIN lots or pieces of ground situate in the Township of Cumru, County of Berks and Commonwealth of Pennsylvania being Lots Nos. 493, 494 and 495, in the Plan of Lots of Farview as drawn and surveyed by William H. Dechant and Son, Engineers, said Plan being recorded in the Recorder's Office at Reading, Pennsylvania, in Plan Book Volume 2, Page 41, bounded and described as follows, to wit:

NORTHERLY by Liggett Avenue;

EASTERLY by a twenty (20) feet wide alley;

SOUTHERLY by another twenty (20) feet wide alley; and

WESTERLY by Lot No. 492 on said Plan.

CONTAINING together in front on said Liggett Avenue, sixty (60) feet and in depth of

equal width to said alley, one hundred and fifty (150) feet.

TITLE TO SAID PREMISES IS VESTED IN Glenn M. Bahlinger and Laureen K. Bahlinger, h/w, by Deed from Arleen T. Ludwig, widow, dated 09/04/1985, recorded 09/09/1985 in Book 1882, Page 1320.

BEING KNOWN AS 1530 Liggett Avenue, Reading, PA 19607-1404.

Residential property

TAX PARCEL NO.: 39-5306-17-02-6170

TAX ACCOUNT: 39375005

SEE Deed Book 1882 Page 1320

To be sold as the property of Glenn M. Bahlinger, Laureen K. Bahlinger.

No. 09-3672

Judgment Amount: \$369,261.51

Attorney: KML Law Group, P.C.

#### LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel, situated in the Bethel and Tulpehocken Townships, County of Berks and Commonwealth of Pennsylvania.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 7701 Lancaster Avenue, Myerstown, PA 17067

TAX PARCEL #44086440000348527

ACCOUNT: 86043680

SEE Deed Book 4727, Page 2128

To be sold as the property of: James R. Fidler and Mabel L. Simmers-Fidler

No. 09-3824

Judgment Amount: \$163,718.32

Attorney: Phelan Hallinan, LLP

#### LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground with buildings thereon erected, situate on the East side of Main Street opposite Miller Street, in the Borough of Shoemakersville, County of Berks, and Commonwealth of Pennsylvania, and being more particularly bounded and described as follows, to wit:

BEGINNING at a point in the eastern building line of Main Street (fifty feet wide), said point being the southwest corner of property belonging to David S. Wolfe Estate, and said point also being one and thirty-eight hundredths (1.38) feet North of the northern end of the two hundred fifty (250) feet radius curve in the eastern building line of said Main Street, opposite Miller Street, as it is shown on the Topographical Survey of the Borough of Shoemakersville, County and Commonwealth aforesaid; thence along property of the said David S. Wolfe Estate South eighty-five (85) degrees fifty (50) minutes East the distance of one hundred sixty-four and fifty-four hundredths (164.54) feet to an iron pin; thence still along same North sixty-three (63) degrees one-half (1/2) minutes East the distance of sixty and ninety-three hundredths (60.93) feet to a post in the western line of a twelve (12) feet wide alley; thence along the western line of said

07/18/2013

alley; thence along the western line of said alley South thirty-two (32) degrees twenty-eight and one-half (28 1/2) minutes East the distance of forty-nine and sixty-five hundredths (49.65) feet to an iron pin, a corner of property now or late of Charles Snyder; thence along property of said Charles Snyder, South sixty-three (63) degrees twenty-nine and one-half (29 1/2) minutes West the distance of two hundred forty-three and thirty-two hundredths (243.32) feet to a stake in the eastern line of said Main Street; thence by a line curving to the right and having a radius of two hundred fifty (250) feet, the distance of one hundred thirty-seven and ninety-five hundredths (137.95) feet to a point, said point being the point of tangent of said curve as it is shown on the aforementioned Topographical Survey of the Borough of Shoemakersville; thence still along the eastern building line of said Main Street North four (4) degrees seven (7) minutes East the distance of one and thirty-eight hundredths (1.38) feet to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Keith E. Hoppes and Tammy Kehl, by Deed from Grace M. Hoppes, (widow), dated 05/29/2002, recorded 06/18/2002 in Book 3553, Page 564.

BEING KNOWN AS 249 Main Street, Shoemakersville, PA 19555-1416.

Residential property

TAX PARCEL NO.: 78449207580582

TAX ACCOUNT: 78019700

SEE Deed Book 3553 Page 564

To be sold as the property of Keith E. Hoppes, Tammy Kehl.

No. 09-4457

Judgment Amount: \$79,807.99

Attorney: Phelan Hallinan, LLP

#### LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Birdsboro, Berks County, Pennsylvania, bounded and described according to a subdivision of property belonging to Marvin C. Miller, drawn by Leon A. Leshner, Registered Land Surveyor, dated November 5, 1989 and last revised June 27, 1990, said Plan recorded in Berks County in Plan Book 173, Page 23, as follows, to wit:

BEGINNING at a point on the northwesterly side of Beacon Street (40 feet wide), said point being a corner of Lot No. 3 on said Plan; thence extending from said point of beginning along Lot No. 3 northward by a line forming an interior angle of 90 degrees with the line to be described last a distance of 140.18 feet to a point in line of lands now or late of Birdsboro Associates; thence extending along said lands northward by a line forming an interior angle of 89 degrees 58 minutes 15 seconds with the last described line a distance of 40.00 feet to a point, a corner of Lot No. 5 on said Plan; thence extending along same, southeastward by a line forming an interior angle of 90 degrees 01 minute 45 seconds with the last described line a distance

Vol. 105, Issue 42

of 140.16 feet to a point on the northwesterly side of Beacon Street; thence extending along same, southwestward by a line forming an interior angle of 90 degrees with the last described line a distance of 40.00 feet to the first mentioned point and place of beginning.

CONTAINING 5,606.00 square feet of land.

BEING Lot No. 4 as shown on the abovementioned Plan.

TITLE TO SAID PREMISES IS VESTED IN William R. Angstadt and Kay A. Angstadt, h/w, by Deed from Marvin C. Miller, dated 01/31/1996, recorded 03/22/1996 in Book 2713, Page 1576.

BEING KNOWN AS 407 Beacon Street, Birdsboro, PA 19508-2032.

Residential property

TAX PARCEL NO.: 31534410259338

TAX ACCOUNT: 31000197

SEE Deed Book 2713 Page 1576

To be sold as the property of William R. Angstadt, Kay A. Angstadt.

No. 09-5550

Judgment: \$287,269.81

Attorney: Jaime R. Ackerman, Esquire

#### LEGAL DESCRIPTION

ALL THAT CERTAIN parcel of land located on the southeasterly side of Red Corner Road, L.R. 06153 (required right of way 33 feet ultimate right of way 60 feet) and on the southwesterly side of Sycamore Road, T-355 (ultimate right of way 60 feet), situate in the Township of Union, County of Berks, and Commonwealth of Pennsylvania, being Lot #4 described according to a plan and survey as prepared by John T. Aston, Registered Surveyor, Boyertown, PA, Plan #1471-OA, dated September 13, 1983, entitled "Bunas Subdivision" recorded in Plan Book Volume 130 Page 11, Berks County Records, bounded on the North by Red Corner Road, L.R. 06153, and by the land of Joseph Kijak and Sally E. Kijak and partly by the land of Robert Kellar and Catherine M. Kellar, on the East by Sycamore Road, T-355, and by the land of C. Maria Lovera, on the South by Lot 3 on the said Plan, and on the West by Lot 2 on said Plan being more fully described as follows:

BEGINNING AT A SPIKE set in the center line at the intersection of Red Corner Road and Sycamore Road, a corner of this and the land of C. Maria Lovera; thence from the said point of beginning leaving the center line of Red Corner Road in and through the bed of Sycamore Road and partly by the land of C. Maria Lovera, South 37 degrees 43 minutes 20 seconds East 411.97 feet to a spike set, a corner of this and Lot 3 on the said Plan, the line passes over a spike found; thence along Lot 3 on the said Plan, leaving the bed of Sycamore Road South 43 degrees 47 minutes 56 seconds West 324.91 feet to an iron pin set, a corner of this and the line of Lot 2 on the said Plan, the line passes over an iron pin set 24.61 feet from the first mentioned point; thence

07/18/2013

along Lot 2 of the said Plan, North 45 degrees 15 minutes 41 seconds West 372.32 feet to a spike set in the center line of Red Corner Road, a corner, the line passes over an iron pin set 30.18 feet from the last mentioned point; thence along the center line of Red Corner Road, the next 2 courses and distances, to wit (1) North 38 degrees 29 minutes 21 seconds East 185.05 feet to a spike set, a corner of this and the land of Joseph Kijak and Sally E. Kijak; and (2) along the land of Joseph Kijak and Sally E. Kijak and partly along the land of Robert and Catherine M. Keelar North 38 degrees 30 minutes 37 seconds East 196.13 feet to the point of beginning.

CONTAINING 3.139 acres.

BEING ACCOUNT NO. 2075(88)

BEING THE SAME PREMISES which Raymond J. Wolkowicz, Jr. and Donna K. Wolkowicz, his wife, and John R. Strus and Barbara A. Strus, his wife, by Deed dated May 22, 2006 and recorded June 8, 2006 in and for Berks County, Pennsylvania, in Deed Book Volume 4895, Page 1704, granted and conveyed unto John R. Strus and Barbara A. Strus, his wife, as tenants by the entirety.

PARCEL NO.: 88-5353-02-85-3930

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 26 Sycamore Road, Douglassville, PA, 19518.

To be sold as the property of John R. Strus and Barbara A. Strus, his wife, as tenants by the entirety.

No. 09-5683

Judgment Amount: \$31,382.72

Attorney: Phelan Hallinan, 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 West side of North Eighth Street, being No 550, between Green and Greenwich Streets in the City of Reading, Berks County, Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of Mertz, Christman and Fisher,

ON the East by North Eighth Street,

ON the West by property now or late of Mertz, Christman and Fisher, and

ON the South by property now or late of Mertz, Christman and Fisher

CONTAINING in front or width along said North Eighth Street, North and South fourteen (14 feet) feet five (5 inches) inches, more or less, and in depth of equal width, East and West, ninety (90 feet) feet, more or less.

TOGETHER with the free and uninterrupted right and privilege to use the joint alley between the premises herein conveyed and the premises adjoining on the South, in common with the owners and occupiers of said adjoining premises on the South

TITLE TO SAID PREMISES IS VESTED IN

Vol. 105, Issue 42

Carmel Noel, by Deed from Inez Louise Brooks, dated 04/19/2006, recorded 04/20/2006 in Book 4857, Page 2180.

BEING KNOWN AS 550 North 8th Street, Reading, PA 19601-4108.

Residential property

TAX PARCEL NO.: 11530768934407

TAX ACCOUNT: 11106525

SEE Deed Book 4857 Page 2180

To be sold as the property of Carmel Noel.

No. 09-7403

Judgment Amount: \$150,839.51

Attorney: KML Law Group, P.C.

#### LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel, situated in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 7 Christine Drive, Reading, PA 19606

TAX PARCEL #43-5325-06-38-2870

ACCOUNT: 43000846

SEE Deed Book 4550, Page 2482

To be sold as the property of: Joe P. Toner, Jr. a/k/a Joseph P. Toner, Jr.

No. 10-11812

Judgment: \$225,464.44

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

#### LEGAL DESCRIPTION

ALL THAT CERTAIN parcel of ground on the southern side of Genesis Drive and the western side of Judy Drive situate in Township of Maiden Creek in Berks County, Pennsylvania, being known as Lot #120 of the Final Plan of Maidencreek Estates, recorded in Plan Book Volume 147, Page 72, prepared by Ludgate Engineering Corporation, Plan Number D-1408, dated April 1, 1967, revised July 6, 1987 in Map Book 150, Page 41, and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the western right-of-way line of Judy Drive, a corner of Lot #120; thence along Lot #121, South 56, degrees 00 minutes 00 seconds West, 133.12 feet to a point a corner of Lot #298, thence along Lot #298 North 29 degrees 30 minutes 00 seconds West 100.00 feet to a point on the southerly right of way line of Genesis Drive, thence along the Southeastern right of way line of Genesis Drive by a curve to the right having an initial radius bearing at South 35 degrees 42 minutes 35 seconds East, a radius of 948.00 feet, a central angle of 07 degrees 11 minutes 15 seconds and an arc length of 118.91 feet to a point of compound curvature, thence along the curve to the right entering the westerly rights of way line of Judy Drive having a radius of 10.00 feet, a central angle of 83 degrees 36 minutes 55 seconds and an arc length of 14.59 feet to a point of compound curvature on the western right of way line of Judy Drive thence along the westerly right of way line of Judy Drive having a

07/18/2013

Vol. 105, Issue 42

radius of 948.00 feet a central angle of 05 degrees 12 minutes 05 seconds and an arc length of 86.06 feet to a point the place of beginning.

TAX MAP or Parcel ID No.: 61-5411-16-82-2817

ADDRESS: 213 Genesis Drive aka 10 Judy Drive, Blandon, PA 19510-9668

SEE Deed Book: 4944 Page 1788

To be sold as the property of Marie Numa

No. 10-13116

Judgment: \$120,070.79

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

#### LEGAL DESCRIPTION

TAX I.D. #: 03-5316-21-09-6533

ALL THOSE CERTAIN lots, parcels of pieces of land, lying situate and being in the Township of Muhlenberg, County of Berks and State of Pennsylvania and being more fully particularly described as follows, to wit:

PURPART NO.1. Lots numbered eighteen (18), nineteen (19), and twenty (20) of Section B of Muhlenberg Manor, so called, said lots having a combined frontage of sixty feet (60') on the road known as Oak Avenue, and extending of the same width for one hundred ten feet (110') in depth.

PURPART NO. 2. Lots numbered sixteen (16), seventeen (17), eighteen (18), nineteen (19), twenty (20), and twenty-one (21) of Section "E" of said Muhlenberg Manor, said lots having a combined frontage of one hundred twenty feet and seventy-two one hundredths of one foot (120.72) on Myrtle Avenue, extending along the easterly side line and along the westerly side line of lot numbered twenty-two (22) of said Section "E" for ninety feet and eighty-two one hundredths of one foot (90.82) in depth; extending along the westerly side line and along the easterly side line of lot numbered fifteen (15) of said Section "E" for one hundred four feet and seventeen one hundredths of one foot (104.17) in depth; and having a combined rear width for one hundred twenty feet (120').

PURPART NO. 4. Lots numbered twenty (20), twenty-one (21), twenty-two (22), of Section "C" of said Muhlenberg Manor, said lots having a combined frontage on Wentzel Avenue of one hundred fifty-one feet (151') extending along the northerly side line and being the southerly side line of lot numbered nineteen (19) of said Section "C" of Muhlenberg Manor for one hundred three feet and ninety-six one hundredths of one foot (103.96) in depth to a fifteen (15) feet wide alley; said lots having a combined rear width of one hundred eighty-three feet and fifty-four one hundredths of one foot (183.54) along said fifteen (15) feet wide alley, said rear line coming to a point with the westerly side of Wentzel Avenue and forming an angle of 34' degrees 30'.

ALL AS SHOWN and laid out on a certain Plan of Lots known and entitled as "Muhlenberg Manor, Mulenberg Township, Berks County, Pennsylvania" and which said plan being on record with the Recorder of Deeds in and for the

County of Berks, Pennsylvania.

BEING KNOWN AS: 4605 Wentzel Avenue, Temple, Pennsylvania 19560.

TITLE TO SAID PREMISES IS VESTED IN Herbert A. Wright by deed from Geneva Wright dated October 11, 1985 and recorded October 11, 1985 in Deed Book 1885, Page 387.

To be sold as the property of Herbert A. Wright

No. 10-13120

Judgment: \$101,514.66

Attorney: Udren Law Offices, P.C.

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

BEGINNING AT AN IRON PIN in the public road leading from the Philadelphia Turnpike to Birdsboro, said point being the northeast corner of property of Lester Miller; thence along said property of Lester Miller and property of Michael Wollocki to a corner of other property of grantors of which the within described premises are a part, South 23 degrees 35 minutes West, 175 feet to a stake; thence along said last mentioned property of grantors, South 61 degrees 59 minutes East, 100 feet to a stake; thence along property about to be conveyed to Frank A. and Helen Hoffman McKinney by said grantors, North 23 degrees 25 minutes East, 175 feet to an iron pin in the aforementioned public road; thence along said public road North 62 degrees West, 100 feet to the place of beginning.

CONTAINING 0.403 acres.

PREMISES "B"

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

BEGINNING AT AN IRON PIN in the public road leading from the Philadelphia Turnpike to Birdsboro, said point being three hundred twenty four (324) feet West of the northwest corner of property of James W. Datz; said point being also the northeast corner of property of Charles William Gries and Mary L. Gries, his wife; thence southward along said property of Charles William Gries and Mary L. Gries, his wife, a distance of one hundred seventy five (175) feet to a point, said point adjoining in the northern portion of the property of John H. Hoffman and Emma R. Hoffman, his wife; thence eastward along said property of John H. Hoffman and Emma R. Hoffman, his wife; thence eastward along said property of John H. Hoffman and Emma R. Hoffman, his wife, a distance of twenty one and forty-two one hundredths (21.42) feet to a point being the southwest corner of property remaining of Frank A. McKinney and Helen Hoffman McKinney, his wife; thence northward along said property remaining of Frank A. McKinney and Helen Hoffman McKinney, his wife, a distance of one hundred and seventy five (175) feet, more or less, to a point in the aforementioned public road; thence westward along said public road, a distance of twenty four (24) feet, to the place

07/18/2013

of beginning.

AS DESCRIBED in Mortgage Book 3657 Page 129

BEING KNOWN AS: 850 Lincoln Road, (Exeter Township), Birdsboro, PA 19508

PROPERTY ID NO.: 43-5335-18-41-0517

TITLE TO SAID PREMISES is vested in Eric M. Mertz and Jillian M. Mertz, as joint tenants by Deed from Eric M. Mertz and Jillian M. Babilon, as joint tenants dated 02/22/2006 recorded 03/23/2006 in Deed Book 4831 Page 2125.

To be sold as the property of: Eric M. Mertz and Jillian M. Mertz, as joint tenants

No. 10-18396

Judgment Amount: \$217,998.81

Attorney: Kristine M. Anthou, Esquire Grenen & Birsic, P.C.

**PREMISES A:**

ALL that certain lot or piece of ground situate in Bern Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of Snyder Subdivision prepared by Blue Marsh Surveyors dated July 10, 1995 and recorded in Berks County in Plan Book 212, Page 41, as follows, to wit:

BEGINNING at a point said point being a corner of Lot No. 2 on said Plan; thence extending from said point of beginning along lands of Michael D. Kirk and Mary L. Kirk, et al., North 37 degrees 19 minutes 44 seconds West 706.91 feet to a point in line of lands now or late of Gerald M. Gilmartin and Nancy B. Gilmartin; thence extending along said lands North 42 degrees 54 minutes 30 seconds East 607.83 feet to point in line of lands now or late of Martin Paul and Pamela N. Barrell; thence extending along said lands South 24 degrees 32 minutes 32 seconds East 325.29 feet to a point a corner of Lot No. 1 Section "B"; thence extending along same the two following courses and distances: (1) South 42 degrees 54 minutes 30 seconds West 304.58 feet to a point; and (2) South 41 degrees 38 minutes 00 seconds East 249.27 feet to a point a corner of Lot No. 2 on said Plan; thence extending along same South 47 degrees 54 minutes 31 seconds West 244.82 feet to the first mentioned point and place of beginning.

CONTAINING 5.23 acres.

BEING Lot No. 1

**PREMISES B:**

ALL that certain lot or piece of ground situate in Bern Township, Berks County, Pennsylvania, bounded and described according to Final Plan of Snyder Subdivision prepared by Blue Marsh Surveyors dated July 10, 1995 and recorded in Berks County in Plan Book 212, Page 41, as follows, to wit:

BEGINNING at a point of curve on the Northwestern side of Fairview Drive (T-558) said point being a corner of Lot No. 2 on said Plan; thence extending from said point of beginning along Lot No. 2 North 41 degrees 38 minutes 00 seconds West 164.28 feet to a

Vol. 105, Issue 42

point a corner of Lot No. 1 on said Plan; thence extending along Lot No. 1 the two following courses and distances: (1) North 41 degrees 38 minutes 00 seconds West 249.27 feet to a point; and (2) North 42 degrees 54 minutes 30 seconds East 304.58 feet to a point in line of lands now or late of Martin Paul and Pamela N. Barrell; thence extending along said lands and along lands now or late of Robert C. Haas and Margaret L. Haas South 24 degrees 32 minutes 32 seconds West 349.74 feet to a point on the Northwestern side of Fairview Drive (T-558); thence extending along said Fairview Drive (T-558) the two following courses and distances: (1) South 21 degrees 59 minutes 25 seconds West 179.52 feet to a point of curve; and (2) Southwestwardly along the arc of a circle curving to the left having a radius of 150.00 feet an arc distance of 48.98 feet to the first mentioned point and place of beginning.

CONTAINING 89,854 square feet or 2.06 acres.

BEING Lot No. 1 Section "B."

TAX PARCEL NO.: 27-4389-02-58-6335

BEING the same premises which Frederick W. Snyder, Jr., by Deed dated August 17, 2003 and recorded in the Office of the Recorder of Deeds of Berks County on August 28, 2003, at Deed Book Volume 3852, Page 1393, granted and conveyed unto Frederick W. Snyder, Jr. and Stephanie Stoudt, as Joint Tenants with Right of Survivorship.

To be sold as property of: Frederick W. Snyder, Jr. and Stephanie Stoudt

No. 10-18405

Judgment Amount: \$144,281.59

Attorney: Phelan Hallinan, 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 width ninety feet (90 feet).

07/18/2013

Vol. 105, Issue 42

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.

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

Residential property

TAX PARCEL NO.: 66530812965223

TAX ACCOUNT: 66282000

SEE Instrument Number 2009030916

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

No. 10-18593

Judgment: \$278,496.74

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

TAX I.D. #: 34-5303-03-32-1394

ALL THAT CERTAIN tract or piece of land situate on the North side of Hartz Store Road, Township Road T-325 and being Lot #6 of the Cedar Hollow Farms Subdivision recorded in Plan Book 217, Page 11, situate in the Township of Brecknock, County of Berks and Commonwealth of Pennsylvania being more fully bounded and described as follows:

BEGINNING at an iron pin in the northern right of way line of Hartz Store Road, Township Road T-325 (44 feet wide), a corner of Lot #5: thence along said right of way South 77 degrees 15 minutes 38 seconds West, 30.00 feet to an iron pin, a corner of Lot #6; thence leaving said road along Lot #6, North 12 degrees 44 minutes 24 seconds West, 904.96 feet to an iron pin in the center line of Allegheny Creek, a corner of Lot #2; thence along said centerline and along Lot #2, the seven following courses and distances: (1) North 70 degrees 52 minutes 42 seconds East, 12.13 feet to an iron pin; (2) South 74 degrees 03 minutes 53 seconds East, 20.04 feet to an iron pin; (3) North 44 degrees 19 minutes 14 seconds East, 53.20 feet to an iron pin; (4) North 75 degrees 58 minutes 22 seconds East, 28.38 feet to an iron pin; (5) South 84 degrees 10 minutes 39 seconds East, 22.60 feet to an iron pin; (6) South 37 degrees 23 minutes 07 seconds East, 63.49 feet to an iron pin; (7) South 76 degrees 40 minutes 10 seconds East, 32.78 feet to an iron pin, a corner of Lot #6 thence leaving said stream along Lot #8, South 12 degrees 44 minutes 24 seconds East, 553.93 feet to an iron pin, a corner of Lot #5; thence along Lot #5, the two following courses and distances: (1) South 77 degrees 15 minutes 38 seconds West, 150.00 feet to an iron pin; (2) South 12 degrees 44 minutes 24 seconds East, 293.01 feet to an iron pin, the place of Beginning.

CONTAINING 2.715 acres.

BEING PART OF THE SAME PREMISES which became vested in Greth Development Group, Inc., a Pa. corporation by Deed from Harvey G. Bitler, Sr. dated September 9, 1996 and recorded in Record Book 2765, Page 693, Berks County Records,

SUBJECT, HOWEVER, to the Declaration

of Restrictive Covenants regarding maintenance and repair of common driveways as recorded in Record Book 2806, Page 700 and Declaration of Protective Covenants for Cedar Hollow Farms as recorded in Record Book 2806, Page 705.

SUBJECT, HOWEVER, to the condition that there will be no driveway or access to any lot other than from the five common driveway entrances as shown on the "Cedar Hollow Farms" Subdivision as recorded in Plan Book 217, Page 11.

TOGETHER WITH a grant of free and uninterrupted use, liberty and privilege of passage in and along said five common driveways for the purpose of ingress, egress and regress from Hartz Store Road to all sixteen lots as shown on aforesaid plan.

BEING KNOWN AS: 15 Bellflower Lane, Mohnton, Pennsylvania 19540.

TITLE TO SAID PREMISES is vested in Charles T. Dunnuck and Leslie S. Dunnuck by Deed from Greth Development Group, Inc., a PA Corporation dated April 22, 1998 and recorded May 7, 1998 in Deed Book 2936, Page 1572.

To be sold as the property of Charles T. Dunnuck and Leslie S. Dunnuck

No. 10-19695

Judgment Amount: \$162,280.80

Attorney: Phelan Hallinan, LLP

#### LEGAL DESCRIPTION

ALL THAT CERTAIN lot shown as Lot #11 of 'SEIDEL SCHOOL' Subdivision situate on the Northwestern side of Schoolhouse Lane, in Ruscombmanor Township, Berks County, Commonwealth of Pennsylvania, bounded and described according to a survey and plat #2995-2436, dated October 6, 1987, last revised May 18, 1988, by Rockland Surveyors, Inc., as follows:

BEGINNING at a point of curvature on the Northwestern Right of Way Line of Schoolhouse Lane, (53 feet wide), said point being the Easterly corner of the herein described Lot #11, and the Southerly corner of Lot #12; thence by the Northwestern Right of Way Line of Schoolhouse Lane the 2 following courses and distances: (1) by a curve concave to the Southeast having a radius of 197.66 feet, a central angle of 31 degrees 32 minutes, an arc length of 108.78 feet, measured by a chord:

SOUTH 59 degrees 46 minutes 15 seconds West 107.42 feet to a Point of tangency; (2)

SOUTH 44 degrees 00 minutes 15 seconds West 134.15 feet to an iron pin found this survey, a corner of Lot #18 of 'CHINKAPIN OAKS' Subdivision; thence by the same and Lot #20

NORTH 13 degrees 42 minutes 35 seconds West 448.97 feet to an iron pipe found this survey, a corner of lands now or late of John G. Tropp; thence by the same

NORTH 75 degrees 32 minutes 15 seconds East 194.83 feet to a 5/8 inch rebar set this survey, a corner of Lot #12; thence by the same

SOUTH 17 degrees 14 minutes 40 seconds

07/18/2013

East 350.00 feet to the Point of BEGINNING.  
CONTAINING 1.839 Acre.

UNDER AND SUBJECT to Declaration of Restrictions dated June 2, 1988, and recorded in the Office for the Recorder of Deeds, &c, in and for the County of Berks, at Reading, Pennsylvania, in Deed Book Vol. 2006, at Page 1350.

TITLE TO SAID PREMISES IS VESTED IN John C. Bieber and Barbara Matenus Bieber, h/w, by Deed from Robert O. Van Horn, Partner and Steven J. Rose, Partner, dated 04/28/1992, recorded 05/01/1992 in Book 2299, Page 1402.

BEING KNOWN AS 6 Schoolhouse Lane, Fleetwood, PA 19522-9767.

Residential property

TAX PARCEL NO.: 76544003447089

TAX ACCOUNT: 76003912

SEE Deed Book 2299 Page 1402

To be sold as the property of Barbara Matenus Bieber, John C. Bieber.

No. 10-21643

Judgment: \$44,310.83

Attorney: Ashleigh Levy Marin, Esquire and  
Jaime R. Ackerman, Esquire

#### LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and lot or piece of ground situate on the West side of Gordon Street, being No 550 between West Green and West Greenwich 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 Carl Brown,

ON the South by No 548 Gordon Street,

ON the East by said Gordon Street, and

ON the West by a thirty feet (30') wide street known as Johnston Street

CONTAINING in front on said Gordon Street twelve feet five inches (12' 5") and in depth of equal width one hundred twenty-four feet (124').

BEING the same premises which GML Investments, LLC, by Deed dated January 23, 2006 and recorded January 30, 2006 in and for Berks County, Pennsylvania, in Deed Book Volume 04768, Page 0342, granted and conveyed unto David Cobb.

PARCEL NO.: 15-5307-64-43-1146

HAVING ERECTED THEREON a two story brick/masonry house known as 550 Gordon Street, Reading, PA, 19602.

To be sold as the property of David Cobb.

No. 10-4447

Judgment Amount: \$108,267.26

Attorney: KML Law Group, P.C.

#### LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel, situated in the Fleetwood Borough, County of Berks and Commonwealth of Pennsylvania.

THEREON ERECTED A DWELLING

Vol. 105, Issue 42

HOUSE KNOWN AS: 122 East Washington Street, Fleetwood, PA 19522

TAX PARCEL #44543116749883

ACCOUNT: 44081000

SEE Deed Book 4576, Page 2473

To be sold as the property of: Michael D. Osenbach

No. 10-4748

Judgment Amount: \$158,712.25

Attorney: Powers, Kim & Javardian, LLC

ALL THAT CERTAIN two-story stucco dwelling and lot or piece of ground, upon which the same is erected, being known as No. 331 Carsonia Avenue, situate on the East side of Carsonia Avenue, between Brook and Endlich Avenues, in the Borough of Mt. Penn, County of Berks and State of Pennsylvania (formerly Lower Alsace Township), more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Eastern line of Carsonia Avenue, said point being one hundred and ninety four feet ten and one half inches (194' 10-1/2") South from the intersection of Brook Avenue and Carsonia Avenue; thence Eastwardly at right angles to Carsonia Avenue, and along property of Dewitt Mould a distance of one hundred feet (100) to a fifteen feet wide alley; thence South along said fifteen feet wide alley, a distance of forty four (44) feet; thence West at right angles to said fifteen feet wide alley, and along property now or late of Harry Maurer, a distance of one hundred feet (100') to the Eastern side of Carsonia Avenue; thence North a distance of forty four feet (44') to a point in Carsonia Avenue, the place of Beginning.

BEING THE SAME PREMISES WHICH Elaine E. Druzba and Edward D. Druzba by Deed dated 5/28/1999 and recorded in the Office for the Recorder of Deeds in and for the County of Berks, and Commonwealth of Pennsylvania, in Record Book Volume 3084, Page 1599, granted and conveyed unto Jay D. McCann and Katherine O. McCann, husband and wife.

BEING THE SAME PREMISES which Jay D. McCann and Katherine O. McCann by Deed dated 6/1/2007 and recorded 6/13/2007 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 5156, Page 1954, granted and conveyed unto Angelina Rivera.

BEING KNOWN AS 331 Carsonia Avenue, Reading, PA 19606.

TAX PARCEL NO. 5316-08-89-9550

ACCOUNT:

SEE Deed Book 5156 Page 1954

To be sold as the property of Angelina Rivera

No. 11-1225

Judgment: \$212,692.68

Attorney: Joel A. Ackerman, Esquire,

Ashleigh L. Marin, Esquire and

Jaime R. Ackerman, Esquire

#### LEGAL DESCRIPTION

07/18/2013

ALL THAT CERTAIN house, messuage, tenement and tract of land situate in Lower Alsace Township, Berks County, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING AT A POST on a line of now or late of Martin L. S. Deturk's land, thence along a public road leading from Oley to Reading South 41 and 1/4 degrees, West 20 perches to a post thence along lands of Amos Dehart, North 46 degrees West 11 perches and 3/4 to a stone, thence along lands of now or late of John Reininger, Sr., North 40 degrees and 1/2 East 16 and 1/2 perches to a stone, thence partly along lands of same and partly along lands of now or late of Martin L. S. Deturk, South 63 degrees, East, 13 and 3/10 perches to the place of beginning.

CONTAINING 1 acres and 68 perches, neat measure.

BEING THE SAME PREMISES which Maria C. Millar, by Deed dated December 4, 2009 and recorded December 7, 2009 in and for Berks County, Pennsylvania, as Instrument #2009057000, granted and conveyed unto Jason L. Kemmerling and Kimberly A. Delp-Kemmerling. As tenants by the entirety.

PARCEL NO.: 23-5327-11-57-6493

HAVING ERECTED THEREON A DWELLING HOUSE known as 1727 Friedensburg Road a/k/a 1726 Friedensburg Road, Reading, PA, 19606.

To be sold as the property of Jason L. Kemmerling and Kimberly A. Delp-Kemmerling. As tenants by the entirety.

No. 11-14070

Judgment: \$94,325.48

Attorney: Leonard J. Mucci, III, 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 North side of and known as No. 343 Chestnut Street, between Carpenter and South Fourth Streets, in the City of Reading, Berks County, Pennsylvania, more particularly bounded and described as follows, to wit:

TAX PARCEL NO. 5306-26-79-1191

BEING KNOWN AS 343 Chestnut Street, Reading, PA 19602

Residential Property

To be sold as the property of Melania Ramirez

No.11-20484

Judgment Amount: \$65,936.95

Attorney: Phelan Hallinan, LLP

#### LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or tract of land situate in Upper Bern Township, Berks County Pennsylvania forming the Southerly ten feet (10 feet) of an unopened fifty foot (50 foot) wide street:

BEGINNING forty feet (40 feet) South of the

Vol. 105, Issue 42

intersection of a fifty foot (50 foot) wide street with North Fourth Street; thence along a line dividing the Northerly 40 feet (40 feet) from the Southerly 10 feet (10 feet) of the fifty foot (50 foot) wide street, South 72 degrees East, two hundred feet (200 feet) to a point on the West side of twenty foot (20 foot) wide alley; thence South 18 degrees West a distance of ten feet (10 feet) to a point, said point being at the intersection of the property now or late of Timothy R. Kubacki, Sr. and a twenty foot (20 foot) wide alley; thence North 72 degrees West a distance of two hundred feet (200 feet) to North Front Street; thence North 18 degrees East a distance of ten feet (10 feet) to the place of Beginning.

TITLE TO SAID PREMISES IS VESTED IN Timothy R. Kubacki, Sr., by Deed from Timothy R. Kubacki, Sr. and Timothy P. Schiffrt and Janelle Schiffrt, h/w, dated 08/25/2010, recorded 09/01/2010 in Instrument Number 2010033445.

BEING KNOWN AS 36 North Fourth Street, Shartlesville, PA 19554.

Residential property

TAX PARCEL NO.: PART OF 28-4453-16-74-6441

TAX ACCOUNT NO: 28014401

SEE Instrument # 2010033445

To be sold as the property of Timothy R. Kubacki, Sr.

No. 11-20757

Judgment: \$173,900.29

Attorney: Udren Law Offices, P.C.

ALL THAT CERTAIN lot or piece of ground, together with the school house thereon created, known as Red Lion School, situate in the Township of Longswamp, County of Berks and State of Pennsylvania, more particularly bounded and described as follows to wit:

BEGINNING AT A POINT on the southern side of the public road leading for Longswamp to Hereford, a corner of property of Arthur J Moll, thence along the same, South 59 degrees 30 minutes West, a distance of 170 feet to a corner of property of Robert H Moll, Thence along the same North 26 degrees 07 minutes West, a distance of 70 feet to a corner and North 60 degrees 53 minutes East, a distance of 148 feet 6 inches to a point on the southern side of aforesaid public road, thence along the same, South 43 degrees 47 minutes East, a distance of 68 feet 3 inches to the place of beginning containing 10,834.5 square feet, more or less.

PROPERTY ADDRESS: 2606 State Street, Longswamp Township Pennsylvania 18062

BEING KNOWN AS: 2606 State Street, Longswamp Township, PA 18062

PROPERTY ID NO.: 063328(59)

TITLE TO SAID PREMISES is vested in Joseph P. Potter, Jr. and Mary Louis Potter, his wife, as tenants by entireties with the right of survivorship by Deed from Joseph P. Potter, Jr. and Kennath Carl Rudissill, Partners dated 12/07/1972 recorded 12/14/1972 in Deed Book

07/18/2013

Vol. 105, Issue 42

1621 Page 470.

To be sold as the property of: Joseph P. Potter, Jr. and Mary Louis Potter, his wife, as tenants by entireties with the right of survivorship.

No. 11-22817

Judgment Amount: \$197,290.00

Attorney: Patrick J. Wesner, Esquire

ALL THAT CERTAIN lot or piece of ground, together with the 2-1/2 story stone dwelling house and one story stone garage thereon erected, being known as House No. 209 Harvard Boulevard, situate on the Eastern side of Harvard Boulevard, between Amherst Avenue and Princeton Avenue, in the Township of Spring, County of Berks and State of Pennsylvania; being further known as the Northern 5' of Lot No. 208 and Lot Nos. 209 and 210 as shown on Plan of Lots of "Lincoln Park" said Plan being recorded in Plan-Book Volume 5, Page 22, Berks County Records, more particularly bounded and described as follows:

BEGINNING AT A POINT in the Eastern boundary line of Harvard Boulevard, said point being 175' 00" North of the Northeast corner of Harvard Boulevard and Amherst Avenue, and being a point 05' 00" South of the division line between Lot Nos. 208 and 209; thence in a Northerly direction along the Eastern building line of Harvard Boulevard, by a line curving to the left, having a radius of 1225' 00" to a distance along the curve of 65' 00" to a point in the division line between Lot Nos. 210 and 211; thence in an Easterly direction along the division line between Lot Nos. 210 and 211, on a radial line with the aforesaid curve in the Eastern building line of Harvard Boulevard, a distance of 125' 00" to a point in the rear of Lot No. 239; thence in a Southerly direction along the rear of Lot Nos. 239, 240 and 241, by a line curving to the right, having a radius of 13500' 00" and being parallel to and concentric with the Eastern building line of Harvard Boulevard, a distance along the curve of 71' 7-1/2" to a point in Lot No. 208, and being 05' 6-1/8" South of the division line between Lot Nos. 208 and 209; thence in a Westerly direction through Lot No. 208, on a radial line with the last described curve, a distance of 125' 00" to the place of beginning.

BEING THE SAME PREMISES which Laura N. Humphreys, by Deed dated June 17, 2004, and recorded in Office of the Recorder of Deeds in and for the County of Berks in Record Book 2288 Page 1590, granted and conveyed unto Andrew J. Reichard and Kristen E. Reichard.

TITLE TO SAID PREMISES vested in Kristen E. Reichard by Deed from Andrew J. Reichard and Kristen E. Reichard, husband and wife dated 01/22/07 and recorded 08/29/07 in the Berks County Recorder of Deeds in Book 05211, Page 0245

To be sold as the property of Kristen E. Reichard.

No. 11-23750

Judgment Amount: \$343,246.43

Attorney: Phelan Hallinan, LLP

## 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 "The Oaks" drawn by Spotts, Stevens & McCoy, Inc., Consulting Engineers, dated August 1, 1984, and last revised January 11, 1985, said Plan recorded in Berks County in Plan Book 136, Page 11, as follows, to wit:

BEGINNING at a wide point on the southwesterly side of Township Road T-393-01 (Old Fritztown Road) (60 feet wide) said point being a corner of Lot No. 1 on said Plan; thence extending from said point of beginning along Lot No. 1 South 04 degrees 42 minutes 19 seconds East 548.88 feet to a point in line of lands now or late of Henry F. Nye, and Stella M. Nye, his wife; thence extending along said lands North 58 degrees 42 minutes 26 seconds West 308.80 feet to a steel pin, a corner of Lot No. 4 on said Plan; thence extending along same North 48 degrees 20 minutes 18 seconds West 137.34 feet to a point, a corner of Lot No. 3 on said Plan; thence extending along same North 25 degrees 51 minutes 10 seconds East 405.95 feet to a point on the southwesterly side of Old Fritztown Road; thence extending along same South 64 degrees 08 minutes 50 seconds East 160.50 feet to the first mentioned point and place of BEGINNING.

CONTAINING 3.007 acres of land.

BEING Lot No. 2 as shown on the above mentioned Plan.

TITLE TO SAID PREMISES IS VESTED IN Robert H. Naspinsky and Barbara A. Naspinsky, by Deed from James H. Krick and Barbara T. Krick, dated 03/18/1988, recorded 05/24/1988 in Book 2004, Page 1232.

BEING KNOWN AS 813 Old Fritztown Road, Sinking Spring, PA 19608-9150.

Residential property

TAX PARCEL NO.: 80-4385-07-59-9435

TAX ACCOUNT: 80362475

SEE Deed Book 2004 Page 1232

To be sold as the property of Robert H. Naspinski, Barbara A. Naspinsky

No. 11-24184

Judgment: \$65,100.88

Attorney: Joel A. Ackerman, Esquire,

Ashleigh Levy Marin, Esquire and

Jaime R. Ackerman, Esquire

## LEGAL DESCRIPTION

ALL THAT CERTAIN house, building and lot of ground situated in Mt. Pleasant in Penn Township, Berks County and State of Pennsylvania, being Lot No. Fifteen, adjoining Estate of Gabriel Dundore, an alley and property of Nathan Dundore and wife, and fronting on the state road leading from Reading to Bernville.

CONTAINING IN FRONT, sixty feet (60'), and in depth two hundred forty feet (240').

07/18/2013

Vol. 105, Issue 42

BEING THE SAME PREMISES which Elwood Davis, Executor of the Estate of Leona M. Davis, deceased, late, by Deed dated September 16, 1983 and recorded September 16, 1983 in and for Berks County, Pennsylvania, in Deed Book Volume 1838, Page 1321, granted and conveyed unto Angel L. Betancourt and Maria I. Betancourt, his wife.

PARCEL NO.: 69.4369.16.94.5741

HAVING ERECTED THEREON A 2-STORY DWELLING HOUSE KNOWN AS 5649 Mount Pleasant Road, Bernville, PA, 19506.

To be sold as the property of Angel L. Betancourt and Maria I. Betancourt, his wife.

No. 11-25033

Judgment Amount: \$77,949.21

Attorney: Phelan Hallinan, LLP

#### LEGAL DESCRIPTION

#### PREMISES A

ALL THAT CERTAIN dwelling house and the Lot or piece of ground whereon the same is erected, situate on the West side of Eighteenth Street, South of Fairview Street, being known as No. 638 South Eighteenth Street, in the City of Reading, Berks County, Pennsylvania, bounded and described as follows, to wit:

#### PURPART NO. 1

ALL THOSE CERTAIN two Lots Nos. 553 and 554, or pieces of ground, together with the building thereon erected, situate on the West side of Eighteenth Street, South of Fairview Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by Lot No. 552, in Plan of building lots laid out by Haak, Bickley and Boyer in East Reading;

ON the South by Lot No. 555 in the Plan aforesaid;

ON the West by a ten feet wide alley; and

ON the East by Eighteenth Street aforesaid.

CONTAINING in front on said Eighteenth Street forty feet and in depth one hundred and ten feet.

#### PURPART NO. 2

ALL THAT CERTAIN lot or piece of ground together with the buildings thereon erected, situate on the West side of Eighteenth Street, South of Fairview Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by Purpart No. 1 above described;

ON the East by Eighteenth Street;

ON the South by Lot of Jerome L. Boyer; and

ON the West by a ten feet wide alley.

CONTAINING in front on Eighteenth Street twenty feet and in depth one hundred and ten feet.

BEING Lot No. 555 in Plan of buildings lots laid out by Haak, Bickley and Boyer.

#### PREMISES B

ALL THAT CERTAIN lot or piece of ground, situate on the West side of Eighteenth

Street, South of Fairview Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded on the North by property or late of James Davis, on the East by said Eighteenth Street, on the South by Lot No. 557, now or late of Kate E. Gabler, and on the West by an alley.

BEING Lot No. 556 on Plan of Lots laid out by Haak, Bickley and Boyer.

CONTAINING in frontage twenty feet (20 feet) and in depth one hundred ten feet (110 feet).

BEING KNOWN AS 638-642 South 18th Street, Reading, PA 19606-2617.

Residential property

TAX PARCEL NO.: 16-5316-4046-8845

TAX ACCOUNT: 16236350

TAX PARCEL NO.: 16-5316-4046-8831

TAX ACCOUNT: 16236375

SEE Deed Book 05236 Page 2284

To be sold as the property of Miguel A. Rodriguez.

No. 11-25103

Judgment Amount: \$154,556.27

Attorney: Phelan Hallinan, LLP

#### LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the brick, split level dwelling house and garage thereon erected, being Numbered 3902 Moyer Avenue, lying on the southwesterly side of Moyer Avenue, 50 feet wide, between Forest Lawn Court and West Fortieth Street, said Lot being composed of the southeasternmost 10 feet of Lot No. 400 and the northwesternmost 60 feet of Lot No. 401 as shown on Crestwood, Section No. 2, Plan of Lots, laid out by Richard H. Rimby, dated March 24, 1960, recorded in Berks County Records in Plan Book No. 24, Page 27, situate in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the southwestern building line of Moyer Avenue, said point being a distance of one hundred eighty and no one-hundredths feet (180.00 feet) northwestwardly along said building line of Moyer Avenue from a curve connecting the said building line of Moyer Avenue with the northwestern building line of West Fortieth Street; thence leaving said building line of Moyer Avenue and extending in a southwesterly direction along the southeasternmost 10 feet of Lot No. 401 belonging to Frank K. Weaver and Margaret A., his wife, by a line making a right angle with the said building line of Moyer Avenue, a distance of one hundred twenty-five and no one-hundredths feet (125.00 feet) to a point in line of Lot No. 407 of Crestwood, Section No. 3 Plan of Lots; thence extending in a northwesterly direction, along Lot No. 407 belonging to Richard D. Miller, and Gloria L., his wife, and partly along Lot No. 408 of said Section No. 3 belonging to Roland H. Behle and Irene, his wife, by a line making a right

07/18/2013

Vol. 105, Issue 42

angle with the last described line, a distance of seventy and no one-hundredths feet (70.00 feet) to a point; thence extending in a northeasterly direction along the northwesternmost remaining part of Lot No. 400 belonging to Richard D. Kotzen and Janet N., his wife, by a line making a right angle with the last described line, a distance of one hundred twenty-five and no one-hundredths feet (125.00 feet) to a point in the aforesaid southwestern building line of Moyer Avenue; thence extending in a southeasterly direction along said building line of Moyer Avenue, by a line making a right angle with the last described line, a distance of seventy and no one-hundredths feet (70.00 feet) to the place of BEGINNING.

CONTAINING IN AREA: 8,750.00 square feet.

TITLE TO SAID PREMISES IS VESTED IN James N. Marks and Rosemary A. Marks, his wife, by Deed from Mark A. Kitzmiller and Mary K. Kitzmiller, his wife, dated 05/31/1995, recorded 06/07/1995 in Book 2639, Page 1876.

BEING KNOWN AS 3902 Moyer Avenue, Reading, PA 19606-3035.

Residential property

TAX PARCEL NO.: 43532618217877

TAX ACCOUNT: 43061219

SEE Deed Book 2639 Page 1876

To be sold as the property of James N. Marks, Rosemary A. Marks.

No. 11-25106

Judgment Amount: \$66319.87

Attorney: Powers, Kim & Javardian, LLC

THE LAND referred to in this Commitments described as follows:

ALL THAT CERTAIN two-story brick dwelling house and the lot or place of ground upon which is the same is erected, situate on the West side of North Tenth Streets, between Greenwich and Oley Streets, being Number 634 North Tenth 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 Clarence E. Neiman and Ida Mae Neiman, his wife;

ON the East by said North Tenth Street:

ON the South by property now or late of Rose E. Dietz;

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

CONTAINING in front or width on said North Tenth Street, sixteen (16) feet more or less, and in length a depth of equal with one hundred and ten (10) feet more or less to said ten (10) feet wide alley.

BEING THE SAME PREMISES which Stanley Oraczewski and Heidi Oraczewski by Deed dated 2/22/08 and recorded 3/5/08 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 5314, Page 2373, granted and conveyed unto Carlo Pissani and

Shari Passini.

BEING KNOWN AS 634 North 10th Street, Reading, PA 19604.

TAX PARCEL NO. 5317-53-03-4888

ACCOUNT:

SEE Deed Book Page

To be sold as the property of Carlo Pissani and Shari Pissani

No. 11-27314

Judgment Amount: \$79,951.62

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the three-story aluminum townhouse thereon erected and known as 924 Summit Chase Drive, situate on the Southern side of Summit Chase Drive (50 feet wide), being Lot No. 13, as shown on Plan of Lots known as 'Summit Chase', and recorded in Plan Book Volume 34, Page 12, Berks County Records, in the 18th Ward of the City of Reading, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Southern topographical building line of Summit Chase Drive, a corner in common of Lot No. 12 with Lot No. 13, thence along the Southern topographical building line of Summit Chase Drive, North 82 degrees 35 minutes 15 seconds East, a distance of 20.33 feet to point, a corner of Lot No. 14, thence leaving the Southern topographical building line of Summit Chase Drive and along Lot No. 14, South 7 degrees 24 minutes 45 seconds East, a distance of 100.61 feet to a point in line of property of the Most Reverend Joseph McShea, thence along the same, South 82 degrees 35 minutes 15 seconds West, a distance of 20.33 feet to a point, a corner of Lot No. 12, thence along Lot No. 12, North 7 degrees 24 minutes 45 seconds West, a distance of 100.61 feet to the place of Beginning

CONTAINING IN AREA: 2,045 square feet of land.

TITLE TO SAID PREMISES IS VESTED IN Angel L. Rojas and Doris A. Rojas, by Deed from Gary B. Galvin and Lorie L. Phillips, dated 03/27/2006, recorded 04/19/2006 in Book 4854, Page 2151.

BEING KNOWN AS 924 Summit Chase Drive, Reading, PA 19611-1534.

Residential property

TAX PARCEL NO.: 18-5306-39-26-7352

TAX ACCOUNT: 18656200

SEE Deed Book 4854 Page 2151

To be sold as the property of Angel L. Rojas, Doris A. Rojas.

07/18/2013

Vol. 105, Issue 42

No. 11-28190

Judgment: \$86,040.35

Attorney: Jaime R. Ackerman, Esquire

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of ground (made up of two smaller lots or pieces of ground) together with the two-story brick dwelling house with stone front and mansard roof erected on the front thereof and Numbered 34 South Eleventh Street, and all other buildings, structures and improvements erected on the rear thereof, situate on the West side of South Eleventh Street and on the North side of Schmeck's Court, in the Third Ward, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, more particularly bounded and described according to a Map of Plan in Plan Book 6A Page 52, filed in the Office of the Recorder of Deeds in and for the said County of Berks, as follows, to wit:

BEGINNING AT A POINT in the division line premises Numbered 36 South Eleventh Street (now or formerly the property of Little M. Johnson) and the premises hereby conveyed (and Numbered 34 South Eleventh Street); thence in a westerly direction along said division line by a line marking and interior angle of 90 degrees 19 minutes with said South Eleventh Street (a sixty feet wide street as laid out on the topographical survey of the said City of Reading) the distance of sixty seven feet (67.00) to a point in said division line; thence still continuing along said property line now or formerly of Little M. Johnson in a northerly direction by a line making an interior angle of 90 degrees with the last described line the distance of one and eighteen one hundredths feet (1.18) to a point; thence in a westerly direction by a line making an interior angle of 269 degrees 51-1/2 minutes with the last described line the distance of fifty seven and eighteen one hundredths feet (57.18) to a point; thence on a southerly direction by a line making an interior angle of 270 degrees 8-1/2 minutes with the last described line the distance of one and thirty two one-hundredths feet (1.32) to a point in the first mentioned division line; thence in a southeasterly direction by a line making and interior angle of 199 degrees 32 minutes with the last described line and still along property now or formerly of the said Little M. Johnson the distance of twenty and eighty-six one hundredths feet (20.86) to a point in the North line of Schmeck's Court; thence in a westerly direction along said North line of said Schmeck's Court by a line making an interior angle of 70 degrees 28 minutes with the last described line the distance of fourteen and fifty three one hundredths to a point in line of property now or formerly of Excelsior Building Company (said point being one hundred feet East of the East building line of Maple Street); thence in a northerly direction along said property by a line making an interior angle of 89 degrees 36 minutes with the last described line the distance of nineteen and sixty-six one hundredths (19.66) to a point; thence still continuing along said

property in a westerly direction by a line making an interior angle of 270 degrees 24 minutes with the last described line the distance of twelve feet to a point; thence still continuing along said property in a northerly direction by a line making an interior angle of 89 hundredths 36 minutes with the last described line the distance of twenty and twelve one hundredths feet (20.12) to a point, thence in an easterly direction along said property now or formerly of Excelsior Building Company and property now or formerly of Grant E. Bohig by a line making an interior angle of 50 degrees 20-1/2 minutes with the last described line the distance of one hundred and forty-three and sixty-eight one hundredths feet (143.60) to point in said West side of said South Street; thence in a southerly direction by a line making an interior angle of 89 degrees 44-1.2 minutes with the last described line the distance of nineteen and ninety-seven one hundredths feet (19.97) to the place of beginning.

BEING THE SAME PREMISES which Wm. Keith Hitchcock and Donna J. Hitchcock, husband and wife, by Deed dated June 10, 2004 and recorded June 25, 2004 in and for Berks County, Pennsylvania, in Deed Book Volume 4093, Page 156, granted and conveyed unto Lumarc Laurore and Christelorme Laurore.

PARCEL NO.: 03531621190709

HAVING ERRECTED THEREON A DWELLING HOUSE KNOWN AS 34 South 11th Street, Reading, PA, 19602.

To be sold as the property of Lumarc Laurore and Christelorme Laurore.

No. 11-28316

Judgment: \$5,564.55

Attorney: Gretchen Sterns, Esquire

ALL THAT CERTAIN lot of ground, with the buildings thereon erected, (a part of the James E. Leshner addition to the said Village of Shartlesville) in the Township of Upper Bern, County of Berks, PA

KNOWN AS 26 North 4th Street, Shartlesville, PA 19554

TAX PARCEL: 4453-16-74-6320

ACCOUNT: 086

SEE Deed Book 3458, Page 0796

To be sold as the property of Jean E. Eshbach

No. 11-28355

Judgment Amount: \$123,889.78

Attorney: Phelan Hallinan, LLP

**LEGAL DESCRIPTION**

ALL THAT CERTAIN Lot or piece of ground situate in Muhlenberg Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of Heather Knoll, drawn by The Weber Group, Architecture, Planning, dated May 29, 1989, said Plan recorded in Berks County in Plan Book 171 Page 74, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Township Route No. T-574, known as

07/18/2013

Vol. 105, Issue 42

Stoudt's Ferry Bridge Road (53 feet wide), said point being a corner of Lot No. 11 on said Plan; thence extending from said point of beginning along Lot No. 11 North 70 degrees 00 minutes 40 seconds East 105.00 feet to a point in line of Lot No. 18 on said Plan; thence extending partly along same and partly along Lot No. 17 South 19 degrees 59 minutes 20 seconds East 73.00 feet to a point, a corner of Lot No. 13 on said Plan; thence extending along same South 70 degrees 00 minutes 40 seconds West 105.00 feet to a point on the Northeastly side of Stoudt's Ferry Bridge Road; thence extending along same North 19 degrees 59 minutes 20 seconds West 73.00 feet to the first mentioned point and place of BEGINNING.

CONTAINING 7.665 square feet of land

BEING Lot No. 12 as shown on the abovementioned Plan.

TITLE TO SAID PREMISES IS VESTED IN Norman R. Snyder, Jr. and Michele Wertz Snyder, h/w, by Deed from Forino Developers Company, a PA Corporation, dated 08/31/1992, recorded 09/03/1992 in Book 2338, Page 299.

BEING KNOWN AS 4305 Stoudts Ferry Bridge Road, Reading, PA 19605-3206.

Residential property

TAX PARCEL NO.: 66439916931192

TAX ACCOUNT NO. 66154283

SEE Deed Book 2338 Page 299

To be sold as the property of Michele Wertz Snyder and Norman R. Snyder, Jr.

No. 11-28413

Judgment Amount: \$67,700.41

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the two-story stone dwelling house and frame garage erected thereon situate on the Northern side of the Reading Company, Wilmington and Northern Division, a short distance from Hay Creek Road, known as No. 738 Hay Creek Road, between Cocalico Road and Douglass Street in the Borough of Birdsboro, County of Berks and State of Pennsylvania, bounded on the North by Amity Street, on the East by No. 732 Hay Creek Road belonging to The E. & G. Brooke Land Company, grantors herein, on the South by the right of way belonging to the Reading Company, Wilmington and Northern Division, on the Southwest by Douglass Street and on the West by residue property belonging to The E. & G. Brooke Land Company, grantor herein, being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by a marble stone in the Southern topographical building line of Amity Street, said corner being the end of a curve with a radius of nineteen feet ten and three-eighths inches (19 feet 10-3/8 inches) joining the Northern topographical building line of Douglass Street with the Southern topographical building line of the aforesaid Amity Street; (thence along

the Southern topographical building line of the aforesaid Amity Street), North fifty-three degrees ten minutes East (N. 53 degrees 10 minutes E.) a distance of sixty-six feet two and one-half inches (66 feet 2-1/2 inches) to a corner marked by a marble stone; thence leaving the aforesaid Amity Street and along No. 732 Hay Creek Road belonging to The E. & G. Brooke Land Company, grantor herein, South thirty-five degrees fifty-eight minutes East (S. 35 degrees 58 minutes E.) a distance of twenty-nine feet nine and three-fourths inches (29 feet 9-3/4 inches) to a corner marked by a rail monument in the Northern right of way line of the Reading Company, Wilmington and Northern Division (a distance of fourteen feet eight and one-eighth inches (14 feet 8-1/8 inches) from the center line thereof; thence along the aforesaid Northern right of way line of the Reading Company, Wilmington and Northern Division), South fifty-four degrees twenty-two minutes West (S. 54 degrees 22 minutes W.) a distance of forty-six feet one and one-half inches (46 feet 1-1/2 inches) to a corner marked by a rail monument in the Northern topographical building line of Douglass Street; thence along same by a curve bearing to the left having a chord with a bearing of North seventy-three degrees eleven and one-half minutes West (N. 73 degrees 11-1/2 minutes W.) and a distance of fifty-five feet five and one-eighth inches (55 feet 5-1/8 inches), a radius of one hundred seventy-five feet six and five-eighths inches (175 feet 6-5/8 inches), a central angle of eighteen degrees ten minutes (18 degrees 10 minutes) and a distance along the arc of fifty-five feet seven and seven-eighths inches (55 feet 7-7/8 inches) to a corner marked by a marble stone at the beginning of the aforesaid curve joining the Northern topographical building line of Douglass Street with the Southern topographical building line of Amity Street; thence leaving the aforesaid Douglass Street and along the chord of the aforesaid curve and along residue property belonging to The E. & G. Brooke Land Company, grantor herein, North fourteen degrees thirty-three and one-fourth minutes West (N. 14 degrees 33-1/4 minutes W.) a distance of thirty-six feet nine and one-eighth inches (36 feet 9-1/8 inches) to the place of BEGINNING.

CONTAINING nineteen and eighty-two one-hundredths (19.82) perches, strict measure.

TITLE TO SAID PREMISES IS VESTED IN Christine Umstead and Shawn Umstead, w/h, by Deed from Margaret A. Rea, by her Power-of-Attorney, Doris G. Clouser, (Power of Attorney recorded in Berks County September 23, 2003 in Volume 3878, Page 2293), dated 10/09/2003, recorded 11/12/2003 in Book 3925, Page 62.

BEING KNOWN AS 738 Haycreek Road, Birdsboro, PA 19508-2609.

Residential property

TAX PARCEL NO.: 31-5344-13-12-3933

TAX ACCOUNT: 31016800

SEE Deed Book 3925 Page 62

07/18/2013

To be sold as the property of Christine Umstead, Shawn Umstead.

No. 11-3699

Judgment Amount: \$82,736.09

Attorney: Patrick J. Wesner, Esquire

ALL THAT CERTAIN two-story brick cottage roof dwelling house, and the lot or piece of ground on which the same is erected, situate on the East side of North Fourth Street, between Douglass and Windsor Streets, being No. 827 North Fourth 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 East side of North Fourth Street, one hundred eighty-eight feet (188') South of the Southern building line of Windsor Street; thence East along property now or late of Harry A. Whitman, one hundred ten feet (110') to a ten feet wide alley; thence South along said ten feet wide alley, twenty-two feet eight inches (22'8"); thence West along the property now or late of George S. Gregg one hundred ten feet (110') to said North Fourth Street; thence North along said North Fourth Street, twenty-two feet eight inches (22'8") to the place of beginning.

CONTAINING IN FRONT on North Fourth Street, twenty-two feet eight inches (22' 8") and in depth of equal width one hundred ten feet (110')

BEING THE SAME PREMISES which Angelo J. Baro and Elaine K. Baro, husband and wife by Deed bearing date May 31, 2000 and recorded in the Office of the Recorder of Deeds in and for the County of Berks, State of Pennsylvania in Deed Book 3210 Page 838 granted and conveyed unto Maria A. Moreno, in fee.

BEING Parcel Number 14-5307-58-74-3984

TITLE TO SAID PREMISES vested in Jose Marcelo Vera by Deed from Maria A. Moreno dated 01/20/06 and recorded 02/27/06 in the Berks County Recorder of Deeds in Book 04802, Page 0747.

To be sold as the property of Jose Marcelo Vera

No. 11-3974

Judgment: \$73,382.76

Attorney: McCabe, Weisberg and Conway, P.C.  
LEGAL DESCRIPTION

TAX I.D. #: 95-4337-06-38-3822

ALL THAT CERTAIN lot or tract of land situate in Womelsdorf Borough, County of Berks, Commonwealth of Pennsylvania, being known as Lot No. 102 on a Final Plan of Country Ridge, Phase III, by Ranck & Lokan, Project No. 263DR dated October 8, 1987 and recorded January 4, 1988 in the Recorder's Office in and for Berks County, PA, in Subdivision Plan Book 151, Page 63 and being more fully bounded and described as follows:

BEGINNING at a point on the West side of Fifth Street at a corner of Lot No. 101; thence

Vol. 105, Issue 42

along said Fifth Street on a curve with a radius of 180.00 feet an arc of 36.16 feet and a chord bearing South 13° 26' West a distance of 36.10 feet to a point a corner of Lot No. 103; thence along the same, North 82° 21' 31" West, a distance of 123.46 feet to a point in line of lands now or late of George W. Femaler, thence along the same, North 09° 29' 22" West, a distance of 69.00 feet to a point on corner of Lot No. 101; thence along the same, South 70° 50' 52" East, a distance of 150.43 feet to the place of beginning.  
CONTAINING 6,750 square feet.

BEING KNOWN AS: 218 South 5th Street, Womelsdorf, Pennsylvania 19567.

TITLE TO SAID PREMISES IS VESTED IN Eddie Robinson a/k/a Eddie L. Robinson and Becky Robinson a/k/a Becky A. Robinson by Deed from Anne Baker and Charles D. Baker, III dated September 14, 2004 and recorded October 13, 2004 in Deed Book 4171, Page 215.

To be sold as the property of Eddie L. Robinson and Becky A. Robinson

No. 11-6847

Judgment Amount: \$286,356.46

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN tract of land together with the improvements erected thereon situate on the East side of Hettinger Road (T-332) in Brecknock Township, Berks County, Pennsylvania, shown as Lot No. 2 of the 'Rolling Farm' subdivision recorded in Plan Book 227, Page 37, being more fully bounded and described as follows:

BEGINNING at a point in the cartway of Hettinger Road, a corner of Lot No. 1; thence in and along said road, North 05 degrees 58 minutes 21 seconds East, 186.99 feet to a point, a corner of Lot No. 5; thence leaving said road and along Lot No. 5 the two following courses and distances: (1) South 82 degrees 58 minutes 56 seconds East, 257.55 feet to a point and (2) South 00 degrees 23 minutes West, 188.22 feet to a point, a corner of Lot No. 1; thence along same, North 82 degrees 58 minutes 56 seconds West, 275.88 feet to the place of BEGINNING.

CONTAINING 1.144 acres (1.042 acres net)

BEING PART OF THE SAME PREMISES which became vested in Greth Development Group, Inc., a PA Corporation, by Deed from Remp Builders, Inc., dated August 11, 1999 and recorded in Record Book 3111, Page 1631, Berks County Records.

UNDER AND SUBJECT to the following conditions, covenants and restrictions, which shall be binding to the Grantees, their heirs and assigns:

1. Construction on any building cannot commence before building plans are approved and written permission is obtained from the Grantor. This restriction shall expire on December 31, 2015.

07/18/2013

Vol. 105, Issue 42

2. Lots shall be used for single family residence purpose only.

3. No modular home, trailer, basement or bungalow shall be erected or used as a residence, nor shall a residence of a temporary character be permitted.

4. No signs shall be permitted, except those necessary to announce the sale or rent of property, and such signs shall not be offensive in size, shape or character.

5. No animals, livestock, birds or fowl on lots under 2 acres shall be kept or maintained on any part of the subdivision except dogs, cats, pet fish and birds, which may be kept thereon in reasonable numbers as pets for pleasure of the property owner but not for any commercial use or purpose.

6. On lots over 2 acres, animals, livestock, birds or fowl may be kept thereon in reasonable number as pets for pleasure of the property owner but not for any commercial use or purpose.

7. No business or professional office shall be permitted which is not permitted by the Brecknock Township and/or Robeson Township ordinance.

8. All fences shall be limited in height to six (6) feet and no fence shall be permitted within the reserve line.

9. All dwellings must have a minimum of two hundred fifty (250) square feet of exterior construction of brick, stucco (including dryvet), or stone siding. The only exception to this masonry rule is if the Grantor, in its sole and absolute discretion determines an alternate exterior construction is in harmony with the residential quality and character of the neighborhood and gives Grantee written consent to the alternate exterior construction.

10. All dwelling units must have at least a two (2) car garage.

11. The minimum allowable square footage requirements for all residences shall be as follows:

a. Rancher 1,750 square feet of living space  
b. Cape or 1-1/2 story 1,850 square feet of living space

c. Two-story 2,200 square feet of living space  
Living space is defined as finished heated living area at grade or above. This does not include garage, basement or lower level of a bi-level.

12. No uninspected or unlicensed vehicles, motor homes, campers or boats may be stored, unless stored indoors or screened from view from any adjoining lot within Rolling Farm. Storage shall mean the non-use of said vehicles for a period of two days. Also, tractor trailers, motor homes or school buses may not be routinely parked on property for longer than six hours.

13. All garages, garden sheds, bath houses, or any other outbuildings must be construction of the same materials. These buildings must match siding color, trim color, shingles and masonry if applicable. Note: Please consult with local

Building or Zoning Officer for any applicable requirements.

14. Above ground swimming pools are not permitted and in-ground pools must meet all ordinances and restrictions of Brecknock Township and/or Robeson Township.

15. No satellite dishes in excess of three (3) feet in diameter.

16. All lots must be landscaped within six (6) months from the date of occupancy, unless such deadline falls during the months of November through February, in which case landscaping must be completed by May 30.

17. This agreement is under and subject to required utility easements either of record or to be recorded prior to settlement, none of which shall affect the use of the property as a single family dwelling.

18. Individual lot owners as Grantees shall at their sole expense be responsible for soil, erosion and sediment control for their lot. No mud or mud runoff shall be permitted onto the street. All driveways shall have a construction of crushed stone and silt fence at Grantees' expense may be required at the sole discretion of the Grantor and/or the Berks County Soil Conservation District.

19. The conditions and restrictions herein shall be covenants running with the land, and in any deed or conveyance of said premises or any part thereof to any person or persons, said conditions and restrictions shall be incorporated by reference to this Declaration and the record hereof or as fully as the same are contained herein.

20. The Grantor, as well as each lot owner, shall have the right to enforce these conditions, covenants and restrictions, either at law or in equity, for the promotion of the stable, attractive and healthful residential area.

21. These conditions, covenants and restrictions may be modified in writing by the Grantor, its successors, executors, administrators and/or assigns with the written consent of the Grantees.

22. Each separate condition, covenant or restriction in this Declaration shall be severable and if any of the said conditions, covenants or restrictions shall be held to be unconstitutional, illegal or otherwise invalid, such decision shall not affect the validity of any of the remaining conditions, covenants or restrictions of this Declaration. It is the specific intent of the Grantor that this Declaration would have been executed had such unconstitutional, illegal or otherwise invalid provision had not been included herein.

TITLE TO SAID PREMISES IS VESTED IN Gary W. Gurnicz and Linda A. Gurnicz, h/w, by Deed from Greth Development Group, Inc., a PA Corporation, dated 10/06/2000, recorded 10/13/2000 in Book 3252, Page 2000.

BEING KNOWN AS 364 Beech Road, Mohnton, PA 19540-8066.

Residential property

TAX PARCEL NO.: 34-5303-02-75-0830

TAX ACCOUNT: 34000360

07/18/2013

SEE Deed Book 3252 Page 2000

To be sold as the property of Gary W. Gurnicz,  
Linda A. Gurnicz.

No. 12-07137

Judgment: \$103,187.13

Attorney: Dominic A. DeCecco, Esquire

ALL THAT CERTAIN three-story brick dwelling house and the lot or piece of ground on which the same is erected, situate on the Northeast corner of Sixth and Chestnut Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, and being No. 147 South Sixth Street, bounded and described as follows, to wit:

ON the North by property now or late of Christina Berolet;

ON the South by Chestnut Street;

ON the East by property now or late of Jacob Margaret; and

ON the West by said South Sixth Street.

CONTAINING in breadth; North and South, twenty two feet six inches (22' 6") and in depth, East and West, ninety (90) feet, more or less.

BEING THE SAME PREMISES which Milagros Alcaneara by her Deed dated May 9, 2008 and recorded on May 13, 2008 in Record Book 5355, Page 2480, Berks County Records, granted and conveyed unto Milagros Alcaneara and Carmen Cruz, as joint tenants with right of survivorship.

BEING KNOWN AS: 147 S. Sixth Street, City of Reading, Berks County, Pennsylvania 19602  
PARCEL NUMBER: 04530627894160

ACCOUNT NO. 04095675

SEE Deed Book 5355, Page 2480

To be sold as the property of Milagros Alcantara a/k/a Milagros Alcaneara and Carmen Cruz

No. 12-14819

Judgment Amount: \$90,490.77

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel, situated in the City of Reading, County of Berks and Commonwealth of Pennsylvania.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1347 North 10th Street, Reading, PA 19604

TAX PARCEL #17531729076741

ACCOUNT: 17149925

SEE Deed Book 05135, Page 0004

To be sold as the property of: Carmen E. Garcia

No. 12-15127

Judgment Amount: \$130,979.72

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, known as 613 Emerson Avenue, with the two-story brick dwelling house thereon erected,

Vol. 105, Issue 42

situate on the northern side of Emerson Avenue, between Fulton Street and McKently Street in the Borough of Laureldale, County of Berks and Commonwealth of Pennsylvania, being further known as a portion of Lot No. 52, as shown on Plan of Lots of Fred H. Ludwig and John M. Kantner, said Plan being recorded in the Recorder's Office of Berks County, at Reading, in Plan Book Volume 8, Page 7, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the northern side of Emerson Avenue, 37 feet West of the western side of Fulton Street, thence in a westerly direction along the northern side of Emerson Avenue a distance of 31.67 feet to a point; thence in a northerly direction at right angles to the northern side of Emerson Avenue a distance of 125.46 feet to a point in the southern side of 15 feet wide alley; thence in an easterly direction along the same and making an interior angle of 89 degrees 56 minutes along the last described line a distance of 31.67 feet to a point; thence in a southerly direction and making an interior angle of 90 degrees 04 minutes with the last described line a distance of 125.42 feet to the northern side of Emerson Avenue and being the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Heather A. Bonsall, by Deed from Deborah M. Olivieri, dated 11/30/2007, recorded 12/06/2007 in Book 5268, Page 1235.

BEING KNOWN AS 613 Emerson Avenue, Reading, PA 19605-2513.

Residential property

TAX PARCEL NO.: 57530808970845

TAX ACCOUNT: 57052600

SEE Deed Book 5268 Page 1235

To be sold as the property of Heather A. Bonsall.

No. 12-15479

Judgment Amount: \$104,609.83

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

PREMISES A

ALL THOSE CERTAIN lots or pieces of ground situate in Spring Township, Berks County, Pennsylvania (as shown by the Map or Plan, surveyed by Wm. H. Dechant, C.E. and bearing date, April, 1944, said Map or Plan having been duly recorded in the Recorder's Office of Berks County, Pennsylvania in Plan Book Volume 2, Page 44) and being further known as Lots Nos. 253 and 255 on Lincoln Avenue in said Plan known as 'West Wyomissing', said lots being bounded:

ON the North by a twelve feet wide alley,

ON the East by Lot No. 251,

ON the South by said Lincoln Avenue, and

ON the West by Lot No. 257.

HAVING a total frontage of forty feet on said Lincoln Avenue and a depth of equal width one hundred twenty-five feet (125 feet) to said alley.

PREMISES B

07/18/2013

Vol. 105, Issue 42

ALL THOSE TWO CERTAIN lots or pieces of ground, being Lots Numbers 257 and 259 on Map or Plan of 'West Wyomissing', surveyed by William H. Dechant, C.E., said Map or Plan bearing date April 1914, and recorded in the Recorder's Office at Reading, Berks County, Pennsylvania, in Plan Book Volume 2, Page 44, upon which is erected a two story frame dwelling house, being No. 257 Lincoln Avenue, situate, lying and being on the North side of Lincoln Avenue, in the Township of Spring, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

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

ON the East by Lot Number 255 on said Plan, property now or late of the Berks County Real Estate Company;

ON the South by said Lincoln Avenue; and

ON the West by Lot Number 261 on said Plan, property now or late of the Berks County Real Estate Company.

CONTAINING in front on said Lincoln Avenue, in width or breadth, forty feet (40 feet), and in depth or length, of equal width or breadth, one hundred twenty-five feet (125 feet) to said twelve feet (12 feet) wide alley.

TITLE TO SAID PREMISES IS VESTED IN Brian C. Gehring and Michele A. Gehring, h/w, by Deed from Joanne Peppers, Attorney in Fact, for Angela Emily Paris, aka, Angela L. E. Paris, as set forth in Power of Attorney, dated 05/16/1995, recorded 06/13/1995 in Book 2641, Page 1053.

BEING KNOWN AS 2255 Lincoln Avenue & 2257 Lincoln Avenue, Reading, PA 19609-2222.

Residential property

TAX PARCEL NO. 1: 80-4386-16-94-9566

TAX ACCOUNT: 80100700

TAX PARCEL NO. 2: 80-4396-13-04-0507

TAX ACCOUNT: 80100600

SEE Deed Book 2641 Page 1053

To be sold as the property of Brian C. Gehring, Michele A. Gehring a/k/a Michele Gehring.

No. 12-15481

Judgment Amount: \$271,830.53

Attorney: Phelan Hallinan, LLP

#### LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the improvements thereon erected, lying on the Southerly side of Plymouth Place, a 50 feet wide street, said Lot being known as Lot No. 72 of Berks Development Corp. Section No. 3 Plan of Lots, dated May 4, 1966 and recorded in Berks County Records in Plan Book Volume 31 Page 56, situate in the Borough of Wyomissing, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the Southerly building line of Plymouth Place, being a corner between Lots Numbered 71 and 72 on said Plan of Lots; thence extending in an Easterly direction along said building line of Plymouth

Place, by a line making a right angle with the line to be described last, a distance of ninety seven and nineteen one hundredths feet (97.19 feet) to a point; thence leaving said building line of Plymouth Place and extending in a Southerly direction along Lot No. 73 of said Plan of Lots, by a line making a right angle with the said building line of Plymouth Place, a distance of one hundred forty three and fifteen one hundredths feet (143.15 feet) to a point, a corner of Lots Numbered 73, 75, 76 and 77 of said Plan of Lots; thence extending in a Northwesterly direction along Lot No. 77, by a line making an interior angle of sixty four degrees twenty seven minutes (64 degrees 27 minutes) with the last described line, a distance of one hundred seven and seventy three one hundredths feet (107.73 feet) to a point, a corner between Lots Numbered 77 and 71 on said Plan of Lots; thence extending in a Northerly direction along said Lot No. 71 by a line making an interior angle of one hundred fifteen degrees thirty three minutes (115 degrees 33 minutes) with the last described line, a distance of ninety six and sixty nine one hundredths feet (96.69 feet) to the PLACE OF BEGINNING.

CONTAINING IN AREA 11,656.25 square feet.

TITLE TO SAID PREMISES IS VESTED IN Rusty F. Bahr and Johnnie J. Bahr, h/w, by Deed from Relocation Properties Management, LLC., dated 03/31/2008, recorded 12/18/2008 in Instrument Number 2008060255.

BEING KNOWN AS 10 Plymouth Place, Wyomissing, PA 19610-2611.

Residential property

TAX PARCEL NO.: 96-4396-14-34-2060

TAX ACCOUNT: 96108230

SEE Instrument # 2008060255

To be sold as the property of Rusty F. Bahr, Johnnie J. Bahr.

No. 12-16069

Judgment Amount: \$159,873.70

Attorney: Phelan Hallinan, LLP

#### LEGAL DESCRIPTION

ALL THAT CERTAIN tract or piece of ground, together with the improvements erected thereon, known as 337 South Main Street, Situate in the Borough of Bechtelsville, Berks County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the centerline of South Main Street, said point marking the Northwesterly corner of lands now or late of John F. Dierolf; thence by the centerline of said street North 12 degrees 45 minutes 40 seconds East 38.96 feet to a point; thence by 335 South Main Street the three following courses and distances: (1) passing through a pin on line South 73 degrees 41 minutes 20 seconds East 52.63 feet to a point; (2) passing through a party wall South 79 degrees 17 minutes East 28.00 feet to a point; (3) South 76 degrees 04 minutes 30 seconds East 135.92 feet to a pin on the Easterly cartway line of Lynx Lane; thence by Lot No. 11 and the Easterly cartway

07/18/2013

line of Lynx Lane South 10 degrees 52 minutes West 35.88 feet to a pin; thence by same and by lands of Dierolf, North 76 degrees 44 minutes West 217.60 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Bryan Schuler, by Deed from Eric A. Metz, dated 12/15/2005, recorded 12/21/2005 in Book 4737, Page 1115.

BEING KNOWN AS 1644 South Main Street, Bechtelsville, PA 19505-9448.

Residential property

TAX PARCEL NO.: 26-5398-13-03-9228

TAX ACCOUNT: 26004050

DEED BOOK 4737 Page 1115

To be sold as the property of Bryan Schuler, who resides at PO Box 64, Bechtelsville, PA 19505-0064.

---

No. 12-16070

Judgment Amount: \$109,384.86

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story semi-detached brick dwelling house and the lot or piece of ground upon which the same is erected, situate on the North side of Perry Street, between North 13th and Linden Streets, being No. 1321 Perry Street, 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 Perry Street, fifty feet (50 feet) West of the northwest corner of Perry Street and Linden Street; thence extending North along a line drawn at right angles to said Perry Street, one hundred feet (100 feet) to a point in the northern building line of said Perry Street, thence East along the same, twenty-five feet (25 feet) to a point, the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Heriberto Rivera, by Deed from Alexander Betances, dated 12/27/2005, recorded 02/10/2006 in Book 4784, Page 812.

BEING KNOWN AS 1321 Perry Street, Reading, PA 19604-2021.

Residential property

TAX PARCEL NO.: 17-5317-38-27-3481

TAX ACCOUNT: 17598300

SEE Deed Book 4784 Page 812

To be sold as the property of Heriberto Rivera.

---

No. 12-16077

Judgment Amount: \$112,363.98

Attorney: Phelan Hallinan, 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 Northwest corner of South Fourth and Windsor Streets, in the Borough of Hamburg, County of Berks and State of Pennsylvania, known as 328-

Vol. 105, Issue 42

330 South Fourth Street, bounded and described as follows, to wit:

ON the North by property now or late of Albert Dunkle,

ON the South by said Windsor Street,

ON the East by South Fourth Street, and

ON the West by Apple Tree Alley

CONTAINING in front on said South Fourth Street sixty feet (60 feet) and in depth of equal width along Windsor Street, one hundred and eighty feet (180 feet)

TITLE TO SAID PREMISES IS VESTED IN Norman G. Yeager, by Deed from Norman G. Yeager and Theresa A. Yeager, dated 04/03/2006, recorded 04/21/2006 in Book 4858, Page 700.

BEING KNOWN AS 328 South 4th Street a/k/a 328-330 South 4th Street, Hamburg, PA 19526-1210.

Residential property

TAX PARCEL NO.: 46-4494-05-17-5965

TAX ACCOUNT: 46050400

SEE Deed Book 4858 Page 700

To be sold as the property of Norman G. Yeager.

---

No. 12-16084

Judgment: \$114,914.36

Attorney: Leon P. Haller, Esquire

ALL THAT CERTAIN lot or piece of ground, situate on the Southeastern corner of the intersection of West Wyomissing Boulevard and McKinley Avenue, in the Development of West Wyomissing, Township of Spring, Berks County, Pennsylvania, being portions of Lots Nos. 701, 703, 705 & 707 as shown on a Map or Plan surveyed by Wm. H. Dechant, C.E., dated April 1924, recorded in the Recorder's Office of Berks County, Pennsylvania in Plan Book 2, Page 44, containing 7500 square feet, and having thereon erected a dwelling house known as: 705 West Wyomissing Boulevard, West Lawn, PA 19609

TAX PARCEL: 4386-16-94-7097

ACCOUNT: 169700 (80)

REFERENCE Berks County Record Book 4118 Page 2379.

To be sold as the property of Denise M. Ludwiczak n/k/a Denise M. Schultz and David J. Schultz

---

No. 12-16201

Judgment Amount: \$90,183.65

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

PURPART NO. 1

ALL THAT CERTAIN brick bungalow, and the lots or pieces of ground upon which the same is erected, situate in the Borough of Kenhorst, formerly Township of Cumru, County of Berks and Commonwealth of Pennsylvania, as shown by the Map or Plan of 'South Fairview', as surveyed by E. Kurtz Wells, C.E. and bearing date October 1918 and being further known as Lots No. 664 and 665 in said Plan of 'South Fairview'

07/18/2013

Vol. 105, Issue 42

(recorded in Berks County Records in Plan Book 7 Page 9), more fully bounded and described as follows, to wit:

BEGINNING at a point in the North line of a twenty feet (20 feet) wide alley, running parallel with Lancaster Avenue, between Funston and Hancock Avenues; thence North along Lot No. 666, by a line at right angles to aforementioned North line of said twenty feet (20 feet) wide alley, a distance of sixty eight feet, three and three fourths inches (68 feet 3-3/4 inches) to a point in the property line between 'Farview' and 'South Farview'; thence along same in a Southeasterly direction, by a line making an interior angle of fifty nine degrees forty one minutes (59 degrees 41 minutes) with last described line, a distance of forty six feet four inches (46 feet 04 inches) to a corner of Lot No. 663, and Southward along Lot No. 663, by a line making an interior angle of one hundred twenty degrees nineteen minutes (120 degrees 19 minutes) with last described line a distance of forty five feet, four and one fourth inches (45 feet 4-1/4 inches) to a point in aforementioned North line of twenty feet (20 feet) wide alley; thence along same in a Westerly direction, by a line at right angles to last described line, a distance of forty feet (40 feet) to the place of Beginning.

## PURPART NO. 2

ALL THOSE CERTAIN lots or pieces of ground, situate in the Borough of Kenhorst, formerly Township of Cumru, County of Berks and Commonwealth of Pennsylvania, being Lots Nos 75 and 76 in Plan of 'Farview', surveyed by Dechant & Sons, C.E. recorded in Berks County Records in Plan Book 2 Page 41, bounded and described as follows, to wit:

BEGINNING at a point in the Southerly line of Lancaster Avenue, one hundred thirty feet (130 feet) East of the intersection of the said Southerly line of Lancaster Avenue and the Easterly line of Funston Avenue; thence Eastwardly, forty feet (40 feet) to the Westerly line of Lot No. 74; thence along the Westerly line of Lot No. 74, one hundred four feet eight and three eighths inches (104 feet 8-3/8 inches) to a line of division between 'Farview' and 'South Farview'; thence along said division line North eighty six degrees thirty seven minutes (86 degrees 37 minutes) West, forty six feet four inches (46 feet 04 inches) to the Easterly line of Lot No. 77; thence Northwardly along the Eastern line of Lot No. 77 eighty one feet three and five eighths inches (81 feet 3-5/8 inches) to the place of Beginning.

TITLE TO SAID PREMISES IS VESTED IN Kelly M. Drake, by Deed from Richard J. Bogoniewski and Pamela S. Bogoniewski, h/w, dated 01/22/2004, recorded 02/05/2004 in Book 3985, Page 1300.

BEING KNOWN AS 1420 Lancaster Avenue, Reading, PA 19607-1540.

Residential property

TAX PARCEL NO.: 54-5306-17-11-8202

TAX ACCOUNT: 54084700

SEE Deed Book 3985 Page 1300

To be sold as the property of Kelly M. Drake a/k/a Kelly Drake.

No. 12-16382

Judgment Amount: \$279,904.91

Attorney: Phelan Hallinan, LLP

## LEGAL DESCRIPTION

ALL THAT CERTAIN unit and parcel of lot of land, together with the residential dwelling and other improvements thereon, SITUATE in Caernarvon Township, Berks County, Pennsylvania being known and designated as Unit A1-D of Heatherbrook, a Planned Community, as more fully described in and pursuant to the Declaration of Heatherbrook (a Planned Community) dated March 19, 2007, and recorded in the Office of the Recorder of Deeds in and for Berks County Pennsylvania, at Book 5096 Page 1539 and the Plats and Plans of Heatherbrook, a Planned Community, together with the interest in common elements and limited common elements, if any, appurtenant to the Unit, as more fully set forth in said Declaration, and under and subject to the common expense liability appurtenant to said Unit, as more fully set forth in said Declaration.

TITLE TO SAID PREMISES IS VESTED IN Barry Baker and Elizabeth Hancox, by Deed from Heatherbrook Land, L.P., a Pennsylvania Limited Partnership, dated 05/16/2007, recorded 06/04/2007 in Book 5149, Page 143.

BEING KNOWN AS 104 Heather Way, Morgantown, PA 19543-8704.

Residential property

TAX PARCEL NO.: 35-5320-03-34-3156

TAX ACCOUNT: 35000898

SEE Deed Book 5149 Page 143

To be sold as the property of Elizabeth Hancox, Barry Baker.

No. 12-16510

Judgment Amount: \$157,913.55

Attorney: Phelan Hallinan, LLP

## LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Exeter Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of Sandy Run East, drawn by Gibbons & Vitillo, Inc., Professional Engineers, dated June 8, 1988, and revised August 17, 1988, said Plan recorded in Berks County in Plan Book 160 Page 12, as follows, to wit:

BEGINNING at a point of tangent on the southwesterly side of Coral Lane (54 feet wide) said point being at the arc distance of 11.00 feet measured along the arc of a circle curving to the right having a radius of 7.00 feet from a point of curve on the southeasterly side of Forest Hill Circle (54 feet wide); thence extending from said point of beginning along the southwesterly side of Coral Lane South 62 degrees 02 minutes 37

07/18/2013

seconds East 103.00 feet to a point in line of land now or late of Peter A. Bybel and Stephanie F. Bybel, his wife, thence extending along said lands South 27 degrees 57 minutes 23 seconds West 98.11 feet to a point a corner of Lot No. 51 on said Plan, then extending along same North 57 degrees 43 minutes 37 seconds West 110.82 feet to a point of curve on the southeasterly side of Forest Hill Circle, thence extending along the same in two following courses: (1) in a northeasterly direction along the arc of a circle curving to the left having a radius of 177.00 feet the arc distance of 13 34 feet to a point of tangent, and (2) North 27 degrees 57 minutes 23 seconds East 69.44 feet to a point of curve; thence leaving Forest Hill Circle along the arc of a circle curving to the right having a radius of 7.00 feet the arc distance of 11.00 feet to the first mentioned point of tangent and place of BEGINNING.

CONTAINING 10,326.882 square feet of land.  
PARCEL IDENTIFICATION NO.: 43-5325-10-35-9711

TAX ID #: 43201035

TITLE TO SAID PREMISES IS VESTED IN Richard C. McGinley, Jr. and Annmarie S. McGinley, by Deed from John E. Siciliano, dated 07/22/2005, recorded 08/29/2005 in Book 4656, Page 709.

BEING KNOWN AS 307 Forest Hill Circle, Reading, PA 19606-9414.

Residential property

To be sold as the property of Richard C. McGinley, Jr. a/k/a Richard Charles McGinley, Jr., Annmarie S. McGinley a/k/a Annmarie Silvia McGinley.

No. 12-16766

Judgment: \$35,709.33

Attorney: McCabe, Weisberg and Conway, P.C.  
LEGAL DESCRIPTION

TAX I.D. #: 14-5307-58-64-4810

ALL THAT CERTAIN property situated in the City of Reading in the County of Berks, and the Commonwealth of Pennsylvania, being described as follows: Parcel 5307-58-64-4810 and being more fully described in a Deed dated 05/19/2004, and recorded 06/02/2004, among the land records of the county and state set forth above, in Deed Book 4073, Page 2127

ALL THAT CERTAIN two story brick apartment house No. 814 and the lot or piece of ground on which the same is erected, situate on the West side of Thorn Street, between Douglas and Windsor Streets, in the City of Reading, aforesaid, bounded and described as follows, to wit:

BEGINNING at a point on the West side of Thorn Street, one hundred thirty feet (130') North of Douglas Street, corner of property now or late of Elsie Griffith; thence North along Thorn Street eighteen feet six inches (18'6") to property now or late of Paul K. Swavely; thence West along the same ninety-seven feet six inches (97'6") to the place of beginning.

Vol. 105, Issue 42

CONTAINING in front on Thorn Street eighteen feet six inches (18'6") and in depth of equal width ninety-seven feet six inches (97'6").

BEING THE SAME PROPERTY conveyed to Esther A. Rivera as sole owner by Deed from Allen O Ernst recorded 06/02/2004 in Deed Book 4073 Page 2127, in the Office of the Recorder of Deeds of Berks County, Pennsylvania.

BEING KNOWN AS: 814 Thorn Street, Reading, Pennsylvania 19601.

To be sold as the property of Rivera, Esther

No. 12-17107

Judgment Amount: \$141,485.26

Attorney: Powers, Kirm & Javardian, LLC

ALL THAT CERTAIN brick dwelling being House No. 1412 Durwood Drive, together with the lot or piece of ground upon which the same is erected being Lot No. 12, Block 0, as shown on the Plan of Building Lots known as Whitfield, Section No. IV, as laid out by Berkshire Greens, Inc., and recorded in the Office for the Recording of Deeds, in and for Berks County, Plan Book 31 Page 21, dated 7/30/1965 situate in Spring Township, Berks County, Pennsylvania, being more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Southerly building line of Durwood Drive, a 53.00 foot wide street, said point being 68.76 feet Westwardly from the point of curve formed by said building line; thence in a Southwardly direction along the Westerly side of Lot No. 13, being House No. 1410 Durwood Drive, by a line forming an interior angle of 90° with the line to be described last, the distance of 120.00 feet, to a point; thence in a Westwardly direction along property now or late of Stelios G. Apsokardu, by a line forming an interior angle of 90° with the last described line, the distance of 70.00 feet to a point; thence in a Northwardly direction along the Easterly side of Lot No. 11, being House No. 1414 Durwood Drive, by a line forming an interior angle of 90° with the last described line, the distance of 120.00 feet, to a point said point being in the aforementioned Southerly building line of Durwood Drive; thence in an Eastwardly direction along said building line by a line forming an interior angle of 90 degrees with the last described line, to the distance of 70.00 feet, to the place of Beginning.

BEING THE SAME PREMISES which Eugene R. Allison and Phyllis E. Allison by Deed dated August 27, 2004 and recorded September 16, 2004 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 4151, Page 1606, granted and conveyed unto Edward J. Boyle.

BEING KNOWN AS 1412 Durwood Drive, Reading, PA 19609.

TAX PARCEL NO. 80438606494986

ACCOUNT: 438606494986

SEE Deed Book 4151 Page 1606

To be sold as the property of Edward J. Boyle

07/18/2013

Vol. 105, Issue 42

No. 12-17515

Judgment: \$124,186.43

Attorney: McCabe, Weisberg and Conway, P.C.  
LEGAL DESCRIPTION

ALL THAT CERTAIN two-story detached stucco and brick dwelling house and the lot or piece of ground upon which the same is erected, situate on the North side of Union Street between North Fifteenth and Olive Streets, being House No. 1507 Union Street in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the Northern building line of said Union Street a distance of one hundred five feet (105') East from the northeast corner of North Fifteenth and Union Streets; thence extending North at right angles to said Union Street a distance of ninety-five feet (95') to the Southern side of a fifteen feet (15') wide alley; thence extending East along the same a distance of fifty feet (50') to a point; thence extending South at right angles to last described line a distance of ninety-five feet (95') to the Northern building line of said Union Street; thence extending West along the same, fifty feet (50') to a point, the place of Beginning.

SUBJECT, NEVERTHELESS, to the following covenants, reservations, conditions and restrictions, which are hereby agreed to by the party of the second part, for himself, his heirs and assigns, and which are hereby declared to apply to the lot of ground herein described:

FIRST: The lot hereby conveyed is to be used for residential purposes only; and no building or structures shall at any time be erected thereon for business or manufacturing purposes, nor shall any store, mercantile or manufacturing business be carried on or maintained, nor any malt, vinous, spirituous or other intoxicating liquors be sold upon the premises.

SECOND: One dwelling house only shall be erected upon any fifty (50') of the ground hereby conveyed. No building shall be erected upon any lot within six (6') feet of the party line and all porches and bay windows shall be so constructed to leave an open clearance of not less than four (4') feet.

THIRD: No dwelling house shall be erected upon any lot which shall cost less than eight thousand dollars (\$8,000) complete without the furnishings and the cost of grading and filling of the lot and sewer and water connections shall not be included in the cost of a dwelling as herein mentioned.

FOURTH: The front portion of the lot for a distance of fifteen (15') feet from the building line of said Union Street and extending the entire width of the lot shall be forever reserved by the grantee, his heirs and assigns as an open yard, and no building or structure shall now or any time hereafter be erected upon said reserved portion of said lot, except a porch or veranda extending

a distance of not more than eight (8') feet from the front of the main building or a bay window extending not more than four (4') feet from the main building line.

FIFTH: No fence of any kind shall be erected upon any lot or lots, or any portion of a lot or lots, and only a low hedge of shrubbery or barberry shall be used.

SIXTH: No garages or other buildings shall be erected on any portion of a lot or lots except a building composed of stone, brick, concrete or stucco.

SEVENTH: No rubbish, refuse, debris, cans, garbage, ashes or any other noxious or unsightly articles are allowed to remain on any portion of the premises hereby conveyed.

EIGHTH: All shade trees to be planted along the front of the lot shall be either maples, elms, pin oaks, or sycamore (oriental) trees, and planted in a straight line along the established lot line, one (1') foot from said line and not on any portion of the pavement between the lot line and the curb line.

NINTH: The alley mentioned herein shall be used as a driveway only, and no barrels, boxes, ashes, refuse or debris of any kind shall be allowed thereon.

UNDER AND SUBJECT to and together with the rights, privileges, agreements, right of way easement, conditions, exceptions, restrictions and reservations as exist by virtue of prior recorded instruments, deeds or conveyances.

BEING the same property acquired by Lucinda L. Ahner, by Deed recorded 07/02/2009, of Record Deed in Instrument No. 2009031059 in the Office of the Recorder of Berks County, Pennsylvania.

HOUSE KNOWN AS 1507 Union Street, Reading, PA 19604

TAX PARCEL: #17-5317-2339-4033

SEE Deed Instrument No. 2009031059

To be sold as the property of Ahner, Lucinda L.

No. 12-17547

Judgment: \$158,168.57

Attorney: McCabe, Weisberg and Conway, P.C.  
LEGAL DESCRIPTION

ALL THAT CERTAIN twin brick two and one-half story dwelling house and the lot or parcel of land upon which the same is erected, situate in Muhlenberg Township, Berks County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the westerly side of Centre Avenue, known also as Route #122 and the Pottsville Pike, said point being 69.71 feet North of the northwesterly lot corner of the said Centre Avenue, an eighty feet wide street, and Kurtz Street, a fifty feet wide street, each mentioned street as the same is laid out on a Plan of lots by John M. Ebersole; thence in a northerly direction along the said westerly side of Centre Avenue, the distance of 40.00 feet to a point, thence in a westerly direction along

07/18/2013

Vol. 105, Issue 42

property of now or late John M. Ebersole by a line at right angles to the aforementioned Centre Avenue and by a line passing through the middle of the party wall between the premises adjoining on the North and the herein described premises, the distance of 150.00 feet to a point, thence in a southerly direction, along the easterly side of a twenty feet wide alley by a line at right angles to the last described line, the distance of 40.00 feet to a point; thence in an easterly direction along property of now or late John M. Ebersole by a line at right angles to the last described line, the distance of 150.00 feet to the place of beginning.

CONTAINING 6,000 square feet.

PARCEL NO. 5309-10-46-4674

TAX I.D. #: 5309-10.464674

BEING KNOWN AS: 4718 Pottsville Pike, Reading, Pennsylvania 19605.

TITLE TO SAID PREMISES is vested in Luis A. Santa by Deed from Crystal D. Street and Daniel L. Street, her husband dated March 30, 2006 and recorded April 11, 2006 in Deed Book 4849, Page 0287.

To be sold as the property of Luis A. Santa

No. 12-17604

Judgment Amount: \$99,464.24

Attorney: Phelan Hallinan, LLP

#### LEGAL DESCRIPTION

ALL THAT CERTAIN two story brick dwelling house, with broken roof Numbered 119 and the lot or piece of ground on which the same is erected, situate at the Northwest corner of Windsor and Pear Streets, in the City of Reading, Berks County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Northwest corner of Windsor and Pear Streets; thence West along Windsor Street 25 feet 8 1/4 inches, to the property of Wilbur Summons; thence North along the same, in a line parallel with Pear Street 130 feet to the property of William J. Wise; thence East along same, in a line parallel with Windsor Street 25 feet 8 1/4 inches to the West side of Pear Street; thence South along Pear Street 130 feet to the place of Beginning.

CONTAINING in front on Windsor Street 25 feet 8 1/4 inches, and of that width in depth along Pear Street 130 feet.

TITLE TO SAID PREMISES IS VESTED IN Robert E. Bryant, Jr., by Deed from Nancy H. Omaha Boy, dated 03/03/2006, recorded 04/06/2006 in Book 4844, Page 1985.

BEING KNOWN AS 119 Windsor Street, Reading, PA 19601-2184.

Residential property

TAX PARCEL NO.: 15530749559217

TAX ACCOUNT: 15687025

SEE Deed Book 04844 Page 1985

To be sold as the property of Robert E. Bryant, Jr.

No. 12-18298

Judgment Amount: \$146,378.07

Attorney: Phelan Hallinan, LLP

#### LEGAL DESCRIPTION

ALL THAT CERTAIN messuage, tenement, two-story frame dwelling house (being known as House Nos. 28 and 30 North Front Street) and lot of ground in the Borough of Womelsdorf, Berks County, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a post on the line of Front Street, corner of a lot now Edwin Gerhart, thence along the same one hundred thirty (130) feet to a corner in line of a twelve-foot wide alley, thence along said alley thirty-two (32) feet four (4) inches to a corner in line of lot now or late of Harry W. Schoener; thence by the same one hundred thirty (130) feet to a corner on said Front Street, thence along the same thirty-two (32) feet four (4) inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Andrew L. Zerbe, his heirs and assigns, by Deed from Andrew L. Zerbe and Kimberly Zerbe, husband and wife, dated 11/7/2008, recorded 12/15/2008, Instrument# 2008-059732.

BEING KNOWN AS 28 North Front Street, Womelsdorf, PA 19567-1303.

Residential property

TAX PARCEL NO.: 95433707690391

TAX ACCOUNT: 95016500

SEE Deed Instrument# 2006057154

To be sold as the property of Andrew L. Zerbe.

No. 12-18568

Judgment: \$721,683.42

Attorney: Dominic A. DeCecco, Esquire

ALL THAT CERTAIN tract or piece of land located on the North side of Linree Avenue fifty feet wide (50.00'), and the South side of Scotland Drive fifty feet wide (50.00'), and being residue area as shown on the Exeter Golf Club Estates, Phase IV, Plan recorded in Plan Book Volume 223, Page 68, Berks County Records, situate in the Township of Exeter, County of Berks, Commonwealth of Pennsylvania and being more fully bounded and described as follows to wit:

BEGINNING AT A POINT of curve on the North right-of-way line of Linree Avenue fifty feet wide (50.00'), said point being the southernmost corner of Lot 40 of the above mentioned Plan; thence extending along Lot 40 the two (2) courses and distances to wit: (1) in a northeasterly direction along said curve deflecting to the left having a radius of ten feet (10.00'), a central angle of ninety-two degrees fifteen minutes seven seconds (92° 15' 07"), a tangent of ten feet and forty hundredths of one foot (10.40'), a chord of fourteen and forty-two hundredths of one foot (14.42'), a chord bearing of North eighty degrees zero minutes thirty-eight seconds East (N. 80° 00' 38" E.), a distance along the arc of sixteen feet and ten hundredths of one foot (16.10'); (2) in a northeasterly direction on a line bearing North thirty-three degrees fifty-

07/18/2013

Vol. 105, Issue 42

three minutes five seconds East (N. 33° 53' 05" E.), a distance of one hundred fifty feet and fifty-one hundredths of one foot (150.51'); (3) in a northwesterly direction on a line bearing North thirty-three degrees forty-seven minutes twenty-eight seconds West (N. 33° 47' 28" W.), a distance of seventy-two feet and sixty-five hundredths of one foot (72.65'), to a corner of Lot 41; thence extending in a northwesterly direction along Lot 41 and partially along Lot 42 on a line bearing North forty-three degrees twelve minutes twenty-nine seconds West (N. 43° 12' 29" W.), a distance of one hundred thirty-six feet and eleven hundredths of one foot (136.11') to a corner of Lot 34 of Exeter Golf Club Estates, Phase 1, recorded in Plan Book Volume 147, Page 21, Berks County Records; thence extending in a northeasterly direction along Lot 34 on a line bearing North sixty degrees fifty minutes twelve seconds East (N. 60° 50' 12" E.), a distance of one hundred fifty-nine feet and forty-one hundredths of one foot (159.41'), to a corner of Lot 33; thence extending in a northeasterly direction along Lots 33 and 32 on a line bearing North forty-five degrees forty minutes twenty-seven seconds East (N. 45° 40' 27" E.), a distance of two hundred eighty-five feet and seventy-six hundredths of one foot (285.76'), to a corner of Lot 31; thence extending in a Northeasterly direction along Lot 31, 30 and 29 on a line bearing North sixty-three degrees thirty-two minutes fifty-one seconds East (N. 63° 32' 51" E.), a distance of three hundred fifty feet and eighty-six hundredths of one foot (350.86'); thence extending in a northeasterly direction along Lot 29 on a line bearing North zero degrees forty-seven minutes thirty-one seconds East (N. 00° 47' 34" E.), a distance of one hundred feet (100.00'), to a point on the South right-of-way line of Mulligan Drive fifty feet wide (50.00'); thence extending in a southeasterly direction along the South right-of-way line of Mulligan Drive the two (2) courses and distances to wit: (1) on a line bearing South eighty-nine degrees twelve minutes twenty-nine seconds East (S. 89° 12' 29" E.), a distance of one hundred sixty-two feet and fifty-two hundredths of one foot (162.52'), to a point of curve; (2) along a curve deflecting to the left having a radius of three hundred seventy feet and forty-two hundredths of one foot (370.42'), a central angle of nine degrees sixteen minutes forty-nine seconds (09° 16' 49"), a tangent of thirty feet and six hundredths of one foot (30.06'), a chord of fifty-nine feet and ninety-three hundredths of one foot (59.93'), a chord bearing of North eighty-six degrees six minutes forty seconds East (N. 86° 06' 40" E.), and a distance along the arc of sixty feet (60.00'), to a corner of Lot 57; thence extending in a southeasterly direction along Lot 57 on a line bearing South eight degrees twenty-nine minutes fifty-one seconds East (S. 08° 29' 51" E.), a distance of one hundred twenty-five feet (125.00'); thence extending in a northeasterly

direction along Lot 57 on a line bearing North seventy-two degrees thirty-five minutes fifty-one seconds East (N. 72° 35' 51" E.), a distance of one hundred eighty-one feet and three hundredths of one foot (181.03'), to a corner of Lot 56; thence extending in a northeasterly direction partially along Lot 56 on a line bearing North forty-eight degrees twenty minutes forty-seven seconds East (N. 48° 20' 47" E.), a distance of sixty-seven feet and eighty-five hundredths of one foot (67.85'), to a corner of Lot 55; thence extending in a southeasterly direction along Lot 55 on a line bearing South fifty-four degrees thirty minutes twenty-six seconds East (S. 54° 30' 26" E.), a distance of one hundred seventy-eight feet and fifty-two hundredths of one foot (178.52'), to a point in line of Lot 13 of the Exeter Golf Club Estates, Phase IV; thence extending in a southwesterly direction along Lot 13 on a line bearing South thirty-five degrees twenty-nine minutes thirty-one seconds West (S. 35° 29' 31" W.), a distance of ten feet (10.00'); thence extending in a southeasterly direction along Lots 13, 14, 15, 16, 17, 18, 19, and 20 on a line bearing South fifty-four degrees thirty minutes twenty-nine seconds East (S. 54° 30' 29" E.), a distance of nine hundred eighty-four feet and eighty hundredths of one foot (984.80'); thence extending along Lot 20 the three (3) courses and distances to wit: (1) in a northeasterly direction on a line bearing North thirty-five degrees twenty-nine minutes thirty-one seconds East (N. 35° 29' 31" E.), a distance of one hundred twenty-five feet (125.00'); (2) in a northwesterly direction along a curve deflecting to the left having a radius of ten feet (10.00'), a central angle of ninety degrees (90°), a tangent of ten feet (10.00'), a chord of fourteen feet and fourteen hundredths of one foot (14.14'), a chord bearing of North nine degrees thirty minutes twenty-nine seconds West (N. 09° 30' 29" W.), and a distance along the arc of fifteen feet and seventy-one hundredths of one foot (15.71'); (3) in a southeasterly direction on a line bearing South fifty-four degrees thirty minutes twenty-nine seconds East (S. 54° 30' 29" E.), a distance of seventy feet (70.00'), to a corner of Lot 21; thence extending along Lot 21 the three (3) courses and distances to wit: (1) in a northwesterly direction along a curve deflecting to the left having a radius of ten feet (10.00'), a central angle of ninety degrees (90°), a tangent of ten feet (10.00'), a chord of fourteen feet and fourteen hundredths of one foot (14.14'), a chord bearing of North eighty degrees twenty-nine minutes thirty-one seconds West (S. 80° 29' 31" W.), and a distance along the arc of fifteen feet and seventy-one hundredths of one foot (15.71'); (2) in a southwesterly direction on a line bearing South thirty-five degrees twenty-nine minutes thirty-one seconds West (S. 35° 29' 31" W.), a distance of one hundred twenty-five feet (125.00'); (3) in a southeasterly direction along Lot 21 on a line bearing South fifty-four degrees thirty-three minutes fifty-three seconds

07/18/2013

Vol. 105, Issue 42

East (S. 54° 33' 53" E.), a distance of one hundred twenty-nine feet and twenty-nine hundredths of one foot (129.29'), to a point in line of Lot 22; thence extending in a southwesterly direction along Lot 22 on a line bearing South thirty-five degrees twenty-nine minutes thirty-one seconds West (S. 35° 29' 31" W.), a distance of fifty-two feet and ninety-four hundredths of one foot (52.94'), to a corner of Lot 23; thence extending in a southwesterly direction along Lot 23 on a line bearing South eighteen degrees twenty-seven minutes fifty-one seconds West (S. 18° 27' 51" W.), a distance of one hundred fifty-two feet and sixteen hundredths of one foot (152.16'), to a corner of Lot 24; thence extending in a southwesterly direction along Lot 24 on a line bearing South six degrees fifty-one minutes fifty-nine seconds West (S. 06° 51' 59" W.), a distance of one hundred twenty feet and sixty-one hundredths of one foot (120.61'), to a point in line of Lot 25; thence extending in a northwesterly direction partially along Lot 25 and along Lots 26, 27 and 28 on a line bearing North eighty-three degrees eight minutes one seconds West (N. 83° 08' 01" W.), a distance of four hundred twenty-eight feet and fifty hundredths of one foot (428.50'), to a corner of Lot 29; thence extending in a northwesterly direction along Lots 29 and 30 on a line bearing North sixty-eight degrees fifty-seven minutes thirty seconds West (N. 68° 57' 33" W.), a distance of two hundred thirty-two feet and eighty hundredths of one foot (232.80'); thence extending along Lot 30 the two (2) courses and distances to wit: (1) in a southwesterly direction on a line bearing South twenty-one degrees two minutes thirty seconds West (S. 21° 02' 30" W.), a distance of one hundred fifteen feet (115.00'), to a point of curve; (2) in a southeasterly direction along said curve deflecting to the left having a radius of ten feet (10.00'), a central angle of ninety degrees (90'), a tangent of ten feet (10.00'), a chord of fourteen feet and fourteen hundredths of one foot (14.14'), a chord bearing of South twenty-three degrees fifty-seven minutes thirty seconds East (S. 23° 57' 30" E.), and a distance along the arc of fifteen feet and seventy-one hundredths of one foot (15.71'); thence extending in a northwesterly direction along the North right-of-way line of Linree Avenue on a line bearing North sixty-eight degrees fifty-seven minutes thirty seconds West (N. 68° 57' 30" W.), a distance of seventy feet (70.00'), to a corner of Lot 31; thence extending in a northeasterly direction along Lot 31 the two (2) courses distances to wit: (1) along a curve deflecting to the left having a radius of ten feet (10.00'), a central angle of ninety degrees (90'), a tangent of ten feet (10.00'), a chord of fourteen feet and fourteen hundredths of one foot (14.14'), a chord bearing of North sixty-six degrees two minutes thirty seconds East (N. 66° 02' 30" E.), and a distance along the arc of fifteen feet and seventy-one hundredths of one foot (15.71'); (2) on line bearing North twenty-one degrees two minutes

thirty seconds East (N. 21° 02' 30" E.), a distance of one hundred five feet and seven hundredths of one foot (105.07'); thence extending in a northwesterly direction along Lots 31 and 32 on a line bearing North fifty-eight degrees twenty-seven minutes twenty-seven seconds West (N. 58° 27' 27" W.), a distance of two hundred forty feet and sixty-six hundredths of one foot (240.66'), to a corner of Lot 33; thence extending in a northwesterly direction along Lot 33 and 34 on a line bearing North seventy-seven degrees forty-five minutes fifty-seven seconds West (N. 77° 45' 57" W.), a distance of two hundred ninety feet and fourteen hundredths of one foot (290.14'), to a corner of Lot 35; thence extending in a southwesterly direction along Lots 35, 36, 37 and partially along Lot 38 on a line bearing South eighty-six degrees fifty minutes twenty-nine seconds West (S. 86° 50' 29" W.), a distance of three hundred sixty-seven feet and eight hundredths of one foot (367.08'); thence extending along Lot 38 the two (2) courses and distances to wit: (1) in a southwesterly direction on a line bearing South forty-one degrees twenty-four minutes nine seconds West (S. 41° 24' 09" W.), a distance of one hundred sixty-one feet and sixty-four hundredths of one foot (161.64'); (2) in a southeasterly direction on a line bearing South twenty-seven degrees six minutes fifty-two seconds East (S. 27° 06' 52" E.), a distance of sixty-nine feet and fifty-three hundredths of one foot (69.53'), to a point on the North right-of-way line of Linree Avenue fifty-feet wide (50.00'); thence extending along the North right-of-way line of Linree Avenue the three (3) courses and distances to wit: (1) in a southwesterly direction on a line bearing South sixty-two degrees fifty-three minutes eight seconds West (S. 62° 53' 08" W.), a distance of fifty-eight feet and thirty-one hundredths of one foot (58.31'), to a point of curve; (2) in a northwesterly direction along a curve deflecting to the right having a radius of one hundred twenty-five feet (125.00'), a central angle of sixty degrees fifty-nine minutes fifty-six seconds (60° 59' 56"), a tangent of seventy-three feet and sixty-three hundredths of one foot (73.63'), a chord of one hundred twenty-six feet and eighty-eight hundredths of one foot (126.88'), a chord bearing of North eighty-six degrees thirty-six minutes fifty-four seconds West (N. 86° 36' 54" W.), and a distance along the arc of one hundred thirty three feet and eight hundredths of one foot (133.08'), to the point of tangent; (3) in a northwesterly direction on a line tangent to the last described curve and bearing North fifty-six degrees six minutes fifty-five seconds West (N. 56° 06' 55" W.), a distance of one hundred seventy-seven feet and forty-three hundredths of one foot (177.43'), to a corner of Lot 39; thence extending along Lot 39 the five (5) courses and distances to wit: (1) in a northeasterly direction on a line bearing North seventy-two degrees forty-four minutes thirty seconds East (N. 72° 44' 30" E.), a distance of thirty-one feet and eighty-

07/18/2013

Vol. 105, Issue 42

eight hundredths of one foot (31.88'); (2) in a northeasterly direction on a line bearing North thirty-three degrees fifty-three minutes five seconds West (N. 33° 53' 05" W.), a distance of one hundred thirty-six feet and sixty-four hundredths of one foot (136.64'); (3) in a northwesterly direction on a line bearing North fifty-six degrees six minutes fifty-five seconds West (N. 56° 06' 55" W.), a distance of one hundred nineteen feet and sixty hundredths of one foot (119.60'); (4) in a southwesterly direction on a line bearing South thirty-three degrees fifty-three minutes five seconds West (S. 33° 53' 05" W.), a distance of one hundred fifty-one feet and forty-six hundredths of one foot (151.46'), to a point of curve; (5) in a southeasterly direction along said curve deflecting to the left having a radius of ten feet (10.00'), a central angle of ninety degrees (90°), a tangent of ten feet (10.00'), a chord of fourteen feet and fourteen hundredths of one foot (14.14'), a chord bearing of South eleven degrees six minutes fifty-five seconds East (S. 11° 06' 55" E.), and a distance along the arc of fifteen feet and seventy-one hundredths of one foot (15.71'); thence extending in a northwesterly direction along the North right-of-way line of Linree Avenue the two (2) courses and distances to wit: (1) on a line bearing North fifty-six degrees six minutes fifty-five seconds West (N. 56° 06' 55" W.), a distance of sixty-three feet and fifty-two hundredths of one foot (63.52'), to a point of curve; (2) along said curve deflecting to the right having a radius of one hundred seventy-five feet (175.00'), a central angle of two degrees fifteen minutes seven seconds (02° 15' 07"), a tangent three feet and forty-four hundredths of one foot (3.44'), a chord of six feet and eighty-eight hundredths of one foot (6.88'), a chord bearing of North fifty-four degrees fifty-nine minutes twenty-two seconds West (N. 54° 59' 22" W.), and a distance along the arc of six feet and eighty-eight hundredths of one foot (6.88'), to the place of beginning.

BEING THE SAME PREMISES which Guiseppe Filippini, Inc., by Deed dated 05-19-05 and recorded 06-01-05 in the Office of the Recorder of Deeds in and for the County of Berks in Record Book 4592 Page 1834, granted and conveyed unto Guiseppe Filippini, Inc.

TAX PARCEL: 43533613137819

ACCOUNT: 43030549

SEE Deed, Record Book 1707, Page 0129

To be sold as the property of Guiseppe Filippini, Inc., a/k/a Giuseppe Filippini, Inc.

No. 12-18854

Judgment: \$239,384.75

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

#### LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, situate in Rockland Township, Berks County, PA, bounded and described according to a Final Plan of Mellon School Estates, drawn by Joedter-Schofield, Inc., dated 10/19/1989, last revised

3/5/1991, said Plan recorded in Plan Book 186 Page 25, as follows, to wit:

BEGINNING AT A POINT on the northeasterly side of Mellon School Lane (50 feet wide) said point being a corner of Lot No. 12 on said Plan, thence extending from said point of beginning along Lot No. 12, North 22 degrees 2 minutes 56 seconds East 240.11 feet to a point in line of Lot No. 19; thence extending along same South 69 degrees 39 minutes 23 seconds East 339.80 feet to a point in line of Lot No. 10; thence extending along same South 63 degrees 42 minutes 42 seconds West 304.53 feet to a point on the northeasterly side of the cul-de-sac; thence along the northeasterly side of the cul-de-sac, the two following courses and distances (1) southwesterly along the arc of a circle curving to the left having a radius of 60 feet, the arc distance of 100.52 feet to a point of reverse curve (2) southwesterly along the arc of a circle curving to the right having a radius of 30 feet, the arc distance of 27.40 feet to a point on the northeasterly side of Mellon School Lane; thence along Mellon School Lane, North 69 degrees 39 minutes West 26.41 feet to the place of beginning.

PARCEL NO.: 75545103033313

BEING KNOWN AS: 25 Mellon School Lane, Fleetwood, Pennsylvania 19522.

TITLE TO SAID PREMISES is vested in David M. Armstrong and Terri L. Armstrong by Deed from dated October 15, 1967 and recorded October 17, 2007 in Deed Book 5240, Page 1918.

To be sold as the property of David M. Armstrong and Terri L. Armstrong

No. 12-18864

Judgment Amount: \$82,607.80

Attorney: Phelan Hallinan, LLP

#### LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Colebrookdale Township, County of Berks, Pennsylvania, bounded and described according to a survey made by Albert G. Newbold, Registered Engineer, on 5/2/1964, as follows:

BEGINNING at a point in the center of a public road leading from Shanesville to Gabelsville, Route 73, a corner with lands now or late of Harold Hausmann, et ux, South 6 degrees 39 minutes East 299.1 feet along Route 73 to a point, a corner; thence North 50 degrees 30 minutes East 209.1 feet to a stake, a corner; thence North 7 degrees 30 minutes West 205.3 feet to a stake, a corner; thence South 76 degrees 52.5 minutes West 175.1 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Robert R. Routhier, by Deed from Robert R. Routhier and Luann F. Bechtel, dated 06/23/2010, recorded 06/29/2010 in Instrument Number 2010024929.

BEING KNOWN AS 1231 West Philadelphia Avenue, Boyertown, PA 19512-7701.

07/18/2013

Residential property

TAX PARCEL NO.: 38538817008138

TAX ACCOUNT: 38012860

SEE Instrument # 2010024929

To be sold as the property of Robert R. Routhier.

---

No. 12-18865

Judgment Amount: \$124,079.46

Attorney: Phelan Hallinan, LLP

## LEGAL DESCRIPTION

ALL THOSE CERTAIN two adjoining lots or pieces of ground situated on the Northeast side of Lincoln Street (now called Carroll Street), in the City of Reading, formerly Cumru Township, Berks County, Pennsylvania, and being Lots Nos. 161 and 162 in a Plan of Lots laid out by Martin M. Hamish, and known as 'Boyer Heights', said Plan of Lots remaining of record in the Recorder's Office in and for Berks County, in Plan Book '3', at Page 11, and said tract being more particularly bounded and described as follows, to wit: Containing together in front on the Northeast side of said Lincoln Street thirty-six feet (36 feet), and extending in depth of that width Northeastwardly one hundred and twenty feet (120 feet) to a ten feet wide alley.

SUBJECT to the following conditions and restrictions:

THAT no abattoir shall ever be erected on said premises, and that no frame building to be used as a dwelling shall ever be erected on any part of said premises, except the same shall cost TWO THOUSAND DOLLARS or upwards.

THAT no building shall ever be erected on the premises within fifteen feet of the building line on said Lincoln Street, provided however, that this restriction shall not apply to the erection of bay windows or porches.

THAT all buildings that shall be erected on any part of said land must conform with the standard grade as established on said Plan of Lots.

TOGETHER with and subject to the right to use, in common with others entitled thereto, the ten feet wide common alley in the rear of the herein granted premises.

ALL THOSE CERTAIN two adjoining lots of ground, situate in the Eighteenth Ward, City of Reading, formerly Cumru Township, County of Berks and State of Pennsylvania, and being Lots Numbers 163 and 164, on Plan of Lots laid out by Martin M. Harnish and known as 'Boyer Heights', said Plan of Lots remaining of record in the Recorder's Office in and for said County in Plan Book Vol. 3, Page 11 and said tract of land being more particularly bounded and described as follows, to wit:

ON the Southeast by Lot Number 162;

ON the Southwest by Carroll Street (formerly Lincoln Street);

ON the Northwest by Lot Number 165, and

ON the Northeast by said ten (10) feet wide common alley.

Vol. 105, Issue 42

CONTAINING together in front on Carroll Street (formerly Lincoln Street) thirty-six (36) feet and extending in depth of that width Northeastward one hundred and twenty (120) feet to a ten (10) feet wide common alley.

TITLE TO SAID PREMISES IS VESTED IN Barry S. Fetter and Gary L. Fetter, father and son, as joint tenants with the right of survivorship and not as tenants in common, by Deed from Robert S. Bare and Florence C. Bare, dated 02/27/2007, recorded 04/24/2007 in Book 5119, Page 1704.

BEING KNOWN AS 221 Carroll Street, Reading, PA 19611-1935.

Residential property

TAX PARCEL NO.: 18-5306-58-74-0433

TAX ACCOUNT: 18290825

SEE Deed Book 5119 Page 1704

To be sold as the property of Gary L. Fetter, Barry S. Fetter.

---

No. 12-19080

Judgment Amount: \$135,137.76

Attorney: Phelan Hallinan, LLP

## LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the single one story brick dwelling house erected thereon situate on the northern side of and known as No. 2019 Cleveland Avenue, between Morwood Avenue and Logan Avenue, in the Development of West Wyomissing, Township of Spring, County of Berks and State of Pennsylvania, being Lot No. 6, as shown on a Map or Plan of building lots as laid out by Richard H. Rhoads and Virginia N. Rhoads, his wife, dated November 1954, and revised on March 28, 1955, recorded April 14, 1955, Berks County Records in Plan Book 16, Page 7, bounded on the North by a fifteen (15) feet wide alley, on the East by Lot No. 7, on the South by the aforesaid Cleveland Avenue (50 ft. wide), and on the West by Lot No. 5, and being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by an iron pin in the northern building line of Cleveland Avenue, a distance of two hundred twenty four feet one and three eighth inches (224 feet 1-3/8 inches) westwardly from a point in the aforesaid northern building line at right angles to a stone point cut in the concrete pavement on a five (5) feet range line and on the southwestern corner of the intersection of the aforesaid Cleveland Avenue and Logan Avenue, thence in a westerly direction along the northern building line of the aforesaid Cleveland Avenue, a distance of fifty eight feet no inches (58 feet 0 inches) to a corner marked by an iron pin, thence leaving and making a right angle with the aforesaid Cleveland Avenue and in a northerly direction along Lot No. 5, a distance of one hundred thirty five feet no inches (135 feet 0 inches) to a corner marked by an iron pin on the southern side of a fifteen (15) feet wide alley, thence in an easterly direction along same, making a right angle with the last described line, a distance of fifty eight feet no

07/18/2013

inches (58 feet 0 inches) to a corner marked by an iron pin, thence leaving and making a right angle with the aforesaid fifteen (15) feet wide alley and in a southerly direction along Lot No. 7, a distance of one hundred thirty five feet no inches (135 feet 0 inches) to and making a right angle with the aforesaid Cleveland Avenue at the place of Beginning.

CONTAINING seven thousand eight hundred thirty (7,830) square feet.

TITLE TO SAID PREMISES IS VESTED IN Gregory D. Burton and Julianne R. Burton, h/w, by Deed from Dorothy V. Snyder, dated 09/24/2007, recorded 09/26/2007 in Book 5227, Page 908.

BEING KNOWN AS 2019 Cleveland Avenue, Reading, PA 19609-2003.

Residential property

TAX PARCEL NO.: 80-4396-09-16-8378

TAX ACCOUNT: 80009800

SEE Deed Book 5227 Page 908

To be sold as the property of Gregory D. Burton, Julianne R. Burton.

---

No. 12-19175

Judgment: \$178,001.60

Attorney: McCabe, Weisberg and Conway, P.C.  
TAX I.D. #: 43533511764548

ALL THOSE CERTAIN lots as laid out on a certain plan entitled "Pineland" situate in Exeter Township, County of Berks and Commonwealth of Pennsylvania, and filed with the Recorder of Deeds in and for the County of Berks, Commonwealth of Pennsylvania, in Map Book 8 Page 48 bounded and described as follows, to wit:

LOTS Numbered 11 to 20 inclusive of Section 6 and Lots Numbered 29 to 38 inclusive of said Section 6 bounded on the North by Chestnut Avenue for a distance of 200 feet, on the East by side lines of Lots Numbered 21 and 28, lands now or late of Ralph U Raudenbush and Lala Ruth Randenbush his wife for a distance of 200 feet, bounded on the South by Spruce Avenue for a distance of 200 feet, bounded on the West by side lines of Lots Numbered 10 and 39, lands now or late of Gerald Dengler for a distance of 200 feet

BEING KNOWN AS: 93 Spruce Avenue, Birdsboro, Pennsylvania 19508.

TITLE TO SAID PREMISES is vested in Christopher A. Hint and Erica A. Hint by Deed from dated March 25, 2008 and recorded March 26, 2008 in Deed Book 5326, Page 456.

To be sold as the property of Christopher A. Hint and Erica A. Hint

---

No. 12-19336

Judgment Amount: \$70,902.41

Attorney: Phelan Hsallinan, 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 East side of North

Vol. 105, Issue 42

Twelfth Street, between Robeson and Marion Streets, being No. 1137 North Twelfth 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 Paul K. Seyler;

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

ON the South by property now or late of Julia McGowan, wife of Oscar McGowan; and

ON the West by said North Twelfth Street.

CONTAINING in front or width on said North Twelfth Street thirteen feet ten and one-half inches (13 feet 10-1/2 inches) and in depth of uniform width to said alley on the East one hundred five feet (105 feet).

TOGETHER with the use of the joint alley between said house and the adjoining house on the South, in common with the owners and occupiers of the adjoining property on the South and together with the free and uninterrupted use forever of the said ten feet (10 feet) wide alley on the East.

TITLE TO SAID PREMISES IS VESTED IN Andres Urrutia Ruiz, by Deed from Elizabeth Perez, dated 04/20/2007, recorded 05/07/2007 in Book 5129, Page 1505.

BEING KNOWN AS 1137 North 12th Street, Reading, PA 19604-2127.

Residential property

TAX PARCEL NO.: 13-5317-38-16-7535

TAX ACCOUNT: 13195575

To be sold as the property of Andres Urrutia Ruiz.

---

No. 12-19346

Judgment Amount: \$132,016.45

Attorney: Patrick J. Wesner, Esq.

ALL THAT CERTAIN lot or piece of ground, being Lot No. 3 as shown on the Final Plan of "Willow Creek" made by Spotts, Stevens and McCoy, Inc. dated December 12, 1986 and recorded in Plan Book 147 Page 63, Berks County Records, situate in the Borough of Fleetwood, County of Berks, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING AT A POINT on the northwesterly side of Walnuttown Road at a corner of Lot No. 3 and Lot No. 2 as shown on said Plan; thence extending in a northwesterly direction along Lot No. 2 North 16 degrees 13 minutes 22 seconds West, a distance of 150.00 feet to a point in line of a 15 feet wide drainage easement; thence extending in a northeasterly direction along a 15 feet wide drainage easement North 13 degrees 46 minutes 38 seconds East, a distance of 98.72 feet to a point in line of property now or late of Martin Younker and Darlene Younker, his wife; thence extending in a southeasterly direction along property now or late of Martin Younker and Darlene Younker, his wife, South 46 degrees 25 minutes 45 seconds East, a distance of 150.00 feet to a point on Walnuttown

07/18/2013

Vol. 105, Issue 42

Road; thence extending in a southwesterly direction along Walnuttown Road South 43 degrees 46 minutes 38 seconds West, a distance of 99.26 feet to a point on Walnuttown Road at a corner of Lot No. 2, the place of beginning.

CONTAINING IN AREA 14,847.97 square feet of land.

BEING THE SAME PREMISES which Dilip G. Kalthod, by Deed dated 3/9/1992 and recorded 9/2/1992 in Record Book Volume 2337, Page 1504, Berks County Records, granted and conveyed unto Joseph C. Thomas and Eileen M. Thomas, his wife

TITLE TO SAID PREMISES vested in C. Scott Mensch and Bonny L. Cronrath-Mensch, husband and wife by Deed from Joseph C. Thomas and Eileen M. Thomas, his wife dated 03/28/01 and recorded 04/02/01 in the Berks County Recorder of Deeds in Book 3313 Page 1900.

To be sold as the property of C. Scott Mensch and Bonny L. Cronrath-Mensch

---

No. 12-19801

Judgment Amount: \$143,863.67

Attorney: Phelan Hallinan, LLC

**LEGAL DESCRIPTION**

ALL THAT CERTAIN messuage, tenement and two tracts of land, bounded and described as follows, to wit:

TRACT NO. 1. Situate in Brecknock Township, Berks County and State of Pennsylvania, beginning at a stone, thence by land late of Peter Steffy North 17 degrees, West 31 6/10 perches to a stone, thence by land late of John Gebhart, North 88 degrees, East 11 15/100 perches to a stone, thence by tract hereinafter mentioned as No. 2, South 17 degrees, East 28 1/10 perches to a stone, South 70 1/4 degrees, West 10 perches to the place of beginning Containing Two (2) acres, neat measure.

TRACT NO. 2. Situate as aforesaid, Beginning at a stone, thence by land of said John Gebhart, South 86 3/4, West 7 perches to a stone, South 17 degrees and 3/4 degrees, West 7 perches to a stone, South 17 degrees and 3/4, East 33 perches to a stone, thence by Tract No. 1, North 74 1/2 degrees, East 7 perches to a stone, North 18 1/2 degrees, West 31 6/10 perches to the place of Beginning Containing One (1) acre and sixty-one (61) perches, neat measure.

TITLE TO SAID PREMISES IS VESTED IN Michael J. Defulvio, by Deed from Mary K. Defulvio, dated 08/24/2010, recorded 08/27/2010 in Instrument Number 2010032936.

BEING KNOWN AS 98 Kremp Road, Mohnton, PA 19540-8712.

Residential property

TAX PARCEL NO.: 34530301355348

TAX ACCOUNT: 34002975

SEE Deed Instrument No. 2010032936

To be sold as the property of Mary K. Defulvio, Mike Defulvio a/k/a Michael J. Defulvio.

---

No. 12-20324

Judgment: \$105,165.88

Attorney: Leon P. Haller, Esquire

ALL THAT CERTAIN two-story brick dwelling house, being the Eastern one-half of a double dwelling house, and the lot or piece of ground upon which the same is erected, situate on the South side of Pike Street, between Birch and North Thirteenth Streets, being No. 1234 Pike Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

ON the North by said Pike Street;

ON the East by property now or late of Bertha

M. Egner;

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

ON the West by property now or late of Henry D. Spaar.

CONTAINING in front or width on said Pike Street eighteen (18) feet and in length or depth of equal width one hundred (100) feet to said ten (10) feet wide alley in the rear.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1234 Pike Street, Reading, PA 19604

TAX PARCEL I.D.: 17 5317-30-27-0709

ACCOUNT: 602875 (17)

BEING THE SAME PREMISES WHICH Douglas R. Rose by Deed dated 09/04/13 and recorded 09/11/04 in Berks County Instrument No. 2009043402, granted and conveyed unto Dawin Torres.

To be sold as the property of Dawin Torres

---

No. 12-20719

Judgment Amount: \$327,045.30

Attorney: KML Law Group, P.C.

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or parcel, situated in the Bern Township, County of Berks and Commonwealth of Pennsylvania.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 574 Mull Avenue, Leesport, PA 19533

TAX PARCEL #27438904506361

ACCOUNT: 27084983

SEE Deed Book 5231, Page 1222

To be sold as the property of: Ronald Samsel

---

No. 12-21434

Judgment Amount: \$122,649.87

Attorney: Phelan Hallinan, LLP

**LEGAL DESCRIPTION**

ALL THAT CERTAIN one and one-half story frame bungalow dwelling and garage, together with the lot or piece of ground on which the same is erected, situate, lying and being in the Township of Lower Alsace, County of Berks and State of Pennsylvania, and being known as Lots Numbered 68, 69, 70 and 71, on the Map or Plan of 'Woodside', as recorded in Plan Book No 1, Page 34, Berks County Records, bounded.

07/18/2013

NORTHEASTWARDLY by Midland Avenue,  
SOUTHEASTWARDLY by Lot No. 67 on  
said Plan,

SOUTHWESTWARDLY by Sylvan dell  
property, and

NORTHWESTWARDLY by Lot No. 72 on  
said Plan

CONTAINING IN FRONT along said  
Midland Avenue 80 feet and in depth of equal  
width 120 feet

UNDER AND SUBJECT to all the reservations  
and restrictions as fully set forth in Deed of  
conveyance from Ellen R. Miller, widow, to  
George Montgomery, dated November 16, 1923,  
recorded in Deed Book Vol. 586, Page 437, Berks  
County Records.

BEING KNOWN AS 110 Midland Avenue,  
Reading, PA 19606-1333.

Residential property

TAX PARCEL NO.: 23-5327-14-33-7775

TAX ACCOUNT: 23056820

TITLE TO SAID PREMISES IS VESTED  
by Warranty Deed, dated 05/14/2008, given by  
Rodney P. Kline and Stacie L. Kline to Rodney  
P. Kline and recorded 5/14/2008 in Book 5356  
Page 1466

To be sold as the property of Rodney P. Kline.

No. 12-21667

Judgment Amount: \$53,178.08

Attorney: KML Law Group, P.C.

#### LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel, situated  
in the City of Reading, County of Berks and  
Commonwealth of Pennsylvania.

THEREON ERECTED A DWELLING  
HOUSE KNOWN AS: 403 Spring Street,  
Reading, PA 19601

TAX PARCEL #14-5307-50-75-3850

ACCOUNT: 14638875

SEE Deed Book 4152, Page 1928

To be sold as the property of: Erick Santana  
as Administrator of the Estate of Ana Ramos,  
Deceased

No. 12-21791

Judgment Amount: \$91,854.00

Attorney: Phelan Hallinan, LLP

#### LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of land  
together with the two and one half-story semi-  
detached dwelling house, situate on the North  
side of the macadam road from U S Route to  
Moselem Station, in the Township of Richmond,  
County of Berks and State of Pennsylvania,  
bounded and described as follows, to wit:

BEGINNING at a corner marked by an iron  
pin on the South side of the Macadam Road,  
thence by the same, and lands of Earl Sheble  
and wife, South 78 degrees 2 minutes West 18 feet  
10-3/4 inches to an iron pin, thence crossing the  
said road North 12 degrees 11 minutes West to  
an iron pin which is 15 feet Southwardly from

Vol. 105, Issue 42

the Southwestern corner of the house, thence  
by the North side of the said highway, South 77  
degrees 49 minutes West 57 feet 6-1/2 inches  
to an iron pin, thence leaving the said highway  
North 14 degrees 5 minutes West 100 feet to  
an iron pin, thence by residue of property of  
the Germantown Trust Co. passing through the  
center line of the frame stud party wall between  
the dwelling houses and passing through an iron  
pin in the aforesaid macadam road 26 feet 8-1/8  
inches southwardly from the front of the frame  
dwelling house, South 11 degrees 54 minutes East  
121 feet 11-3/4 inches to the place of beginning.

CONTAINING 30 482 perches

TITLE TO SAID PREMISES IS VESTED  
IN Teejay Sanabria and Amanda L. Sanabria,  
husband and wife by Perma H. Heiter, nka Perma  
H. German, Fee Owner, and Perry A. Dietrich,  
Equitable Owner, dated 09/23/2005, recorded  
11/30/2005 in Book 4722, Page 145

BEING KNOWN AS 1657 Moselem Springs  
Road, Hamburg, PA 19526-8686.

Residential property

TAX PARCEL NO.: 72541304915273

TAX ACCOUNT NO. 72027400

SEE Deed Book 4722 Page 145

To be sold as the property of Amanda L.  
Sanabria, Teejay Sanabria.

No. 12-21968

Judgment Amount: \$213,765.93

Attorney: KML Law Group, P.C.

#### LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel, situated  
in the Spring Township, County of Berks and  
Commonwealth of Pennsylvania.

THEREON ERECTED A DWELLING  
HOUSE KNOWN AS: 117 Bainbridge Circle,  
Reading, PA 19608

TAX PARCEL #80438620903458

ACCOUNT: 80001003

SEE Deed Book 3912, Page 1845

To be sold as the property of: Diane Thomason  
and Keith A. Thomason

No. 12-22203

Judgment: \$132,606.24

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

#### LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground  
situate on North Fifth Street, No. 805, between  
Douglass and Windsor Streets, in the City  
of Reading, County of Berks and State of  
Pennsylvania, upon which is erected a three story  
brick dwelling house, bounded and described as  
follows, to wit:

ON the North by property now or late of John  
and Emma Beyerle;

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

ON the South by property now or late of  
Rebecca Albright; and

ON the West by North Fifth Street.

CONTAINING in front on said North Fifth

07/18/2013

Street, twenty five feet (25') and extending in depth one hundred twenty five feet six and one half inches (125' 6-1/2").

HOUSE KNOWN AS 805 North 5th Street, Reading, PA 19601

TAX PARCEL: #5307-59-74-9752

SEE Deed Book: 3227, Page 1374

To be sold as the property of Gwendolyn Didden

No. 12-22349

Judgment: \$168,747.83

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

#### LEGAL DESCRIPTION

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

BEGINNING AT A POINT in the center line of the public road leading from Sinking Spring to Van Reed's Paper Mill, said road being known as Mull Avenue, in the Borough of Sinking Spring, aforesaid, said point being a corner of lands now or late of Howard Fisher and in line of lands of John H. Bridenbaugh, thence in a northeasterly direction along the centerline of said public road and along lands of John H. Bridenbaugh, a distance of 100.0 feet to a point, thence in a southeasterly direction forming an interior angle of 90° with the last described line, along lands of Carl P. Strunk, a distance of 375 feet to a point in the center line of a 50 foot wide proposed street, thence in a southwesterly direction, forming an interior angle of 90° with the last described line and along lands now or late of Daniel Sternberg, a distance of 136.0 feet to a point and corner of lands of the said John H. Bridenbaugh, thence in a northwesterly direction, forming an interior angle of 84° 45', more or less with the last described line, along lands of said John H. Bridenbaugh and lands of said Howard Fisher, a distance of 376.5 feet to the point the place of beginning.

HOUSE KNOWN AS 3024 Van Reed Road, Sinking Spring, PA 19608

TAX PARCEL: 80-4386-07-57-1863

SEE Deed Book: 1721 Page 1264

To be sold as the property of Josephine Noecker, Executrix of the Estate of Olga C. Zukowski, deceased mortgagor and real owner

No. 12-2380

Judgment: \$121,164.53

Attorney: Jaime R. Ackerman, Esquire,

Ashleigh Levy Marin, Esquire and

Joel A. Ackerman, Esquire

#### LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of land together with a two-story brick and frame townhouse erected thereon being House No. 829 Possum Lane on the southern side of Possum Lane, being known as Lot No. 26 Block "J" Section No. 2, Mountain Park Development, as

Vol. 105, Issue 42

laid put by S & H, Inc., on January 3, 1973 and recorded in Plan Book Volume No. 35, Page 27, in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania and being more fully bounded and described as follows, to wit:

BEGINNING AT A CORNER on the southern building line of Possum Lane (53 feet wide) said corner: being one hundred and ninety-seven one hundredths feet (100.97') measured eastwardly from the end of curve having a twenty feet (20.00') radius connecting the eastern building line of Deer Run (53 feet wide) and the southern building line of Possum Lane, thence along the southern building line of Possum Lane, South forty-two degrees four minutes zero seconds East (S. 42.04' 00" E.) a distance of thirty-six and fifty one hundredths feet (36.51') to a corner; thence leaving the aforesaid Possum Lane along Lot No. 25, passing through as eight inch (8") party wall, South forty-seven degrees fifty-six minutes zero seconds West (S. 47.56 00" W.), a distance of one hundred thirty-two and fifty-one hundredths feet (132.50') to a corner; thence along Lot Nos. 9 and 8, North forty-two degrees four minutes zero seconds West (N. 42.04' 00" W.), a distance of thirty-six and fifty-one hundredths feet (36.50') to a corner; thence along Lot Nos. 4, 3, 2 and 1 North forty-seven degrees fifty-six minutes zero seconds East (N. 47.56' 00" E.), a distance of one hundred thirty-two and fifty-one hundredths feet (132.50') to the place of beginning.

CONTAINING four thousand eight hundred thirty-six and twenty-five one hundredths (4,836.25) square feet.

BEING THE SAME PREMISES which John S. Covington and Michele R. Covington, husband and wife, by Deed dated October 31, 2007 and recorded November 8, 2007 in and for Berks County, Pennsylvania, in Deed Book Volume 5253, Page 2459, granted and conveyed unto Maria E. Perez.

PARCEL NO.: 43.5327.18.41.9578

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 829 Possum Lane, Reading, PA, 19606-1147.

To be sold as the property of Maria E. Perez.

No. 12-24051

Judgment: \$113,009.45

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

#### LEGAL DESCRIPTION

ALL THAT CERTAIN tract of land together with the one story brick dwelling house erected thereon, situate in the Township of Lower Heidelberg, County of Berks Commonwealth of Pennsylvania, and known as portion of Lot 7 and all of Lot 8 of the development known as Cacoosing Acres and more fully shown on Plan #S-29 recorded in the Recorder's Office for the recording of plans and developments in Plan Book #8, Page 41, bounded and described as follows, to wit:

BEGINNING at an iron pin in the northerly right of way line of a public road (concrete)

07/18/2013

leading between Wyomissing and State Hill, said point being distant 16.5 feet from center line of the aforementioned road, thence along land now or late of Donald W. Dixon North 38 degrees .3 minutes 30 seconds East 208 feet to an iron pin on the southerly side of a 20 foot wide alley, thence along the southerly side of said alley, South 52 degrees 24 minutes East 80 feet 7-7/8 inches to an iron pin at the intersection of said southerly side of alley and the westerly building line of a 60 foot wide street known as Cacoosing Boulevard, thence along said westerly building line of Cacoosing Boulevard, South 38 degrees 03 minutes 30 seconds West 208 feet to an iron pin on the northerly right of way line of the aforementioned public road, thence along said right of way line North 52 degrees 24 minutes West 80-feet 7- 7/8 inches to the point of beginning.

CONTAINING 0.386 acres strict measure.

HOUSE KNOWN AS 3269 State Hill Road, Sinking Spring, PA 19608

TAX PARCEL: #49-4387-01-45-7064

SEE Deed Instrument No: 2011036725

To be sold as the property of Christopher J. Kaspar

No. 12-24157

Judgment: \$31,623.82

Attorney: George J. Shoop, Esquire

ALL THAT CERTAIN lot or piece of land, situate on the Eastern side of a private road leading from Township Road T-420 to Legislative Route No. 197, in the Township of Lower Alsace, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows:

BEGINNING at a spike in the aforementioned private road, a corner of land of the Anna Marie Reiniger Estate; thence in said private road the three (3) following courses and distances: (1) North 39 degrees 46 minutes 15 seconds East, 35.26 feet to a spike; (2) North 10 degrees 30 minutes 15 seconds East, 40.45 feet to a spike; (3) North 27 degrees 08 minutes West, 48.73 feet to a spike; thence leaving said private road and along residue land of Charles H. Muhlenberg, Jr. the three (3) following courses and distances: (1) North 59 degrees 26 minutes 17 seconds East, 377.64 feet to an iron pin; (2) North 51 degrees 58 minutes East, 213.22 feet to an iron pin; (3) South 47 degrees 32 minutes 33 seconds East 185.87 feet to an iron pin in line of land of John Frederick Rapp; thence along land of the same and land of Raymond T. Seitz, George L. S. Goll, Carl F. Goll, and other land of Marguerite T. Fitz, South 53 degrees 05 minutes 17 seconds West 672.76 feet to an iron pin; thence along other land of Marguerite T. Fitz, North 87 degrees 54 minutes 43 seconds West, 32.2 feet to an iron pin; thence along property of Guenther E. Wolter and Annelis B. Wolter, his wife, the three (3) following courses and distances: (1) South fifty-three degrees sixty-five minutes seventeen

Vol. 105, Issue 42

seconds West (S. 53° 65' 17" W.) a distance of twenty-eight feet (28'), North thirty-five degrees thirty-seven minutes thirty seconds West (N. 35° 37' 30" W.) a distance of one hundred fifteen feet (115'), more or less, and North thirty- nine degrees forty-six minutes fifteen seconds East (N. 39° 46' 15" E.) a distance of thirty feet (30'), more or less, to the place of beginning.

CONTAINING 3.002 acres, more or less.

PART OF THE ABOVE DESCRIBED PREMISES being Purpart No. 2 of the same premises which Marguerite T. Fitz, single woman, by her Deed dated June 28, 1976 and recorded in Deed Book Vol. 1693, Page 496, Berks County Records, granted and conveyed unto Marlis M. Wolter, grantor herein. The balance of the above described premises being the same premises which Guenther E. Wolter and Annelis B. Wolter, his wife, by their Deed dated March 24, 1980 and recorded on March 25, 1980 in Deed Book Vol. 1779, Page 67, Berks County Records, granted and conveyed unto Marlis M. Wolter, grantor herein.

BEING THE SAME PREMISES which Marlis M. Wolter, by Deed dated April 15, 1980 and recorded April 18, 1980 in the Office of the Recorder of Deeds in and for the County of Berks in Record Book 1780, Page 280, granted and conveyed unto Marlis M. Wolter.

MORE COMMONLY KNOWN AS: 29 Wolters Lane, Reading, PA 19606

PARCEL ID: 23-5327-14-24-5591.

To be sold as the property of Marlis M. Pritz f/k/a Marlis M. Wolter.

No. 12-24627

Judgment: \$334,419.86

Attorney: Leonard J. Mucci, III, Esquire

ALL THAT CERTAIN lot or piece of ground on the Southwesterly side of Main Street, SR 1026 as shown on the Subdivision Plan of Gresh as recorded in Berks County Records Plan 253 Page 61 in Centre Township, County of Berks and Commonwealth of Pennsylvania being more fully bounded and described as follows, to wit:

TAX PARCEL NO. 4482-04-72-3481

BEING KNOWN AS 1767 Main Street, Mohrsville, PA 19541

Residential Property

To be sold as the property of Lucas P. McMinn, a/k/a Lucas McMinn and Autumn S. McMinn, a/k/a Autumn McMinn

No. 12-24807

Judgment: \$32,619.82

Attorney: Udren Law Offices, P.C.

ALL THAT CERTAIN parcel of land lying and being situated in the County of Berks, State of PA, to wit:

ALL THAT CERTAIN tract or piece of land lying on the northerly corner of West Thirty-Eighth Street and West Avenue, both 50 feet wide street, said tract being composed of Lots

07/18/2013

Numbered 272 through 278, and Lots Number 279 through 284, and including a twenty feet (20') wide alley lying between said lots, all as shown on Long Terrace Realty Company, Inc., Plan of Lots, laid out by William H. Dechant & Sons, Civil Engineers, dated April 1921 and recorded in Berks County Records of Plan Book Volume 1, Page 45, situate in the Township of Exeter, County of Berks and State of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the northerly building corner of West Thirty-Eight Street and West Avenue; thence extending in a northwesterly direction along the northeastern building line of West Avenue, by a line making a right angle with the northwestern building line of West Thirty-Eight Street, and crossing the southwestern terminus of a twenty feet (20') wide alley included herein, a distance of 290.00 feet to a point; thence leaving said building line of West Avenue and extending in a northeasterly direction along Lot No. 285 of said Plan of Lots, belonging to Florence Deboeser, by a line making a right angle with the said building line of West Avenue a distance of 150.00 feet to a point in the southwestern line of a twenty feet (20') wide alley; thence extending in a southeasterly direction along said alley line by a line making a right angle with the last described line, and crossing the northeastern terminus of aforesaid alley included in the herein described premises, a distance of 290.00 feet to a point in the northwestern building line of aforementioned West Thirty-Eighth Street; thence extending in a southwesterly direction along said building line of West Thirty-Eighth Street, by a line making a right angle with the last described line, a distance of 150.00 feet to the place of beginning.

CONTAINING in area 43,500.00 square feet or 0.998 acres.

BEING KNOWN AS: 322 West 38th Street, Reading, PA 19601

PROPERTY ID NO.: 5326-17-11-8887

TITLE TO SAID PREMISES IS VESTED IN Elizabeth A. Cardell, her heirs and/or assigns by Deed from Donald W. Borden, Jr. and Maureen Borden, husband and wife dated 06/5/2004 recorded 06/25/2004 in Deed Book 4093 Page 100.

To be sold as the property of: Elizabeth A. Cardell, her heirs and/or assigns

---

No. 12-24832

Judgment Amount: \$97,420.69

Attorney: Phelan Hallinan, LLP

#### LEGAL DESCRIPTION

ALL THOSE CERTAIN two adjoining lots, parcels, and pieces of land and premises, hereinafter particularly described situate in the Nineteenth Ward of the City of Reading, County of Berks and State of Pennsylvania, being Lots Nos. 15 & 16, Block 9, in the Plan of Glenside, drawn and surveyed by William H. Dechant, C.

Vol. 105, Issue 42

E. as recorded in Plan Book No. 2 Berks County Records, at Page 46, each of said lots containing in front on said Luzerne Street twenty (20) feet, and in depth one hundred fifteen (115) feet, said lots being bounded on the North by Lot No. 14 in said Plan, on the South by Lot No. 17 in said Plan, on the West by a fifteen (15) feet wide alley; and on the East by Luzerne Street.

BEING KNOWN AS 1214 Luzerne Street, Reading, PA 19601-1739.

TITLE TO SAID PREMISES IS VESTED IN Hans Click and Heather R. Click, by Deed from Hans Click and Heather R. Click, f/k/a Heather R. Kerschner, dated 11/23/2009, recorded 01/04/2010 in Instrument Number 2010000046.

Residential property

TAX PARCEL NO.: 19-5307-38-26-0692

TAX ACCOUNT: 19474725

INSTRUMENT Number 2010000046

To be sold as the property of Heather R. Click, Hans Click.

---

No. 12-24905

Judgment: \$23,363.87

Attorney: Ryan C. Thompson, Esquire

ALL THAT CERTAIN tract or lot of ground situate on the southern side of Bedford Avenue in the Township of Cumru, Berks County, Pennsylvania, being known as Lot No. 17 of the Sugarloaf Subdivision, recorded in Plan Book Volume 239, Page 15, and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the southern right-of-way line of Bedford Avenue, a corner of Lot No. 18; thence leaving said road and along Lot No. 18 South 24 degrees 31 minutes 07 seconds East 150.00 feet to a point in line of Lot No. 20; thence along Lot No. 20 South 65 degrees 28 minutes 53 seconds West 102.50 feet to a point, a corner of Lot No. 16; thence along Lot No. 16, North 24 degrees 31 minutes 07 seconds West 150.00 feet to a point on the southern right-of-way line of Bedford Avenue; thence along the southern right-of-way line of Bedford Avenue, North 65 degrees 28 minutes 53 seconds East 102.50 feet to the place of beginning.

CONTAINING 15,375 square feet.

BEING THE SAME PREMISES which Luxor Homes, Inc. by its Deed dated April 18, 2001 and recorded on April 23, 2001 in Record Book 3323, Page 1240, Berks County Records, granted and conveyed unto Marc J. Geddio and Michelle L. Geddio.

BEING KNOWN AS: 905 Bedford Avenue, Shillington, Berks County, Pennsylvania 19607

PARCEL NUMBER: 39439509167965

ACCOUNT NO. 39001605

SEE Deed Book 3323, Page 1204

To be sold as the property of Marc J. Geddio and Michelle L. Geddio

07/18/2013

Vol. 105, Issue 42

No. 12-3130

Judgment Amount: \$63,663.95

Attorney: Phelan Hallinan, LLP

## LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land, situate, lying and being in the City of Reading, County of Berks and Commonwealth of Pennsylvania, being Lots Nos. 45, 46, 47, and 48 in Block 16 on Plan of Building Lots known as Glenside, drawn and surveyed by William H. Dechant & Sons, September 1902, revised January 1922 to conform to topographical survey of the First Section of the Glenside annexation to the said City of Reading, recorded in the Recorder's Office of Berks County, Pennsylvania, in Plan Book Volume 2 Page 47, situate on the East side of Allegheny Avenue between Warren Street (formerly known as Adams Street) and Lehigh Street, being bounded and described as follows, to wit:

ON the North by Lot No. 49 on said Plan,

ON the West by Allegheny Avenue,

ON the South by Lot No 44 on said Plan; and

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

CONTAINING in front on said Allegheny Avenue eighty (80) feet, and in depth of equal width one hundred fifteen (115) feet to said fifteen (15) feet wide alley.

TITLE TO SAID PREMISES IS VESTED IN Yudelka Castro, by Deed from Barbara A. Long, Co-Trustee and Christina M. Koletal, n/k/a Christina M Lewars, Co-Trustee for the Marguerite S. Scherrer Revocable Living Trust dated March 24th, 1998, dated 02/16/2006, recorded 03/09/2006 in Book 4816, Page 1088.

BEING KNOWN AS 1337 Allegheny Avenue, Reading, PA 19601-1703.

Residential property

TAX PARCEL NO.: 19-5307-37-16-0759

TAX ACCOUNT: 19240700

SEE Deed Book 4816 Page 1088

To be sold as the property of Yudelka Castro.

No. 12-3876

Judgment Amount: \$347,470.30

Attorney: Powers, Kim &amp; Javardian, LLC

TRACT #1: ALL THAT CERTAIN message; tenement and tract of land situate in the Township of Longswamp, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point at the intersection of lands of Harry Lauer and the Catasauqua and Fogelsville Railroad, thence along land of Harry Lauer North eighty and one-half degrees East seven hundred and sixty-two (762) feet to a point; thence along property of James Moyer North three degrees West, seven hundred (700) feet to a point in the middle of a public road leading to Alburtis; thence along the middle of said road South eighty-four degrees West, two hundred and thirty six (236) feet to a point in the middle of a road leading to Seisholtzville; thence along lands of said railroad the following courses

and distances; South nineteen degrees West, two hundred and seventy-six (276) feet to a point; thence South sixty-nine degrees thirty-eight minutes West, seventy-eight (78) feet to a point; thence South twenty-four degrees eight minutes West, two hundred and thirty-two (232) feet to a point; thence South twenty-seven degrees twenty-three minutes West, one hundred (100) feet to a point; thence South thirty-six degrees eleven minutes West, one hundred (100) feet; thence South forty-two degrees twenty-six minutes West, one hundred (100) feet; thence South fifty degrees six minutes West, eighty-seven (87) feet to a point of Beginning.

CONTAINING seven and on-half (7-1/2) acres of land, strict measure.

TRACT #3: ALL THAT CERTAIN triangular lot or piece of woodland situate on the Western side of Township Road No. 872 leading from Legislative Route No. 06119 to the Village of Hensingersville in the Township of Longswamp, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the middle of Township Road No. 872 leading from Legislative Route No. 06119 to the Village of Hensingersville in line of other lands of Robert A. Reichard and Darlene R. Reichard, his wife, thence extending in and along the said road South 6 degrees 24 minutes West a distance of 110.83 feet to an iron pin in the said road; thence extending along line of other lands of Lizzie Lauer, of which the within premises was a part, North 74 degrees 50 minutes West to an iron pin set 12.65 feet from the center of said road, a distance of 255.44 feet to an iron pin in a creek; thence extending along line of other lands of Grantee herein North 80-1/2 degrees East 262.54 feet to the place of Beginning.

CONTAINING 14.457 square feet.

BEING THE SAME PREMISES which John J. Rooney by Deed dated August 16, 1989 and recorded November 29, 1989 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 2108, Page 385, granted and conveyed unto Carol A. Loomis

BEING KNOWN AS 20 Walker Road, Macungie, PA 18062.

TAX PARCEL NO. 5492-02-76-9834

ACCOUNT:

SEE Deed Book 2108 Page 385

To be sold as the property of Carol A. Loomis

No. 12-3987

Judgment: \$183,362.96

Attorney: Leon P. Haller, Esquire

ALL THAT CERTAIN tract or lot of ground situate on the northern side of Chaser Court in the Township of Cumru, Berks County, Pennsylvania, being known as Townhouse Unit 16 of the Deerfield, Phase 4, Revised Subdivision, containing 1,140 square feet and known as 16 Chaser Court, Shillington, PA 19607

07/18/2013

TAX PARCEL: 5305-02-77-6541

ACCOUNT: 000495 (39)

REFERENCE Berks County Instrument #2009-042052.

To be sold as the property of Tiffany C. Klemm and Justin H. Klemm.

No. 12-4458

Judgment Amount: \$103,736.77

Attorney: Phelan Hallinan, LLP

## LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground lying on the eastern side of a macadam road leading from the 'Dauberville to Mohrsville' macadam road to Centreport, situate in the Township of Centre, County of Berks and State of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at an iron pipe on the eastern side of the aforementioned macadam road; thence leaving said road and extending along property belonging to the Estate of Claude Reber, deceased, North eighty-three degrees East (N. 83 E.) a distance of two hundred thirty and six one-hundredths feet (230.06 feet) to an iron pipe, a corner of property belonging to the Estate of Katie A. Rentschler, deceased, of which the herein described tract was a part; thence along the same South nineteen degrees fifty-four minutes East (S. 19.54 minutes E.) a distance of one hundred eight and ten one-hundredths feet (108.10) to an iron pipe, a corner of property belonging to Pearl S. Schapell; thence along the same and along property bequeathed by the said Katie A. Rentschler to Ray Rentschler and Earl Rentschler, South seventy degrees six minutes West (S. 70.06 minutes W.) a distance of two hundred thirty-nine and seventy-two one-hundredths feet (239.72 feet) to an iron pipe in the eastern side of the aforementioned macadam road leading to Centreport; thence along the eastern side of said road North fourteen degrees twenty-two minutes West (N. 14.22 minutes W.) a distance of one hundred sixty and twenty-one one-hundredths feet (160.21 feet) to the place of Beginning.

CONTAINING in area: 31,235.79 square feet.

BEING KNOWN AS 229 Pear Road, Mohrsville, PA 19541-8867.

Residential property

TAX PARCEL NO.: 36-4491-05-29-4718

TAX ACCOUNT: 36004350

SEE Deed Book 2596 Page 1866

TITLE TO SAID PREMISES IS VESTED IN Kenneth L. Speirs and Dorothy M. Speirs, his wife, by Deed from Raymond E. Beissel, Jr. and Robert C. Beissel and James E. Beissel, Executor of the Estate of Raymond E. Beissel, Sr., deceased, dated 11/19/1994, recorded 12/02/1994 in Book 2596, Page 1866. DOROTHY M. SPEIRS was co-record owner of the mortgaged premises as tenant by the entirety. By virtue of DOROTHY M. SPEIRS's death on or

Vol. 105, Issue 42

about 06/05/2011, her ownership interest was automatically vested in the surviving tenant by the entirety.

To be sold as the property of Kenneth L. Speirs who resides at 158 Gin Mill Road, Mohrsville, PA 19541-9105 or 229 Pear Road, Mohrsville, PA 19541-8867

No. 12-4458

Judgment Amount: \$103,736.77

Attorney: Phelan Hallinan, LLP

## LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground lying on the eastern side of a macadam road leading from the 'Dauberville to Mohrsville' macadam road to Centreport, situate in the Township of Centre, County of Berks and State of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at an iron pipe on the eastern side of the aforementioned macadam road; thence leaving said road and extending along property belonging to the Estate of Claude Reber, deceased, North eighty-three degrees East (N. 83 E.) a distance of two hundred thirty and six one-hundredths feet (230.06 feet) to an iron pipe, a corner of property belonging to the Estate of Katie A. Rentschler, deceased, of which the herein described tract was a part; thence along the same South nineteen degrees fifty-four minutes East (S. 19.54 minutes E.) a distance of one hundred eight and ten one-hundredths feet (108.10 feet) to an iron pipe, a corner of property belonging to Pearl S. Schapell; thence along the same and along property bequeathed by the said Katie A. Rentschler to Ray Rentschler and Earl Rentschler, South seventy degrees six minutes West (S. 70.06 minutes W.) a distance of two hundred thirty-nine and seventy-two one-hundredths feet (239.72 feet) to an iron pipe in the eastern side of the aforementioned macadam road leading to Centreport; thence along the eastern side of said road North fourteen degrees twenty-two minutes West (N. 14.22 minutes W.) a distance of one hundred sixty and twenty-one one-hundredths feet (160.21 feet) to the place of Beginning.

CONTAINING in area: 31,235.79 square feet.

BEING KNOWN AS 229 Pear Road, Mohrsville, PA 19541-8867.

Residential property

TAX PARCEL NO.: 36-4491-05-29-4718

TAX ACCOUNT: 36004350

SEE Deed Book 2596 Page 1866

TITLE TO SAID PREMISES IS VESTED IN Kenneth L. Speirs and Dorothy M. Speirs, his wife, by Deed from Raymond E. Beissel, Jr. and Robert C. Beissel and James E. Beissel, Executor of the Estate of Raymond E. Beissel, Sr., deceased, dated 11/19/1994, recorded 12/02/1994 in Book 2596, Page 1866. DOROTHY M. SPEIRS was co-record owner of the mortgaged premises as tenant by the entirety. By virtue of DOROTHY M. SPEIRS's death on or

07/18/2013

about 06/05/2011, her ownership interest was automatically vested in the surviving tenant by the entirety.

To be sold as the property of Kenneth L. Speirs who resides at 158 Gin Mill Road, Mohrsville, PA 19541-9105 or 229 Pear Road, Mohrsville, PA 19541-8867

---

No. 12-4563

Judgment Amount: \$163,644.71

Attorney: Phelan Hallinan, LLP

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of ground situate in Exeter Township, Berks County, Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Farming Ridge Section 5-2 drawn by Thomas K. Gibbons, Professional Land Surveyor, dated December 30, 1983 and last revised February 10, 1986 said Plan recorded in Berks County in Plan Book 143 Page 79, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Stonehenge Drive (54 feet wide), said point being a corner of Residue Area on said Plan; THENCE extending from said point of beginning along main Residue Area, the three following courses and distances: (1) North 12 degrees 52 minutes 00 seconds West 132.01 feet to a point, a corner; (2) North 47 degrees 08 minutes 00 seconds East 77.08 feet to a point, a corner; (3) South 22 degrees 57 minutes 00 seconds East 130.00 feet to a point on the Northwesterly side of Stonehenge Drive; thence extending along same South 67 degrees 09 minutes 00 seconds West 100.00 feet to the first mentioned point and place of beginning.

CONTAINING 11,520.04 square feet.

BEING Lot No. 392.

TITLE TO SAID PREMISES IS VESTED IN William J. Kelly and Susan Kelly, by Deed from Prudential Relocation, Inc., a Colorado corporation, dated 05/15/2003, recorded 07/31/2003 in Book 3824, Page 1020.

BEING KNOWN AS 1201 Stonehenge Drive, Reading, PA 19606-3829.

Residential property

TAX PARCEL NO.: 43-5337-04-50-0011

TAX ACCOUNT: 43001321

SEE Deed Book 3824 Page 1020

To be sold as the property of William J. Kelly and Susan Kelly

---

No. 12-4964

Judgment: \$1,752.60

Attorney: Christine Tartamella, Esquire

**Legal Description**

**PURPART NO. 1**

ALL THOSE CERTAIN lots, parcels or pieces of land together with the one story frame bungalow thereon erected, lying, situate and being in the Township of Alsace, County of Berks and Commonwealth of Pennsylvania, and being more particularly described as follows, to wit:

Vol. 105, Issue 42

BEGINNING at a point a corner one hundred (100) feet Easterly from where the Northeast corner of Maple Avenue and Spring Avenue forms as shown and laid out on the recorded Plan of Alsace Manor; thence North 14 degrees 01 minute East and along the Westerly side of Lot No. 51 of Section "U" of said recorded Plan for one hundred (100) feet; thence South 76 degrees 32 minutes East for one hundred sixty (160) feet to a corner of Lot No. 44 of Section "U"; thence along the Easterly side line of Lot No. 44, South 14 degrees 01 minute West for three hundred thirty-five (335) feet, more or less to lands now or late of Daniel Reinheimer; thence along the same North 69 degrees 20 minutes West for one hundred sixty-three (163) feet, more or less; thence North 14 degrees 01 minute East and along the Westerly side line of Lot No. 6 of Section "CB" for two hundred fifteen (215) feet, more or less, to the point or place of beginning.

**PURPART NO. 2**

ALL THOSE CERTAIN lots, parcels or pieces of land, together with improvements thereon erected, lying, situate and being in the Township of Alsace, County of Berks and Commonwealth of Pennsylvania, and being more particularly described as Lot Nos. six (6), seven (7), eight (8), nine (9), ten (10), eleven (11), twelve (12) and thirteen (13) of Section "U" of Alsace Manor, so called, said Lots being each of the size twenty (20) feet frontage on the road known as Poplar Avenue and extending of the same width for one hundred (100) feet in depth, all as shown and laid out on a certain Plan of Lots known and entitled as "Alsace Manor, Plan of Building Lots, Alsace Township, Berks County, Pennsylvania" and which said Plan being on record in Plan Book No. 2, Page 83, Plan Book No. 2, Page 86a and Plan Book Volume No. 2, Page 86B, Berks County Records.

BEING THE SAME PREMISES which Elizabeth J. Bausman, by Deed dated October 26, 1994 and recorded in Record Book 2587, Page 1708, Berks County Records, granted and conveyed unto Jamie Lee Lucas.

TAX PARCEL: 22532915723812

See Deed Book 2587 Page 1708

To be sold as the property of Jamie Lee Lucas

---

No. 12-5265

Judgment Amount: \$181,919.98

Attorney: Phelan Hallinan, LLP

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot, tract or piece of ground situate on the Southerly side of Poplar Drive, being Lot No. 34, Block D, in the Development known as Amity Gardens Addition I, recorded in DBV 31, Page 90, Berks County Records, situate in Amity Township, Berks County, Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING AT A POINT in the Southerly building line of Poplar Drive, a 60.00 foot wide street, said point being 103.56 feet Westwardly

07/18/2013

from the point of tangency formed by the intersection of the Westerly building line of Griffith Drive North, a 60.00 foot wide street, with the aforementioned Southerly building line of Poplar Drive, thence in a Southwardly direction along the Westerly side of Lot No. 33, by a line forming an interior angle of 90 degrees with the line to be described last, the distance of 126.50 feet to a point; thence in a Westwardly direction, along a portion of the Northerly side of Lot No. 32, by a line forming an interior angle of 90 degrees 01 minute with the last described line, the distance of 100.00 feet to a point; thence in a Northwardly direction along the Easterly side of Lot No. 35 by a line forming an interior angle of 89 degrees 59 minutes with the last described line, the distance of 126.53 feet to a point in the aforementioned Southerly building line of Poplar Drive; thence in an Eastwardly direction, along said Southerly building line of Poplar Drive, by a line forming an interior angle of 90 degrees with the last described line, the distance of 100.00 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael Hallman and Kristen Hallman, by Deed from M. Christine Martin, nka, Mary Christine Martin Flanagan, dated 01/26/2007, recorded 02/27/2007 in Book 5080, Page 923.

BEING KNOWN AS 118 Poplar Drive, Douglassville, PA 19518-1415.

Residential property

TAX PARCEL NO.: 24- 5364-09-16-2989

TAX ACCOUNT: 24143815

SEE Deed Book 5080 Page 923

To be sold as the property of Michael Hallman, Kristen Hallman.

No. 12-5533

Judgment Amount: \$149,903.46

Attorney: KML Law Group, P.C.

#### LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel, situated in the County of Berks and Commonwealth of Pennsylvania.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 502 North 25th Street, Reading, PA 19606

TAX PARCEL # ACCOUNT:

SEE Deed Book Instrument #2009053669,

PAGE INSTRUMENT #2009053669

To be sold as the property of: Michael A. Robertson

No. 12-6055

Judgment Amount: \$143,765.26

Attorney: Phelan Hallinan, LLP

#### LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the brick dwelling house thereon erected (being the Eastern half of a double house), situate on the Northern side of East Fourth Street, and being No. 611 East Fourth Street, in the Borough of Boyertown, Berks

Vol. 105, Issue 42

County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on building range on the Northern side of East Fourth Street, and in line with land of William C. Stubanus, (formerly Jacob G. Romig); thence along the same and through the middle or dividing wall of the double dwelling house in a Northwardly direction 150 feet to a corner at a 16 feet wide alley; thence along said 16 feet wide alley in an Eastwardly direction 22 feet to a corner of the next herein described, lot; thence along the same in a Southwardly direction 150 feet to a corner on the building range on the Northern side of said East Fourth Street; thence along the same in a Westwardly direction 22 feet to the place of beginning.

ALSO ALL THAT CERTAIN lot or piece of ground, situate on the Northern side of East Fourth Street, in the Borough of Boyertown, Berks County, Pennsylvania, bounded and described as follows, to wit:

ON the South by said East Fourth Street, on the East by Lot of Stanley C. Frederick and Myrtle E. Frederick, husband and wife, (formerly Alien M. Irey on the North by said 16 feet wide alley, and on the West by the above-described Lot.

CONTAINING in front along said East Fourth Street 42 feet 4 inches, and in depth of equal width to said alley, 150 feet more or less.

TITLE TO SAID PREMISES IS VESTED IN Judith Taylor, by Deed from Karen Ann Winter and Kathleen Kay Stoyer, Co-Executrices of the Estate of Charles L. Rhoads, a/k/a Charles Linwood Rhoads, deceased, dated 03/25/2011, recorded 04/11/2011 in Instrument Number 2011014054.

BEING KNOWN AS 611 East 4th Street, Boyertown, PA 19512-2101.

Residential property

TAX PARCEL NO.: 33-5397-17-10-3293

TAX ACCOUNT: 33022200

SEE Instrument #2011014054

To be sold as the property of Judith A. Taylor a/k/a Judith Taylor.

No. 12-6159

Judgment: \$10,176.40

Attorney: Michael M. Monsour, Esquire

#### LEGAL DESCRIPTION

ALL THAT CERTAIN property situated in the Township of Bern, County of Berks, in the Commonwealth of Pennsylvania, and having thereon erected a dwelling house known as 1003 Christina Drive, Leesport, Bern Township, Berks County, Pennsylvania 19533

TAX PARCEL I.D. 27-4388-02-89-2435

SEE Deed Book 5118, Page 1524

To be sold as the property of: Tiffany L. Burns

No. 12-6320

Judgment Amount: \$60,976.82

Attorney: Powers, Kim & Javardian, LLC

07/18/2013

Vol. 105, Issue 42

ALL THAT CERTAIN lot or piece of ground, together with the two-story brick mansard roof dwelling house erected thereon, situate on the East side of Locust Street, between Green and Greenwich Streets, being No. 541, 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 Paul H. Thren;

ON the South by property now or late of Sylvester McCullough;

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

ON the West by said Locust Street CONTAINING in front along said Locust Street a width of thirteen (13) feet nine (9) inches and in depth of equal width eighty-one (81) feet, more or less, to said alley.

BEING THE SAME PREMISES which Gisleline Aristide by Deed dated February 7, 2007 and recorded March 5, 2007 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 5083, Page 2330, granted and conveyed unto Nice Simon.

BEING KNOWN AS 541 Locust Street, Reading, PA 19604.

TAX PARCEL NO. 5317-62-13-4349

ACCOUNT:

SEE Deed Book 5083 Page 2330

To be sold as the property of Nice Simon

---

No. 12-6334

Judgment Amount: \$81,056.23

Attorney: Powers, Kim & Javardian, LLC

PREMISES A: ALL THAT CERTAIN lot or piece of ground together with the one and one-half story frame bungalow thereon erected, being known as No. 5001 Forest Avenue, situate to the rear of property adjoining the Northern side of the public road leading from Temple to Mt. Laurel, in the Township of Muhlenberg, County of Berks and State of Pennsylvania, bounded and described as follows to wit:

BEGINNING at a point in the western boundary line of property now or late of Benedict and Blanche I. Federici, 101 Northwardly from the middle of the aforesaid Mt. Laurel Road, the said western boundary line, at the middle of the aforesaid road, being 92 feet 6 inches East from the corner of Forest Avenue and property late of Levi Schweyer Estate; THENCE along property now or late of said Federici, North 81 degrees 10 minutes East, 57 feet, more or less, to a point; THENCE Northwardly along property now or late of Peter L. Moyer, 59 feet, more or less, to a point; THENCE along property now or late of Fred Drexler, South 81 degrees 20 minutes West, 55 feet to a point; THENCE Southwardly along said Drexler property, 59 feet, more or less, to a point in line of lands of Federici aforesaid, the place of BEGINNING.

PREMISES B: ALL THAT CERTAIN tract of land, situate in the Township of Muhlenberg,

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

BEGINNING at a point in the middle of the public road leading from Temple to Mt. Laurel, said point being in line of land late of Levi Schweyer Estate; THENCE North along last mentioned land 160 feet more or less, to a point in line of land now or late of Fred Drexler; THENCE East along said land 94 feet to a point, a stone in line of property now or late of Peter L. Moyer; THENCE South along said Moyer property 160 feet to a point in the middle of said public road; THENCE West along the middle of said public road 92 feet 6 inches to a point, the place of BEGINNING.

BEING THE SAME PREMISES which by Deed dated James H. Sweitzer and Lois E. Sweitzer Revocable Living Trust and recorded January 11, 2007 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 5053, Page 1, granted and conveyed unto James E. Sweitzer.

BEING KNOWN AS 5001 Forest Avenue, Temple, PA 19560.

TAX PARCEL NO. 5319-06-27-6937

ACCOUNT:

SEE Deed Book 5053 Page 1

To be sold as the property of James E. Sweitzer

---

No. 12-659

Judgment Amount: \$280,831.12

Attorney: Patrick J. Wesner, Esq.

ALL THAT CERTAIN tract of land together with the improvements erected thereon, being 601 Eagleview Drive in Centre Township, Berks County, Pennsylvania, shown as Lot 58 of "Hill Crest Estates II Revised" recorded in Plan Book 260, Page 63, being more fully bounded and described as follows:

BEGINNING AT A POINT on the southeast line of Eagleview Drive, said point being on the division line between Lot 57 and 58 of the aforesaid Plan, thence along Lot 59, South 83 degrees 34 minutes 17 seconds East, 302.16 feet to a point; thence South 06 degrees 06 minutes 01 second West, 8.72 feet to a cherry tree; thence South 07 degrees 01 minutes 29 seconds West, 187.10 feet to a point; thence along Lot 57, North 69 degrees 34 minutes 29 seconds West, 338.52 feet to a point; thence along the southeast line of Eagleview Drive in a northeasterly direction along a curve to the left, having a radius of 300.00 feet, a central angle of 22 degrees 33 minutes 50 seconds, the arc distance of 118.15 feet to Lot 59, being the place of beginning.

CONTAINING 1.125 acres, more or less.

SUBJECT to the drainage easement, detention pond and emergency spillway as more fully outlined on the aforesaid Plan.

TITLE TO SAID PREMISES vested in John Marple and Paula Marple, husband and wife by Deed from Greth Development Group, Inc., a PA Corporation dated 06/25/2004 and recorded on 07/21/2004 in the Berks County Recorder of

07/18/2013

Deeds in Book 4111, Page 271.

To be sold as the property of John Marple and Paula Marple

---

No. 12-6907

Judgment: \$140,175.04

Attorney: Jaime R. Ackerman, Esquire

**LEGAL DESCRIPTION**

ALL THAT CERTAIN piece of ground, being Townhouse Number 69, which is the second house southwardly in the Townhouse Group Number 12, in the Development of Flying Hills, Section Number 1, together with a 10.00' wide strip of land to the East (street side) of said townhouse, a 15.00' wide strip of land to the West (rear) of said townhouse, situate on the westerly side of Wedge Lane, a 20.00' wide private drive in the Development of Flying Hills, Section Number 1, Township of Cumru, Berks County, Pennsylvania, being more particularly bounded and described as follows:

ON the South (side) of Townhouse Number 70;

ON the East (front) by common space and Wedge Lane;

ON the North (side) of Townhouse Number 68; and

ON the West by common space.

CONTAINING A LOT width of 20.50', more or less, as measured from the center of the party wall between Townhouse Number 68, and the herein described Townhouse Number 69, in a southwardly direction to a point in the center of the party wall between Townhouse Number 70 and the herein described Townhouse Number 69 and containing a lot depth of 61.00, more or less, as measured from a point 10.00' eastwardly from the front of said townhouse to a point 15.00' westwardly from the rear of said townhouse;

THE NORTHEAST CORNER of the physical structure, known as Townhouse Group Number 12, has a coordinate reference of latitude 3152.352, departure 2503.951 with reference to a marble monument on the easterly side of Fairway Number 3, which marble monument has a coordinate reference of latitude 3384.520, departure 2393.001, all as shown on the overall coordinate system of Flying Hills, as shown on Mast Engineering Co., Inc., Drawing Number B-3214-113.

THE HEREIN DESCRIBED PREMISES shall include full wall thickness of all external walls which enclose the townhouse referred to herein and shall now include any part of an exterior wall which enclosed an adjoining townhouse unit.

THE ABOVE is more fully shown on Mast Engineering Co., Inc., Drawing Number B-3214-113.

BEING THE SAME PREMISES which Charles Barbour and Cynthia Barbour, by Deed dated October 22, 2010 and recorded October 29, 2010 in and for Berks County, Pennsylvania, in Deed Book Volume 2010042504, Page , granted

Vol. 105, Issue 42

and conveyed unto Kenneth M. Suh, as sole owner.

PARCEL NO.: 5314-05-08-6835

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 69 Wedge Lane, Reading, PA, 19607-3310.

To be sold as the property of Kenneth M. Suh, as sole owner.

---

No. 12-6939

Judgment Amount: \$146,994.87

Attorney: Udren Law Offices, P.C.

ALL THAT CERTAIN tract or piece of land, together with the two and one-half (2 1/2) story frame dwelling and the other improvements thereon erected, situate on the northerly side of the public road leading from Laureldale to Shalter's Church, in the Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING AT A POINT in the public road leading from Laureldale to Shalter's Church;

THENCE extending along land now or late of Berks County Trust Company, succeeding trustee of Trust Fund Mortgage Pool of Farmer's National Bank and Trust Company of Reading, the three (3) following courses and distances: (1) North 4 degrees 35 minutes East, (along the easterly side of a proposed 50 feet wide street, 30 feet wide between curb lines) a distance of 254.36 feet to an iron pin, (2) South 85 degrees 31 1/2 minutes East, (along the southerly side of a proposed 30 feet wide street, 20 feet wide between curb lines) a distance of 251.64 feet to a point, and (3) South 21 degrees 46 minutes East, (along the westerly side of a proposed 50 feet wide street, 30 feet wide between curb lines) a distance of 74.15 feet to a point in the aforementioned public road leading from Laureldale to Shalter's Church;

THENCE extending in and along said public road, the following two (2) courses and distances: (1) South 51 degrees 26 1/2 minutes West, a distance of 256.47 feet to a point, and (2) South 87 degrees 9 minutes West, a distance of 98.28 feet to the place of beginning.

CONTAINING IN AREA 54,217.78 square feet or 1.245 acres of land.

BEING PARCEL NUMBER: 5319-04-50-2840

AS DESCRIBED IN Mortgage Book 4776 Page 929

BEING KNOWN AS: 2213 Elizabeth Avenue, Temple, PA 19560

PROPERTY ID NO.: 5319-04-50-2840

TITLE TO SAID PREMISES is vested in Duane Hamaker and Tara Hamaker by Deed from John Folk and Barbara Burkhart dated 12/05/2005 recorded 02/03/2006 in Deed Book 4776 Page 927.

To be sold as the property of: Duane Hamaker and Tara Hamaker.

07/18/2013

Vol. 105, Issue 42

No. 12-7443

Judgment Amount: \$47,136.23

Attorney: Phelan Hallinan, LLP

## LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground with a two-story brick dwelling house thereon erected, situate on the East side of Birch Street, between Robeson and Marion Streets, being Numbered 1141 Birch Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

ON the North by property now or late of August Ulle and Jennie Ulle, his wife, property No. 1143 Birch Street;

ON the East by a ten feet wide alley;

ON the South by property of Chandler W. Stauffer and Ethel F. Stauffer, his wife, being property No. 1139 Birch Street; and

ON the West by said Birch Street.

CONTAINING a width or frontage of twelve feet, and three inches on said Birch Street, and in depth or length, of equal width, one hundred feet to a ten feet wide alley.

TITLE TO SAID PREMISES IS VESTED IN Andrew L. Turner, Sr. and Monica S. Weik, as joint tenants with right of survivorship and not as tenants in common, by Deed from Michael P. Mullen, Jr., dated 07/15/1999, recorded 07/19/1999 in Book 3101, Page 2229.

BEING KNOWN AS 1141 Birch Street, Reading, PA 19604-2117.

Residential property

TAX PARCEL NO.: 13531738169594

TAX ACCOUNT: 13267075

SEE Deed Book 3101 Page 2229

To be sold as the property of Andrew L. Turner, Sr., Monica S. Weik.

No. 12-753

Judgment Amount: \$94,669.16

Attorney: Phelan Hallinan, LLP

## LEGAL DESCRIPTION

ALL THAT CERTAIN two story brick attached dwelling house and the lot or piece of ground whereon the same is erected, situate on the Northwestern side of Butter Lane, being No. 7 Butter Lane, in the Borough of Mt. Penn, Berks County, Pennsylvania, being more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Northwestern building line of Butter Lane, said point being 168.31 feet Northeast of the intersection of the Northwestern building line of Butter Lane with the Eastern building line of Endlich Avenue; thence in a Northeastern direction along said Northwestern building line of Butter Lane a distance of 16 feet to a point; thence at right angles in a Northwestern direction through the division wall separating the within premises from Property No. 9 Butter Lane, a distance of 100 feet to a point; thence at right angles in a Southwestern direction, a distance of 16 feet to a point; thence at right angles in a Southeastern

direction through the division wall separating the within described premises from Property No. 5 Butter Lane, a distance of 100 feet to a point, the place BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Todd A. Kauffman and Jennifer R. Scheetz, by Deed from William P. Seiders and Michelle R. Seiders, (fka, Suchomelly), dated 02/17/2006, recorded 03/13/2006 in Book 4819, Page 2296.

BEING KNOWN AS 7 Butter Lane, Reading, PA 19606-2131.

Residential property

TAX PARCEL NO.: 64-5326-05-07-0868

TAX ACCOUNT: 64017200

SEE Deed Book 4819 Page 2296

To be sold as the property of Todd A. Kauffman, Jennifer R. Scheetz.

No. 13-00560

Judgment Amount: \$477,313.89

Attorney: Phelan Hallinan, LLP

## LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate partly in Colebrookdale Township and partly in Earl Township, Berks County, Pennsylvania, bounded and described according to a Subdivision Plan for Judson A. Smith and Margaret K. Smith, drawn by John T. Aston, III, Professional Land Surveyor, dated January 12, 1998 and last revised August 24, 1998, said Plan recorded in Berks County in Plan Book 230, Page 16, as follows, to wit:

BEGINNING at a point in Grandview Road, T-624 (50 feet wide), a corner of Lot No. 9 on said Plan; thence in and along said road, North 61 degrees 41 minutes 29 seconds West, 200.00 feet to a point, a corner of Lot No. 8 on said Plan; thence along same the two (2) following courses and distances: (1) North 28 degrees 18 minutes 31 seconds East, 495.60 feet to a point; and (2) South 49 degrees 14 minutes 22 seconds East, 204.82 feet to a point, a corner of Lot No. 9 on said Plan; thence along same, South 28 degrees 18 minutes 31 seconds West, 451.44 feet to the above first mentioned point and place of BEGINNING.

CONTAINING 2.174 acres.

TITLE TO SAID PREMISES IS VESTED IN Matthew J. Kirby, by Deed from Dibble Development Company, Inc., a PA Corp., dated 12/23/1999, recorded 01/05/2000 in Book 3160, Page 2297.

THE SAID Matthew J. Kirby a/k/a Matthew Kirby departed this life on 10/14/2010, leaving a Will dated 03/12/2010. Letters Testamentary were granted to William P. Kirby on 10/26/2011 in Berks County, No. 46-10-3410. Decedent's devisee(s) is William P. Kirby.

BEING KNOWN AS 108 Grandview Road, Boyertown, PA 19512-8576.

Residential property

TAX PARCEL NO.: 38-5377-04-64-2666

TAX ACCOUNT NO: 38000133

SEE Deed Book 3160 Page 2297

To be sold as the property of William P. Kirby,

07/18/2013

in his capacity as Executor and Devisee of the Estate of Matthew J. Kirby a/k/a Matthew Kirby.

No. 13-00974

Judgment: \$451,572.31

Attorney: Eugene Orlando, Jr., Esquire

ALL THAT CERTAIN tract of ground, on the Northern side of Heidelberg Farms Lane, (53' wide), situate in North Heidelberg Township, Berks County, Pennsylvania, being Lot #7 of the final plan of Heidelberg Farms (in process), prepared by The Weber Group, Inc., Plan Sheet S1 dated September 16, 1992, and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Northern right-of-way line of Heidelberg Farms Lane (53' wide) a corner of Lot #6; thence along Lot #6 North 01 degrees 51 minutes 10 seconds East, 238.48' to a point a corner of the Southern right of way line of Christmas Village Road (SR 4010); thence along the Southern right of way line of SR 4010 South 77 degrees 06 minutes 00 seconds East, 550.00' to a point corner of Lot #8; thence along Lot #8, the two following courses and distances: (1) South 12 degrees 54 minutes 00 seconds West, 183.40'; (2) South 49 degrees 25 minutes 00 seconds West, 263.46' to a point on the Northern right of way line of Heidelberg Farms Lane; thence along the Northern right of way line of Heidelberg Farms Lane, by a curve to the left, in a Northwesterly direction having an initial radius bearing South 73 degrees 41 minutes 00 seconds West, a radius of 326.50', a central angle of 71 degrees 49 minutes 00 seconds and an arc length of 409.33' to a point the place of Beginning.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 29 Heidelberg Farms Lane, Bernville, PA 19506

TAX PARCEL: 50445018307240

ACCOUNT: 50-004936

SEE Deed Book 3593, Page 1837

To be sold as the property of Christopher O. Evans and Lora L. Evans

NO. 13-1023

Judgment Amount: \$83,245.85

Attorney: Phelan Hallinan, LLP

## LEGAL DESCRIPTION

ALL THAT CERTAIN two story brick dwelling house and the lot or piece of ground which the same is erected, situate on the West side of North Eleventh Street, between Douglass and Windsor Street, being No 808 North Eleventh Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, being bounded and described as follows, to wit:

ON the northeast by property now or late of Mary E. Hartman, on the East by said North Eleventh Street, on the South by property now or late of David E. Dellert and Hannah Goodenough (widow), and on the West by a twenty (20) feet wide alley.

CONTAINING in front on the said North

Vol. 105, Issue 42

Eleventh Street, North and South, fifteen (15) feet six (6) inches, and in depth of equal width, East and West, to said twenty (20) feet wide alley, one hundred four (104) feet

TITLE TO SAID PREMISES IS VESTED IN Victoria Sanchez, by Deed from Frank Manzella, dated 09/18/2006, recorded 09/26/2006 in Book 4973, Page 1842.

BEING KNOWN AS 808 North 11th Street, City of Reading, PA 19604-2404.

Residential property

TAX PARCEL NO.: 12531753140733

TAX ACCOUNT: 12170100

SEE Deed Book 4973 Page 1842

To be sold as the property of Victoria Sanchez.

No. 13-1121

Judgment Amount: \$137,145.47

Attorney: Phelan Hallinan, LLP

## LEGAL DESCRIPTION

ALL THAT CERTAIN two-story frame dwelling house and lot of ground, with the appurtenances thereunto belonging, situate on Main Street, in the Borough of Strausstown, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on Main Street, thence along premises now or late of Liebovitz and Sons South two hundred and sixty feet to an alley;

THENCE along said alley, East thirty feet;

THENCE along property now or late of Mary and Calvin Miller North two hundred and sixty feet to a point in Main Street;

THENCE along said Main Street West thirty feet to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN James A. Ruchinski and Joanne D. Ruchinski, h/w, by Deed from Michael L. Weller and Celeste Weller, h/w, dated 5/31/2000, recorded 06/19/2000 in Book 3209, Page 1952.

BEING KNOWN AS 64 Main Street, Strausstown, PA 19559.

Residential property

TAX PARCEL NO.: 82-4432-11-55-1583

TAX ACCOUNT: 82005950

SEE Deed Book 3209 Page 1952

To be sold as the property of James A. Ruchinski, Joanne D. Ruchinski.

No. 13-1804

Judgment: \$76,962.86

Attorney: Nicole Plank, Esquire

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

BEGINNING at a corner in line with the telephone poles on the Eastern side of the State Highway leading from Boyertown to Shanesville, thence along the same North 14-3/4 degrees West 60 feet to a corner of land now or late of William Edward Gotwals; thence along the same North

07/18/2013

75-1/4 degrees East 431 feet to a corner in line of land late of Edward W. Hausman; thence along the same South 22 degrees East 61 feet to a point, a corner; thence along land of late Edward Hausman and late Willis Heacock, South 75-1/4 degrees West 440 feet to the place of beginning.

CONTAINING 95.9 perches.

BEING PIN NO. 5387-09-26-2359.

TAX PARCEL: 38538709262359

PROPERTY: 702 N. Ironstone Drive, Boyertown, PA 19512

To be sold as the property of Barry L. Rowe

No. 13-1869

Judgment Amount: \$229,884.66

Attorney: Phelan Hallinan, LLP

#### LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate on the South side of Main Road (SR 4026), a short distance West of the intersection of Shoey Road (SR 4025), as shown on a 'Final Plan' of the 'Gresh Subdivision', situate in the Township of Centre, County of Berks, and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING AT A POINT on the South ultimate right-of-way line of Main Road (SR 4026), said point being in line of property belonging to Centerport Boro Municipal Authority, said point also marking the Northwest corner of the herein described lot:

THENCE along the South ultimate right-of-way line of Main Road (SR 4026) South 65 degrees 56 minutes 38 seconds East for a distance of 141.00 feet to a point, said point marking the Northwest corner of Lot #2 of the 'Gresh Subdivision';

THENCE leaving the South ultimate right-of-way line of Main Road, along the West line of the aforementioned Lot #2, the 2 following courses and distances, viz:

1. SOUTH 23 degrees 46 minutes 38 seconds East for a distance of 238.21 feet to a point, and

2. SOUTH 22 degrees 02 minutes 57 seconds West for a distance of 312.35 feet to a point on the South side of Irish Creek, said point marking a corner of property belonging to Myron I. Arndt, Jr., and Marilyn T. Arndt, his wife;

THENCE along property belonging to Myron I. Arndt, Jr., and Marilyn T. Arndt, his wife, along the South side of Irish Creek, North 59 degrees 26 minutes 06 seconds West for a distance of 202.95 feet to a point, said point marking a corner of property belonging to Norman H. Kline and Marie H. Kline, his wife;

THENCE along property belonging to Norman H. Kline and Marie H. Kline, his wife, North 31 degrees 58 minutes 57 seconds East for a distance of 236.90 feet to a point, a corner of property belonging to Centerport Boro Municipal Authority;

THENCE along property belonging to Centerport Boro Municipal Authority North 27 degrees 09 minutes 38 seconds East for a distance

Vol. 105, Issue 42

of 293.16 feet to the PLACE OF BEGINNING. CONTAINING IN AREA 2.031 Acres.

TITLE TO SAID PREMISES IS VESTED IN Gregory Gresh and Mildred Gresh, h/w, by Deed from Harold G. Gresh, Inc., a Pennsylvania Corporation, dated 06/18/2004, recorded 07/01/2004 in Book 4098, Page 457

BEING KNOWN AS 1815 Main Street, Mohrsville, PA 19541-8894.

Residential property

TAX PARCEL NO.: 36-4482-15-62-8620

TAX ACCOUNT: 36000106

SEE Deed Book 4098 Page 457

To be sold as the property of Gregory Gresh, who resides at 1490 Memoli Lane, Apartment A1, Fort Myers, FL 33919-6338, and Mildred Gresh, who resides at 1490 Memoli Lane, Apartment A1, Fort Myers, FL 33919-6338.

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 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.

#### TRACT "B"

ALL THAT CERTAIN two-story brick dwelling house with mansard roof and the lot or piece of ground upon which the same is erected, situate on the West side of Madison Avenue, being No. 922 Madison Avenue, 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 Floyd W. Felt and wife;

ON the East by Madison Avenue;

ON the South by property now or late of Harry C. Kuhlman and wife; and

ON the West by a ten feet wide alley.

CONTAINING in front on said Madison Avenue, North and South, 14 feet more or less,

07/18/2013

and in depth of an equal width, East and West, 100 feet to said ten feet wide alley.

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. 13-2282

Judgment: \$55,000.86

Attorney: Martha E. Von Rosenstiel, Esquire,

Heather Riloff, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground with a two and one-half story brick dwelling house thereon erected, situate on the South side of Marion Street, between Birch and North Thirteenth Streets, being numbered 1238 Marion Street, in the City of Reading, County of Berks and State of Pennsylvania.

CONTAINING a width of frontage on said Marion Street, of fourteen (14) feet and in depth or length of equal width ninety (90) feet to a ten (10) feet wide alley.

TOGETHER with the use of said alley on the East in common with the owners or occupiers of the other lands adjacent thereto.

ACCOUNT #13-487755

PIN #5317-38-26-0731

BEING THE SAME PROPERTY acquired by the Grantor pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531)

PARCEL IDENTIFICATION NO.: 13-5317-3826-0731

TAX ID #: 13487755

TITLE TO SAID PREMISES IS VESTED IN Reuben S. Sweigart and Helen M. Sweigart, by Deed from Andrew M. Cuomo, Secretary of Housing and Urban Development of Washington, D.C., dated 02/04/1999, recorded 03/15/1999 in Book 3051, Page 498.

To be sold as the property of Reuben S. Sweigart and Helen M. Sweigart

---

No. 13-2303

Judgment: \$38,350.49

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

TAX I.D. #: 16-5316-31-37-6770

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground upon which the same is erected, situate on the South side of Cotton Street, between South Fifteenth and One-Half and South Sixteenth Street, and Numbered 1548 Cotton Street, in the City of Reading, County of Berks,

Vol. 105, Issue 42

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

ON the North side by said Cotton Street;

ON the East by property now or late of I. Sattenstein;

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

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

CONTAINING in front on said Cotton Street, thirteen feet (13') four inches (04") and in depth one hundred and ten feet (110').

BEING KNOWN AS: 1548 Cotton Street, Reading, Pennsylvania 19602.

TITLE TO SAID PREMISES is vested in Melissa J. Manzano by Deed from Thomas W. Gajewski, Sr. and Wendy A. Gajewski, husband and wife dated March 5, 2007 and recorded April 4, 2007 in Deed Book 5106, Page 2277.

To be sold as the property of Melissa J. Manzano

---

No. 13-2317

Judgment Amount: \$127,244.77

Attorney: Shawn M. Long, Esquire

ALL THAT CERTAIN two and one-half story frame dwelling house and lot of ground on which the same is erected, situate on the North side of West High Street, being No. 325, in the Borough of Womelsdorf, County of Berks and Commonwealth of Pennsylvania, with a brick garage on the rear situate on the lot of 32' x 264' of equal length and width, bounded as follows, to wit:

ON the North by a cement alley;

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

ON the South by said West High Street; and

ON the West by the property now or late of C. Baisley.

BEING TAX PARCEL NUMBER: 4337-06-49-6532

BEING THE SAME PREMISES which Dorothy M. Hartman, by Shirley A. Berkhisier, her Attorney-in-Fact, by deed dated October 7, 1996 and recorded October 22, 1996 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania in Book 2776, Page 2018, granted and conveyed unto Gary M. Wagner and Tracy A. Wagner.

To be sold as the premises of Gary M. Wagner and Tracy A. Wagner.

---

No. 13-2374

Judgment: \$40,529.03

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

TAX I.D. #: 13531745057789

ALL THAT CERTAIN two story brick dwelling house and the lot or piece of ground whereon the same is erected, situate on the North side of Spring Street, between North Tenth and Mulberry Streets, being No. 1021 Spring Street, in the City of Reading, County of Berks and

07/18/2013

Vol. 105, Issue 42

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

ON the West by property now or late of Amelia Fisher;

ON the North by a ten feet wide alley;

ON the East by property now or late of William M. Edris; and

ON the South by said Spring Street.

CONTAINING in front on said Spring Street fourteen feet ten inches (14' 10"), and in depth one hundred feet (100') to said ten feet wide alley.

BEING KNOWN AS: 1021 Spring Street, Reading, Pennsylvania 19604.

TITLE TO SAID PREMISES is vested in Ambiorix R. Urena by Deed from Lynne and Michael Pierce dated June 7, 2007 and recorded June 11, 2007 in Deed Book 5154, Page 1743.

To be sold as the property of Ambiorix R. Urena

---

No. 13-2394

Judgment Amount: \$99,518.26

Attorney: Phelan Hallinan, LLP

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of land with the improvements thereon erected, situate in Tulpehocken Township, Berks County, Pennsylvania, being adjacent to the village of Rehrersburg, and on the South side of the road leading toward Womelsdorf, bounded and described as follows, to wit:

BEGINNING at a point on the South side of the public road leading from Rehrersburg toward Womelsdorf, said point being a corner of this and lot now or late of Grover Moyer; THENCE along said lot, South 53 degrees 30 minutes West 186.5 feet to an iron pin corner on the North side of an alley; THENCE along said alley, North 36 degrees West 55 feet to an iron stake set for a corner; THENCE along other lands of which this was once a part, N. 53 degrees 30 minutes E., 188 feet to an iron stake along the side of the aforesaid Road (this last 'call' was erroneously omitted on the prior deed); THENCE along the side of the Road, South 53 degrees 30 minutes E., 55 feet (erroneously described as N 53 degrees 30 minutes E. on the prior deed) to the point and place of Beginning.

CONTAINING in front along the public road a width of 55 feet, and extending of that width in depth to the alley, a distance of 187 feet, more or less.

TITLE TO SAID PREMISES IS VESTED IN Michael Lusby, by Deed from Robin J. Sternburg, fka Robin J. Brossman, dated 12/15/2006, recorded 12/27/2006 in Book 5042, Page 439.

BEING KNOWN AS 590 Godfrey Street, Rehersburg, PA 19550.

Residential property

TAX PARCEL NO.: 86-4411-16-92-8553

TAX ACCOUNT: 86003752

To be sold as the property of Michael Lusby.

---

No. 13-2499

Judgment Amount: \$220,527.68

Attorney: Scott F. Landis, Esquire

Being County Parcel No. 5421-18-40-4752

ALL THAT CERTAIN lot or piece of ground shown on the Plan of Golden Manor Phase III, now known as "Park Place," said Plan recorded in Plan Book Volume 200, Page 42, Berks County Recorder of Deeds Office, situate in the Township of Maiden Creek, County of Berks, and Commonwealth of Pennsylvania, fully bounded and described as follows, to wit:

BEGINNING at a point on the southeasterly side of Eagle Drive (53 feet wide) on a corner of Lot 222 and 223 (herein described); thence extending from said beginning point South 41 degrees 12 minutes 46 seconds East along Lot 222 on said Plan and crossing a 20 feet wide drainage easement 148.50 feet to a point; thence extending South 49 degrees 17 minutes 00 seconds West along Lots 311, 316, 317, partly as on said Plan and along the centerline of said 20 feet wide drainage easement 70.01 feet to a point; thence extending North 41 degrees 12 minutes 46 seconds West along Lot 224 on said Plan and along the centerline of a 20 feet wide drainage easement 148.50 feet to a point on the southeasterly side of Eagle Drive; thence extending along same North 49 degrees 17 minutes 00 seconds East crossing the head of said 20 feet wide drainage easement 70.00 feet to a point on the corner of Lot 222 and 223 (herein described), being the first mentioned point and place of beginning.

BEING Lot 223 on said Plan.

BEING THE SAME PREMISES which Anita Chiarelli formerly Anita Giannotti by deed dated August 20, 2004 and recorded September 17, 2004 in the Recorder of Deeds Office in and for Berks County, Pennsylvania in Record Book 4152, Page 1040, granted and conveyed unto Gianluca Chiarelli and Anita Chiarelli, as tenants by the entireties.

To be sold as the premises of Gianluca Chiarelli and Anita Chiarelli.

---

No. 13-2501

Judgment Amount: \$82,804.00

Attorney: Phelan Hallinan, LLP

**LEGAL DESCRIPTION**

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground thereto situate on the Northwestern side of Liberty Avenue in the Borough of Kenhorst formerly Township of Cumru, County of Berks and State of Pennsylvania as shown by the Map or Plan surveyed by E. Kurtz Weller and bearing date October 1918 said Map or Plan being recorded in the Recorder's Office for Berks County in Plan Book Volume 7 Page 9 and being further known is the Western part of Lot No. 529 And the Eastern part of Lot No.

07/18/2013

529 in said Plan known as South Farview and being more particularly bounded and described as follows to wit:

BEGINNING at a point on the Northwestern building line of Liberty Avenue sixty and 19/100 feet (60.19 feet) Eastward from the Northeastern corner of Liberty Avenue and Quentin Avenue, thence in a Northerly direction a distance of one hundred ten and 01 feet (110.01 feet) to the Southern side of a fifteen feet wide alley being a distance of fifty-seven and 85/100 feet (57.85 feet) Eastward from the intersection of the Eastern building line, Quentin Avenue and the Southern line of said fifteen feet wide alley, then in an Easterly direction along said alley by a line curving to the right having a radius of thirteen hundred and eighty feet (1,380 feet) for a distance of twenty and 08/100 feet (20.08 feet) to a point, thence in a Southerly direction by a radial line to the last described line a distance of one hundred ten and 01/100 feet (110.01 feet) to a point in the Northwestern building line of Liberty Avenue, thence in a Westerly direction along Liberty Avenue by a line curving to the left having a radius of twelve hundred and seventy feet (1,270 feet) for a distance of twenty and 08/100 feet (20.08 feet) to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Valerie L. Marshall, by Deed from Alan T. Harris and Barbara K. Harris, h/w, dated 08/17/2005, recorded 10/11/2005 in Book 4682, Page 1237.

BEING KNOWN AS 1341 Liberty Avenue, Reading, PA 19607-2042.

Residential property

TAX PARCEL NO.: 54-5306-1820-7565

TAX ACCOUNT: 54089500

SEE Deed Book 4682 Page 1237

To be sold as the property of Valerie L. Marshall.

---

No. 13-2555

Judgment Amount: \$87,882.88

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN three-story stone front dwelling house and lot or piece of ground situate on the South side of West Windsor Street, between Front and McKnight Streets, being No. 122 West Windsor Street, City of Reading, Berks County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the South side of said West Windsor Street eighty feet eight inches (80 feet 8 inches) East from the southeast corner of West Windsor and McKnight Streets; thence West along said West Windsor Street fifteen feet eight inches (15 feet 8 inches) to a corner of property of Mrs. Nellie Davis, No. 124 West Windsor Street; thence South along the same one hundred ten feet (110 feet) to a ten feet wide alley; thence East along the same fifteen feet eight inches (15 feet 8 inches) to property of Emma V. Mellert, No. 120 West Windsor Street; thence

Vol. 105, Issue 42

North along the same one hundred and ten feet to the place of Beginning.

BEING KNOWN AS 122 West Windsor Street, Reading, PA 19601-2033.

Residential property

TITLE TO SAID PREMISES VESTED IN Joseph Keita, giving by Reiner Herrera dated 11/17/2005, recorded 1/24/2006 in Book 4762 Page 2239

Instrument #2006006493

TAX PARCEL NO.: 15-5307-4955-4049

TAX ACCOUNT: 15691275

SEE Deed Book 4762 Page 2239

To be sold as the property of Joseph Keita a/k/a Joseph F. Keita.

---

No. 13-2557

Judgment Amount: \$40,605.50

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THOSE CERTAIN lots or pieces of ground and the improvements thereon erected, situate in the Township of Cumru, County of Berks and Commonwealth of Pennsylvania, being Lots Nos. 772, 773, 774 in the Plan of Lots of 'Farview' as drawn and surveyed by Wm. H. Dechant & Son, Engineers, said Plan being recorded in the Recorder's Office of Reading, Berks County in Plan Book Vol. 2, Page 41, bounded and described as follows, to wit:

NORTHERLY by Lot No. 775 on said Plan;

EASTERLY by a twenty feet wide alley;

SOUTHERLY by Lot No. 771 on said Plan; and

WESTERLY by Ridge Avenue.

CONTAINING together in front on said Ridge Avenue, sixty feet, and in depth of equal width to said alley, one hundred and fifteen feet.

TITLE TO SAID PREMISES IS VESTED IN Marie A. Camello and Paul S. Heffner, by Deed from Berks County Bank, dated 04/29/1998, recorded 05/14/1998 in Book 2939, Page 131.

BEING KNOWN AS 1636 Ridge Avenue, Reading, PA 19607-1427.

Residential property

TAX PARCEL NO.: 39-4396-16-92-6560

TAX ACCOUNT: 39447578

To be sold as the property of Marie A. Camello a/k/a Marie A. Camello, Paul S. Heffner.

---

No. 13-2666

Judgment: \$72,281.78

Attorney: Leonard J. Mucci, III, Esquire

ALL THAT CERTAIN two-story mansard roof brick dwelling house and lot or piece of ground, situate on the West side of Clymer Street, No. 168, between Mineral Spring Road and Good Street, in the City of Reading, County of Berks and State of Pennsylvania, and more particularly bounded and described as follow, to wit:

TAX PARCEL NO 5316-06-29-7269

BEING KNOWN AS 168 Clymer Street, Reading, PA 19602

07/18/2013

Residential Property  
To be sold as the property of Osvaldo Garcia

No. 13-2707

Judgment Amount: \$147,138.20

Attorney: KML Law Group, P.C.

## LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel, situated in the Mount Penn Borough, County of Berks and Commonwealth of Pennsylvania.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 2610 Philmay Terrace, Reading, PA 19606

TAX PARCEL #64531608989896

ACCOUNT: 64109800

SEE Deed Book Instrument #2009047429,

PAGE INSTRUMENT #2009047429

To be sold as the property of: Douglas Struckmann and Sara Struckmann

No. 13-2845

Judgment Amount: \$363,123.73

Attorney: KML Law Group, P.C.

## LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel, situated in the Rockland Township, County of Berks and Commonwealth of Pennsylvania.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 21 Ridge Drive, Fleetwood, PA 19522

TAX PARCEL #75544004648918

ACCOUNT: 75000153

SEE Deed Book Instrument # 2009059893

PAGE Instrument # 2009059893

To be sold as the property of: Diane C. Yoder and Gary L. Yoder

No. 13-2853

Judgment Amount: \$142,454.33

Attorney: KML Law Group, P.C.

## LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel, situated in the Kenhorst Borough, County of Berks and Commonwealth of Pennsylvania.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1236 Brooke Boulevard, Reading, PA 19607

TAX PARCEL #54530618219169

ACCOUNT: 54014900

SEE Deed Book 05355, Page 1988

To be sold as the property of: Andrea M. Kersikoski

No. 13-2881

Judgment: \$150,106.58

Attorney: Kevin P. Diskin, Esquire

ALL THAT CERTAIN lot or piece of ground situate about one and one-half (1 1/2) miles to the East of the Borough of Shoemakersville, in Perry Township, County of Berks and State of Pennsylvania, and said lot being further known as Lots Nos. G-18 and G-19 as they are shown on

Vol. 105, Issue 42

Plan of building lots as laid out by Arenel Farms Development, on the former George S. Garman property, and said lot being more particularly bounded and described as follows, to wit:

BEGINNING at a point in the centre of a Public Road leading from Noble Avenue in the Borough of Shoemakersville towards the former Hoffman School House, and said point being a corner in common of Lots No. G-17, G-18, G-29 and G-30; THENCE along Lot No. G-17 N. 48° 28 1/2' W. distance of 200.00 feet to a point in line of property of Paul Flammer; THENCE along same N. 41° 31 1/2' E. a distance of 100.00 feet to a point a corner of Lot No. G-20; thence along same S. 48° 28 1/2' E. a distance of 200.00 feet to a point in the centre of the aforementioned Public Road and said point being the Northwestern corner of Lot No. G-28; THENCE along the centre of said Road and along Lots Nos. G-28 and G-29 S. 41° 31 1/2' W. a distance of 100.00 to the place of Beginning.

CONTAINING in area 20,000 square feet

IT IS EXPRESSLY PROVIDED that the Grantees and assigns and heirs, herein shall not be allowed to keep chickens or any livestock whatsoever, this restriction shall not apply to dogs and cats.

BEING the same premises which Jesse E. Spence and Mary Jane Spence, his wife, by Deed dated February 18, 2000 and recorded February 24, 2000 in the Office of the Recorder of Deeds in and for Berks County in Deed Book Volume 3174 Page 1497, granted and conveyed unto William Spence and Bamby Spence

PARCEL NO. 540301069300

BEING KNOWN AS 547 Dreibelbis Mill Road, Shoemakersville, PA 19555

To be sold as the property of William Spence and Bamby Spence

No. 13-3077

Judgment Amount: \$198,716.20

Attorney: Phelan Hallinan, LLP

## LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel of ground situate in Rockland Township, Berks County, Pennsylvania, bounded and described according to the 'Robert Patterson Minor Subdivision' recorded in Plan Book Volume 242 Page 14, Berks County Records, as follows, to wit:

BEGINNING at a point in the bed of Lobachsville Road (S.R. 1023) a corner in common with Lot 3 on the abovementioned Plan; thence in and through the bed of Lobachsville Road North 50 degrees 59 minutes 36 seconds East a distance of 203.02 feet to a point a corner in common with Lot 1 on the abovementioned Plan; thence along Lot 1 crossing a 150 feet wide Metropolitan Edison Company Transmission Line right-of-way South 39 degrees 05 minutes 23 seconds East a distance of 483.73 feet to a point on line of lands now or late of Daniel R. Krick and Mary H. Krick, husband and wife; thence along the same South 45 degrees 46

07/18/2013

minutes 30 seconds West a distance of 229.40 feet to a point a corner in common with the aforementioned Lot 3; thence along Lot 3 the following two courses and distances: (1) North 35 degrees 48 minutes 40 seconds West a distance of 425.13 feet to a point, and (2) North 38 degrees 16 minutes 23 seconds West a distance of 80.13 feet to a point, the place of beginning.

CONTAINING 2.428 Acres.

BEING Lot 2 on the abovementioned Plan.

TITLE TO SAID PREMISES IS VESTED IN Samuel Bodnari and Krista Bodnari, h/w, by Deed from Robert Patterson and Elizabeth C. Patterson, h/w, dated 10/31/2000, recorded 11/08/2000 in Book 3261, Page 1754.

BEING KNOWN AS 67 Lobachsville Road, a/k/a Lot 2 Lobachsville Road, Fleetwood, PA 19522-9620.

Residential property

TAX PARCEL NO.: 75545002689492

TAX ACCOUNT: 75000444

SEE Deed Book 3261, Page 1754

To be sold as the property of Samuel M. Bodnari a/k/a Samuel Bodnari, Krista A. Bodnari ak/a Krista Bodnari.

No. 13-319

Judgment: \$156,673.92

Attorney: George J. Shoop, Esquire

PURPART NO. 1-ALL THAT CERTAIN lot or piece of ground situate in the Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, beings Lots Nos. 87 and 88 on plan of lots laid out by Frederick C. Hirsh and surveyed by William H. Dechant and Sons, C. E., May, 1922, known as Temple Terrace, which said plan of lots has been duly executed and recorded in the Office for Recording of Deeds in and for the County of Berks in Plan Book Volume 1, Page 47, situate on Beaumont Avenue, bounded:

ON the North by a twenty (20) feet wide alley;

ON the East by Lot No. 86 on said Plan;

ON the South by Beaumont Avenue; and

ON the West by Lot No. 89 on said Plan.

CONTAINING in front on said Beaumont Avenue forty (40) feet and in depth one hundred twenty five (125) feet.

PURPART NO. 2-ALL THOSE CERTAIN lots or pieces of ground situate in the Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, being Lots Nos. 89 and 90, on plan of lots laid out by Frederick C. Hirsh and surveyed by William H. Dechant and Sons, C. E., May, 1922, known as Temple Terrace, which said plan of lots has been duly executed and recorded in the Office for Recording of Deeds in and for the County of Berks in Plan Book Volume 1, Page 47, situate on Beaumont Avenue, between Terrace Street and Hirsh Street, bounded:

ON the North by a twenty foot alley;

ON the West by Terrace Street;

ON the East by Lot No. 88 on said Plan; and

ON the South by Beaumont Avenue.

CONTAINING in front on said Beaumont

Vol. 105, Issue 42

Avenue forty feet and in depth one hundred and twenty-five feet.

BEING THE SAME PREMISES which Ruth M. Rothermel, Executrix of the Last Will and Testament of Marvin C. Rothermel and beneficiary of the Estate of Marvin C. Rothermel and Glenn A. Rothermel by Deed dated March 26, 2007 and recorded March 27, 2007 in the Recorder of Deeds Office in and for Berks County, Pennsylvania in Record Book 5100, Page 811, granted and conveyed unto Glenn A. Rothermel, in fee.

BEING Tax Parcel Number 66-5319-06-37-0700

MORE COMMONLY KNOWN AS: 1615 Beaumont Avenue, Temple, PA 19560.

To be sold as the property of Glenn A. Rothermel.

No. 13-3220

Judgment Amount: \$155,414.04

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground; together with the two and one-half story brick semi detached two family dwelling and two car brick garage thereon erected, being the Eastern half of a twin dwelling, situate on the South side of Spring Street, between Woodside Avenue and Rigel Avenue, being known as No. 2320 Spring Street, in the Borough of West Lawn, County of Berks and Commonwealth of Pennsylvania, said lot being the most Eastern five feet (5 feet) of Lot No. 637 and the most Western fifteen feet (15 feet) of Lot No. 636 (as shown by the Map or Plan surveyed by Wm. H. Karns, C.E. and bearing date April 1911, said Map or Plan having been duly recorded in the Office of the Recorder of Deeds of Berks County in Plan Book 3, Page 34) and being further bounded and described as follows, to wit:

ON the North by said Spring Street;

ON the East by the remaining portion of Lot No. 636;

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

ON the West by the remaining portion of Lot No. 637, which line passes through the middle of the party wall of the premises immediately adjoining, being known as No. 2322 Spring Street.

CONTAINING in front along said Spring Street twenty feet (20 feet) and in depth or length or equal width one hundred forty five feet (145 feet) to said fifteen feet (15 feet) wide alley.

VESTED BY QuitClaim Deed, dated 3/11/2004, given by Shirley K. Boltz to Jose L. Motowylak and recorded 4/13/2004 in Volume 4034 Page 1798

BEING KNOWN AS 2320 Spring Street, West Lawn, PA 19609-1624.

Residential property

TAX PARCEL NO.: 80438612971403

TAX ACCOUNT: 80910429

07/18/2013

SEE Volume 4034 Page 1798

To be sold as the property of Jose L. Motowylak.

No. 13-3225

Judgment Amount: \$125,795.04

Attorney: KML Law Group, P.C.

## LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel, situated in the City of Reading, County of Berks and Commonwealth of Pennsylvania.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 220 Newport Avenue, Reading, PA 19611

TAX PARCEL #18-5306-63-23-5101

ACCOUNT: 18544750

SEE Deed Book 04875, Page 2502

To be sold as the property of: Amarillis E. Genao a/k/a Amarillis E. Genao

No. 13-3360

Judgment Amount: \$141,299.81

Attorney: KML Law Group, P.C.

## LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel, situated in the Township of Robeson, County of Berks and Commonwealth of Pennsylvania.

THEREON erected a dwelling house known as: 58 Timber Ridge Road, Morgantown, PA 19543

TAX PARCEL #73532200122740

ACCOUNT: 73017175

SEE Deed Book 2451, Page 943

To be sold as the property of: Wendy L. Clerc

No. 13-3530

Judgment: \$76,579.08

Attorney: Leon P. Haller, Esquire

ALL THAT CERTAIN lot or piece of ground situate on the North side of Fern Avenue, between Hancock Boulevard and Funston Avenue, in the Borough of Kenhorst (formerly Cumru Township), Berks County, Pennsylvania, containing in front along Fern Avenue 20 feet and in depth of uniform width 108.58 feet, and having thereon erected a two and one half story brick dwelling house and garage and known as 1415 Fern Avenue, Reading, PA 19607

PROPERTY I.D. 54 5306-17-11-9177

ACCOUNT: (54) 055200

REFERENCE Berks County Record Book 4006, Page 2037.

To be sold as the property of Barry L. Messner, Jr.

No. 13-3696

Judgment Amount: \$133,905.57

Attorney: Shawn M. Long, Esquire

## PREMISES "A"

ALL THOSE CERTAIN two parcels of land located on the westerly side of Oley Line Road, North of the Boyertown Highway, Route No.

Vol. 105, Issue 42

562, situate in Exeter Township, Berks County, Pennsylvania, being more particularly bounded and described as follow, to wit:

## TRACT NO. 1

BEGINNING at a point in the center line of Oley Line Road, Route No. T-440 leading to Limekiln, said point being 250.12 feet northwardly from the center line of the Boyertown Highway Route No. 562, and being also a corner of land of Irvin S. Yoder;

THENCE along said property of Irvin S. Yoder and Kathryn K. Yoder, his wife, North 89 degrees West, the distance of 16.50 feet to a point;

THENCE along other property of now or late, the Estate of Irvin C. Yoder, North 1 degree East, the distance of 250.00 feet;

THENCE along property to be conveyed of Clyde E. Geiger and Grace A. Geiger, his wife, South 89 degrees East, the distance of 16.50 feet to a point;

THENCE along the center line of said Oley Road, Route No. T-440, South 1 degree West, the distance of 250.00 feet to the place of BEGINNING.

CONTAINING in area 0.095 of an acre of land.

## TRACT NO. 2

BEGINNING at a point being the northwesterly corner of land of Irvin S. Yoder and Kathryn K. Yoder, his wife, and being 301.5 feet West of the center line of Oley Line Road;

THENCE along other land to be conveyed to Irvin S. Yoder and Kathryn K. Yoder, his wife, North 89 degrees West, the distance of 210.47 feet to a point;

THENCE along residue property of now or late of the Estate of Irvin C. Yoder of which this was apart, North 1 degree 52 minutes 15 seconds West, the distance of 250.31 feet to a point;

THENCE along property to be conveyed to Clyde E. Geiger and Grace A. Geiger, his wife, South 89 degrees East, the distance of 223.01 feet to a point;

THENCE along said other property of now or late, the Estate of Irvin C. Yoder, South 1 degree West, the distance of 250.00 feet to the place of BEGINNING.

CONTAINING in area 1.244 acres of land.

## PREMISES "B"

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

BEGINNING at a stake on the West side of a public road from the Boyertown Road to Limekiln and line of lands of Irvin S. Yoder, thence by the same, North 89 degrees West 285 feet to a stake; thence by other lands of now or late Irvin C. Yoder and Annie D. Yoder, his wife, North 1 degree East 250 feet to a stake, by thence by lands of Clyde E. Geiger and wife South 89 degrees East 285 feet to a stake, thence by the aforesaid road South 1 degree West 250 feet to the place of BEGINNING.

07/18/2013

CONTAINING 1 acre 101 perches.

BEING PARCEL NUMBER: 5346-04-54-1567

BEING THE SAME PREMISES which William T. Nolf, by his Agent Elaine P. Kahler by Deed dated May 31, 2005 and recorded July 14, 2005 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania in Record Book 4625, Page 14, granted and conveyed unto Heath S. Shuker and Vicki L. Shuker, husband and wife, their heirs and assigns.

To be sold as the premises of Heath S. Shuker and Vick L. Shuker.

No. 13-3731

Judgment: \$21,407.61

Attorney: Martha E. Von Rosenstiel, Esquire,

Heather Riloff, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN lot of land, with the dwelling and other improvements erected thereon, situate on the Southeast side of Bertolet Mill Road, being Lot No. 1 of the McNamara Minor Subdivision, as drawn by Kent Surveyors & Engineers, and recorded in Plan Book 237, Page 35, in Berks County Records, situate in the Township of Oley, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a spike in Bertolet Mill Road, a corner of lands of Roger I. Angstadt and Shirley M. Angstadt; thence in said road, North 45 degrees 26 minutes 18 seconds East, 214.00 feet to a spike, a corner of Lot No. 2; thence leaving said road and along Lot No. 2, South 44 degrees 18 minutes 42 seconds East, passing through an iron pin on line 10.24 feet distant, and a concrete monument on line 18.74 feet distant, a total distance of 383.00 feet to a concrete monument in line of lands of Oley Valley Youth League, Inc.; thence along said lands, South 45 degrees 26 minutes 18 seconds West, 214.00 feet to an iron pipe, a corner of lands of Roger I. Angstadt and Shirley M. Angstadt; thence along said lands, North 44 degrees 18 minutes 42 seconds West, passing through a concrete monument 364.81 feet distant, and an iron pin on line 9.69 feet from the next described corner, a total distance of 383.00 feet to a spike, the place of Beginning.

TOGETHER with an easement on Lot No. 2 for the existing septic system, as shown on the aforesaid subdivision plan.

CONTAINING 1.88 acres.

BEING PART OF THE SAME PREMISES WHICH Marvin H. Weibley, Sr., and Grace L. Weibley, his wife, granted and conveyed unto Dennis J. McNamara and Debra A. McNamara, husband and wife, by Deed dated December 29, 1989, and recorded in Record Book 2115, Page 1836, in Berks County Records.

PARCEL IDENTIFICATION NO.: 67-5359-04-62-2161

TAX ID #: 67041004

TITLE TO SAID PREMISES IS VESTED IN

Vol. 105, Issue 42

Dennis J. McNamara and Debra A. McNamara, his wife, as tenants by the entireties, by Deed from Dennis J. McNamara and Debra A. McNamara, dated 07/31/2003, recorded 09/11/2003 in Book 3865, Page 999.

To be sold as the property of Dennis J. McNamara and Debra A. McNamara

No. 13-3845

Judgment Amount: \$178,391.28

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel, situated in the Muhlenberg Township, County of Berks and Commonwealth of Pennsylvania.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 8 Edgewood Avenue, Temple, PA 19560

TAX PARCEL #66531909167895

ACCOUNT: 66001856

SEE Deed Book Instrument #2009020454

PAGE Instrument #2009020454

To be sold as the property of: Heather Youse a/k/a Heather Petruska

No. 13-3876

Judgment Amount: \$24,587.29

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN three story brick dwelling house and the lot or piece of ground whereon the same is erected, situate on the South side of Bingaman Street, between South Sixth and Minor Streets, and being No. 602 Bingaman Street in the City of Reading, County of Berks and Commonwealth of Pennsylvania and described as follows, to wit:

BEGINNING at a point 40 feet 5 inches more or less Northeast of the Southeast corner of Sixth and Bingaman Streets, in a dividing line between the property of 349 South Sixth Street and 602 Bingaman Street, thence in a Southeasterly direction along said dividing line at right angles to said Bingaman Street and along properties now or late of Harry Shuman and Sadie Shuman, his wife and others, 61 feet 8-1/2 inches, more or less to a point in the dividing line between this property and the property now or late of Theodore Stauffer; thence East along the property now or late of said Theodore Stauffer 15 feet 6 inches, more or less, to a point in the dividing line of this property and property now or late of Jarius Lessig and wife, thence Northwest along property now or late of Jarius Lessig and wife a distance of 67 feet 6 inches, more or less, to said Bingaman Street; and thence Southwesterly along said Bingaman Street 14 feet, more or less, to the place of Beginning.

TITLE TO SAID PREMISES IS VESTED IN John Delp, III, by Deed from Farukh Iqbal, dated 02/27/2006, recorded 03/22/2006 in Book 4829, Page 2369.

BEING KNOWN AS 602 Bingaman Street, Reading, PA 19602-2419.

07/18/2013

Residential property  
 TAX PARCEL NO.: 02-5306-35-88-4075  
 TAX ACCOUNT: 02257900  
 SEE Deed Book 4829 Page 2369  
 To be sold as the property of John Delp, III.

No. 13-3963

Judgment Amount: \$68,600.09  
 Attorney: KML Law Group, P.C.

## LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel, situated in the City of Reading, County of Berks and Commonwealth of Pennsylvania.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 427 Woodward Street, Reading, PA 19601

TAX PARCEL #07530767725825

ACCOUNT: 07696325

SEE Deed Book 3155, Page 1388

To be sold as the property of: Brenda L. Rivera

No. 13-3972

Judgment Amount: \$398,052.72  
 Attorney: KML Law Group, P.C.

## LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel, situated in the Robeson Township, County of Berks and Commonwealth of Pennsylvania.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 26 Bridge View Court, Birdsboro, PA 19508

TAX PARCEL #73532514425717

ACCOUNT: 73000774

SEE Deed Book 5216, Page 260

To be sold as the property of: Tina Bowers and William W. Bowers

No. 13-4310

Judgment: \$70,914.79

Attorney: Leonard J. Mucci, III, Esquire

ALL THAT CERTAIN tract or parcel of land with the one-story frame bungalow thereon erected, situate, lying and being in the Township of Lower Alsace, County of Berks and State of Pennsylvania, being Lot No. 276 as shown on Map or Plan of Reading Gardens, dated August 5, 1912, made by A. L. Eliot, Civil Engineer, filed in the Recorder's Office of Berks County in Plan Book No. 4, Page 8, and known as No. 111 Heidelberg Avenue, Stony Creek Mills, and bounded and described as follows, to wit:

TAX PARCEL NO 5327-14-44-0300

BEING KNOWN AS 111 Heidelberg Avenue, Reading, PA 19606

Residential Property

To be sold as the property of Evert Medina

No. 13-4658

Judgment Amount: \$168,271.12  
 Attorney: KML Law Group, P.C.

## LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel, situated

Vol. 105, Issue 42

in the Topton Borough, County of Berks and Commonwealth of Pennsylvania.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 514 Hamsher Avenue, Topton, PA 19562

TAX PARCEL #85546315724702

ACCOUNT: 85020216

SEE Deed Book 2593, Page 487

To be sold as the property of: Michael D. Hersh and Michele L. Hersh

No. 13-478

Judgment Amount: \$75,996.91  
 Attorney: Phelan Hallinan, LLP

## LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground with the two-story semi-detached brick dwelling house thereon erected, situate on the West side of Palm Street, between Amity and Union Streets, being No. 1514 Palm Street 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 in the western building line of said Palm Street two hundred forty feet (240 feet) South of the southwest corner of Palm and Union Streets; thence extending West one hundred feet (100 feet) to an alley; thence South along the same thirty feet (30 feet) to a point; thence extending East one hundred feet (100 feet) to a point in the western building line of said Palm Street; thence extending North along the same thirty feet (30 feet) to a point, the place of Beginning.

SUBJECT, nevertheless to the Covenants, Reservations, Conditions and Restrictions as contained in the Deed from George D. Horst and Emma H. Horst, his wife to Samuel M. Sherman, said Deed bearing date October 15, 1926 and recorded in the Recorder's Office of Berks County in Deed Book Vol. 650, Page 2. etc.

TITLE TO SAID PREMISES IS VESTED IN Yvette Jean Philippe, by Deed from Elva M. Rittenhouse, dated 06/24/2004, recorded 07/13/2004 in Book 4105, Page 1416.

BEING KNOWN AS 1514 Palm Street, Reading, PA 19604-1857.

Residential property

TAX PARCEL NO.: 17-5317-31-28-9626

TAX ACCOUNT: 17565700

SEE Deed Book 4105 Page 1416

To be sold as the property of Yvette Jean Philippe, who resides at 1370 E. 101st ST. 1, Brooklyn, NY 11236-5310.

No. 13-479

Judgment Amount: \$39,802.51  
 Attorney: Phelan Hallinan, LLP

## LEGAL DESCRIPTION

ALL THAT CERTAIN two story brick dwelling house with the one story frame kitchen attached and the lot or piece of ground upon which the same is erected, situate on the North

07/18/2013

side of West Douglass Street (formerly Center Street) and Numbered 419 (formerly Number 320) West Douglass Street, in the City of Reading, Berks County, Pennsylvania, bounded and described as follows, to wit:

ON the North by a twenty feet wide alley,

ON the East by Lot No 46 (of Herbert M Bushong's Plan) now or late property of Nathan Fisher,

ON the South by said West Douglass Street, and

ON the West by Lot No 48, now or late property of Alfred Elliot

CONTAINING in front East and West, on said Douglass Street, 20 feet and extending in depth northward, of equal width, 120 feet to said 20 feet wide alley

TITLE TO SAID PREMISES IS VESTED IN Carolyn D. Powers, by Deed from Francis W. Pollard, dated 06/14/2006, recorded 06/20/2006 in Book 4903, Page 17.

BEING KNOWN AS 419 West Douglass Street, a/k/a 419 West Douglas Street, Reading, PA 19601-2307.

Residential property

TAX PARCEL NO.: 15-5307-55-34-6706

TAX ACCOUNT: 15355200

SEE Deed Book 4903 Page 17

To be sold as the property of Carolyn D. Powers.

---

No. 13-4861

Judgment: \$481,035.73

Attorney: Mark J. Merolla, Esquire

ALL THAT CERTAIN parcel or tract of land, together with the one-story masonry garage and showroom erected thereon, situate on the southern side of Pennsylvania State High L.R. 157, known as Route 222, directly opposite from its intersection with Pennsylvania State Highway, L.R. 06139, known as Crystal Cave Road, in the Township of Richmond, County of Berks and Commonwealth of Pennsylvania, said parcel also being Lot No. 1 as shown on Plan of Lots prepared for Dorothy C. Wiltrout by Spotts, Stevens and McCoy, Inc., Consulting Engineers of Wyomissing, Pennsylvania and designated as Plan No. 8598-000-C-001, dated October 19, 1982 and being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by a P.K. nail in the center line of Pennsylvania State Legislative Route 157, known as Route 222, said corner being the northeastern corner of the herein described premises and also being South fifty-seven degrees sixteen minutes zero seconds West (S. 57 degrees 16'00" W.) along the center line of the aforesaid L.R. 157, a distance of two hundred forty-eight and twenty-two hundredths (248.22') from a corner in the division line between property belonging to Dorothy C. Wiltrout and Warren W. Berger and Hannah H. Berger, his wife; thence leaving aforesaid L.R. 157 and along property belonging to John Y. Beck and Jean M.

Vol. 105, Issue 42

Beck, his wife, passing through a railroad spike thirty and zero hundredths feet (30.00') from the last described corner, South thirty-two degrees forty-four minutes zero seconds East (S. 32 degrees 44' 00" E.) a distance of three hundred thirty and zero hundredths feet (330.00') to a corner marked by a steel pin; thence along residue property of Dorothy C. Wiltrout the following two (2) courses and distances, viz: (1) South fifty-seven degrees sixteen minutes zero seconds West (S. 57 degrees 16' 00" W.) a distance of four hundred seventy-five and forty-nine hundredths (475.49') to a corner marked by a steel pin; and (2) passing through a steel pin three hundred three and eighty-seven hundredths (303.87') from the last described corner, North twenty-three degrees thirty-four minutes thirty seconds West (N. 23 degrees 34' 30" W.) a distance of three hundred thirty-four and twenty-six hundredths feet (334.26') to a corner marked by a P.K. nail in the center line of the aforesaid L.R. 157; thence along the centerline of the aforesaid L.R. 157, North fifty-seven degrees sixteen minutes zero seconds East (N. 57 degrees 16' 00" E.) a distance of four hundred twenty-two and twenty-nine hundredths (422.29') to the place of BEGINNING.

CONTAINING three and forty hundredths acres (3.40 acres).

BEING KNOWN AS: 14858 Kutztown Road, Kutztown, Pennsylvania 19330

PROPERTY ID NO.: 72-5443-00-10-8303

To be sold as the property of Noe Gutierrez and Susana

---

NO. 13-5007

Judgment: \$167,801.42

Attorney: Kevin P. Diskin, Esquire

ALL THAT CERTAIN, tract or piece of land with the buildings thereon erected, situate on West 36th Street, in the Village of Reiffton, Township of Exeter, County of Berks and Commonwealth of Pennsylvania, being more particularly bounded and described in accordance with a survey by Andrew F. Kupiszewski, Jr., registered surveyor, as follows, to wit:

BEGINNING at an iron pin in the southeastern topographic building line of West 36th Street, said pin being a distance of 124.93 feet from the eastern topographic building line of Circle Avenue; thence along said topographic building line of West 36th Street in a northeasterly direction 89.40 feet to an iron pin; thence leaving aforesaid building line of West 36th Street and along property now or late of Earl R. Anderson, by a line making an interior angle of 63 degrees 42 minutes a distance of 115.58 feet to an iron pin, a corner of land of Thomas B. Douglass; thence along land of Thomas B. Douglass, by a line making an interior angle of 89 degrees 11 minutes with the last described line, 80.19 feet to an iron pin; thence along residue property of Harry J. Bertolet, of which this was a part by a line making an interior angle of 90 degrees 49 minutes with the last described line, 74.85 feet

07/18/2013

Vol. 105, Issue 42

to an iron pin, the place of beginning.

BEING the same premises which Joseph J. Brady and Patricia H. Brady, his wife, by Deed dated July 25, 1969 and recorded July 25, 1969 in the Office of the Recorder of Deeds in and for Berks County in Deed Book Volume 1551 Page 918, granted and conveyed unto Lawrence R. Levy, Jr. and Elizabeth A. Levy, his wife

PARCEL NO. 43532613231624

BEING KNOWN AS 125 W. 36th St., Reading, PA 19606

To be sold as the property of Lawrence R. Levy, Jr. and Elizabeth A. Levy

No. 13-5225

Judgment Amount: \$183,266.73

Attorney: Udren Law Offices, P.C.

ALL THAT CERTAIN lots or piece of ground, located on the northeast corner of Painted Sky Road (60 feet wide) and Wistena Avenue (60 feet wide) and being Lot No. 51, as shown on Plan of Lots known as "Lorane Orchards", recorded in Plan Book 33 Page 58, Berks County Records, situate in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING AT A POINT on the northern building line of Painted Sky Road, a corner in common of the herein described lot with Lot No. 52, thence extending in a northwesterly direction along the northern building line of Painted Sky Road, by a line forming an interior angle of 90° with the line to be described last, a distance of 60.55 feet to a point of curve, forming the northwestern intersection corner of Painted Sky Road and Wisteria Avenue; thence extending in a northwesterly direction along the eastern building line of Wisteria Avenue, by a line tangent to the last described curve, a distance of 79 feet to a point in line of Lot No. 50; thence extending in a northeasterly direction along Lot No. 50, by a line forming an interior angle of 92° 37' 15" with the last described line a distance of 83.96 feet to a point in line of Lot No. 52, thence extending in a southwesterly direction along Lot No. 52, by a line forming an interior angle of 90° with the last described line, a distance of 107.20 feet to a point on the northern building line of Painted Sky Road, the place of beginning.

PROPERTY PARCEL NUMBER 5325-15-64-9849

BEING KNOWN AS: 4907 Painted Sky Road, Reading, PA 19606

PROPERTY ID NO.: 43-5325-15-64-9849

TITLE TO SAID PREMISES is vested in Andrew E. Roach, IV and Barbara F. Roach, husband and wife, as tenants by the entireties by Deed from Tina Gaetana McNeill dated 02/28/2005 recorded 03/04/2005 in Deed Book 04540 Page 2487.

To be sold as the property of: Andrew E. Roach, IV and Barbara F. Roach, husband and wife, as tenants by the entireties.

No. 13-527

Judgment: \$177,895.56

Attorney: Idren Law Offices, P.C.

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

ALL THAT CERTAIN lot or piece of ground, together with the 1-1/2 story brick dwelling thereon erected, situate at the Southwesterly corner of Reading Crest Avenue and Moll Avenue, in the Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described in accordance with a survey made in July 1953 by Warren W. Swoyer, Registered Surveyor, as follows, to wit:

BEGINNING at a point, the intersection of the Westerly building line of Reading Crest Avenue (50 feet wide) with the southerly building line of Moll Avenue (proposed 50 feet wide), thence extending in a Southerly direction along the Westerly building line of Reading Crest Avenue, forming a right angle with the Southerly building line of Moll Avenue, a distance of 75.00 feet to a point, thence extending in a Westerly direction along land now or late of Ralph E. Gambler and Kathryn C. Gambler, his wife, forming a right angle with the last described line, a distance of 145.00 feet to a point, thence extending in a Northerly direction along land now or late of Edward T. Moll and Blanche B. Moll, his wife, forming a right angle with the last described line a distance of 75.00 feet to a point on the southerly building line of Moll Avenue, thence extending in an Easterly direction along the Southerly building line of Moll Avenue forming a right angle with the last described line a distance of 145.00 feet to the place of Beginning.

PARCEL #666-5309-18-41-0088

BEING KNOWN AS: 3416 Reading Crest Avenue, Reading, PA 19605

PROPERTY ID NO.: 666-5309-18-41-0088

TITLE TO SAID PREMISES IS VESTED IN Mary L. Rivera by Deed from Henry Rivera and Mary L. Rivera dated 11/16/2004 recorded 11/19/2004 in Deed Book 4193 Page 1343.

To be sold as the property of: Mary L. Rivera

No. 13-691

Judgment Amount: \$54,938.06

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THOSE CERTAIN parcels or tracts or land, with the dwelling house and garage thereon erected, situate near Seyfert's Station, in the Township of Robeson, County of Berks and State of Pennsylvania, more fully described as follows, to wit:

PURPART NO. 1-BEGINNING at a corner marked by an iron pin in the Southwestern right of way line of the Pennsylvania Railroad, Schuylkill Branch of the Wilkes Barre Division, a distance of Four hundred and five feet (405

07/18/2013

Vol. 105, Issue 42

feet) Southeastwardly from the original location of Seyfert's Station; thence continuing along the aforesaid right of way line, South Forty-four (44) degrees, thirty-two (32) minutes East, a distance of forty feet no inches (40 feet 0 inches) to a corner marked by an iron pin; thence leaving the aforesaid right of way line and along residue portion of property belonging to Heber Clouser and Mary E. Clouser, his wife, the three (3) following courses and distances, viz: (1) crossing a public township road lying Southwest of and parallel to the aforesaid railroad, the center line of which is marked by an iron pin forty-three feet, three and three-quarter inches (43 feet 3-3/4 inches) from the last described corner, South forty-five degrees West, a distance of three hundred and fourteen feet, four and one-half inches (314 feet 4-1/2 inches) to a corner marked by an iron pin; (2) North forty-four (44) degrees thirty-two (32) minutes West, a distance of forty feet, no inches (40 feet 0 inches) to a corner marked by an iron pin; (3) North forty-five (45) degrees East, recrossing the aforesaid public township road and passing through an iron pin in the centre line of same two hundred and seventy-one feet, and three quarters of an inch (271 feet 3/4 inch) from the last described corner, a distance of three hundred and fourteen feet, four and one-half inches (314 feet 4-1/2 inches) to the place of beginning.

PURPART NO. 2-BEGINNING a corner marked by an iron pin in the Southwestern right-of-way line of the Pennsylvania Railroad-Schuylkill Valley Division, said corner being the Northeastern corner of the herein described property and the Northwestern corner of other property belonging to Herman E. Killian and Jennie Killian, his wife; thence leaving the aforesaid right-of-way line and along the aforesaid other property belonging to Herman E. Killian and Jennie Killian, his wife, crossing a public township road, South forty-three (43) degrees thirty-two (32) minutes West a distance of three hundred fourteen feet four and one-half inches (314 feet 4-1/2 inches) to a corner marked by an iron pin; thence along residue property belonging to Marion B. Keiser and William J. Keiser, her husband, and William H. Clouser and Marcella LaRue Clouser, his wife, the two (2) following courses and distances, viz: (1) North Forty-six (46) degrees West a distance of fifteen feet no inches (15 feet 0 inches) to a corner, and (2) recrossing the aforesaid public township road, North forty-three (43) degrees thirty-two (32) minutes East, a distance of three hundred fourteen feet seven and seven-eighths inches (314 feet 7-7/8 inches) to a corner in the Southwestern right of way line of the aforesaid Pennsylvania Railroad-Schuylkill Valley Division; thence along same South forty-five (45) degrees, forty-eight and one-half (48-1/2) minutes East, a distance of fifteen feet no inches (15 feet 0 inches) to the place of beginning.

PURPART NO. 3-BEGINNING at a corner

marked by an iron pin in the Southwestern right of way line of the Pennsylvania Railroad-Schuylkill Valley Division, said corner being the Northwestern corner of the herein described property and the Northeastern corner of other property belonging to Herman E. Killian and Jennie Killian, his wife; thence along the Southwestern right of way line of the aforesaid Pennsylvania Railroad-Schuylkill Valley Division, South forty-five (45) degrees forty-eight and one-half (48- 1/2) minutes East a distance of thirty-five feet no inches (35 feet 0 inches) to a corner; thence leaving the aforesaid right-of- way line and along residue property belonging to Marion B. Keiser and William J. Keiser, her husband and William H. Clouser and Marcella LaRue Clouser, his wife, the two (2) following courses and distances, viz. (1) crossing a public township road South forty-three (43) degrees thirty-two (32) minutes West, a distance of three hundred thirteen feet six and five-eighths inches (313 feet 6-5/8 inches) to a corner, and (2) North Forty-six (46) degrees West a distance of thirty-five feet no inches (35 feet 0 inches) to a corner marked by an iron pin; thence along other property belonging to Herman E. Killian and Jennie Killian, his wife, recrossing the aforesaid public township road North forty-three (43) degrees thirty-two (32) minutes East a distance of three hundred fourteen feet two and seven-eighths inches (314 feet 2-7/8 inches) to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN John Brendel, by Deed from Helen E. Brendel, Executrix of the Estate of Elizabeth C. Miller, deceased, dated 06/22/2006, recorded 07/03/2006 in Book 4912, Page 664.

BEING KNOWN AS 38 Killian Drive, Birdsboro, PA 19508-8353.

Residential property

TAX PARCEL NO.: 73531516937507

TAX ACCOUNT: 73075750

SEE Deed Book 4912 Page 664

To be sold as the property of John Brendel, Sr., who resides at 1479 Delmar Avenue, Pottstown, PA 19465-7674.

No. 13-739

Judgment Amount: \$186,204.26

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN, tract of land, together with the buildings thereon erected, situate on the North side of State Street, the East side of Church Street and the South side of Pear Alley, being No. 601 State Street, in the Borough of Hamburg, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southeast building corner of Pear Alley and Church Street, as shown on the North Ward Topographical Plan of the Borough of Hamburg; thence along Easterly building line of Church Street South eight (8) degrees forty-nine

07/18/2013

Vol. 105, Issue 42

(49) minutes East one hundred forty-four (144) feet six and one-half (6-1/2) inches to a point in building corner of Church Street and State Street; thence along the Northerly building line of State Street by a circular curve to the left of five thousand seven hundred fifty-four (5,754) feet seven and three-fourths (7-3/4) inches radius, of zero (0) degrees forty-three (43) minutes two (2) seconds central angle, of seventy-two (72) feet and no (0) inches along the arc, to a point; thence along property now or late of H.R. Shollenberger and wife, North thirty-two (32) degrees forty-six (46) minutes West one hundred thirty (130) feet six (6) inches to a point in the Southerly building line of Pear Alley; thence along said Southerly building line of Pear Alley, South fifty-seven (57) degrees nine and one-half (9-1/2) minutes West thirteen (13) feet three (3) inches to the place of beginning.

CONTAINING an area of five thousand six hundred thirty (5,630) square feet.

TITLE TO SAID PREMISES IS VESTED IN William M. Spayd and Morgan R. Spayd, h/w, by Deed from Richard M. Weitzel and Linda S. Weitzel, h/w, dated 11/17/2006, recorded 11/22/2006 in Book 5018, Page 2316.

BEING KNOWN AS 601 State Street, Hamburg, PA 19526-1228.

Residential property

TAX PARCEL NO.: 46449517108507

TAX ACCOUNT NO. 46141200

SEE Deed Book 5018 Page 2316

To be sold as the property of William M. Spayd and Morgan R. Spayd.

No. 13-803

Judgment Amount: \$73,799.38

Attorney: Phelan Hallinan, LLP

#### LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house with mansard roof, together with the lot or piece of ground upon which the same is erected, situate on the East side of North Fifth Street, between Spring and Robeson Streets, being Number 1031 North Fifth Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of William Scheirer;

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

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

ON the West by said North Fifth Street.

CONTAINING IN FRONT or width, North and South, on said North Fifth Street, fifteen feet (15 feet) in length or depth, East and West, of equal width, one hundred feet (100 feet) to said ten feet (10 feet) wide alley.

TITLE TO SAID PREMISES IS VESTED IN Jerry Morales and Maria Morales, h/w, by Deed from Oscar E. Ocasio, dated 12/28/2004, recorded 02/22/2005 in Book 4536, Page 83.

BEING KNOWN AS 1031 North 5th Street, Reading, PA 19601-1856.

Residential property

TAX PARCEL NO.: 14530751769052

TAX ACCOUNT NO. 14079325

SEE Deed Book 4536 Page 83

To be sold as the property of Maria Morales, Jerry Morales.

No. 2012-23144

Judgment Amount: \$292,258.54

Attorney: Louis P. Vitti, Esq.

#### LEGAL DESCRIPTION

ALL that certain lot or piece of ground situate on the Southerly side of Belleman's Church Road (SR 4019), in Centre Township, County of Berks, Commonwealth of Pennsylvania, being Lot No. 3 on the Plan of M.D.W. Subdivision, said Plan recorded in the Office of the Recorder of Deed in and for the Berks County in Plan Book 256, Page 92, more fully bounded and described as follows, to wit:

BEGINNING at a point in the cartway of Belleman's Church Road (SR 4019) on the division line between Lot No. 2 and Lot No. 3 on said Plan; thence leaving the cartway of Belleman's Church Road and extending along Lot No. 2 South 30 degrees 25 minutes 34 seconds West, a distance of 230.00 feet to a point in common with Lot No. 4 on said Plan; thence extending along Lot No. 4, North 59 degrees 34 minutes 26 seconds West, a distance of 217.66 feet to a point in common with lands now or late of Eugene C. Serafino and Helen F. Serafino, his wife; thence extending along the same, North 29 degrees 50 minutes 30 seconds East, a distance of 230.01 feet to a point in the cartway of Belleman's Church Road; thence extending in and along the cartway of Belleman's Church Road, South 59 degrees 34 minutes 26 seconds East, a distance of 220.00 feet to a point, the place of beginning.

CONTAINING in area 1.155 acres.

HAVING erected thereon a dwelling known as 2569 Bellemans Church Road, Mohrsville, PA 19541.

PARCEL NO. 36448103229315.

BEING the same premises which Joseph Gogluizza by Deed dated 05/27/2008 and recorded 05/28/2008 in the Recorder's Office of Berks County, Pennsylvania, Deed Book Volume 05363, Page 0072, Instrument No. 2008027246, granted and conveyed unto Brian D. Gonsalves and Lisa M. Gonsalves.

To be sold as the property of Brian D. Gonsalves and Lisa M. Gonsalves.

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, September 6, 2013 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10)

07/18/2013

Vol. 105, Issue 42

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.

---

## CHANGE OF NAME

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 13-454

NOTICE IS HEREBY GIVEN that the Petition of Nicole Peters has been filed in the above named Court, praying for a Decree to change the names of her children, Catherine Leas, Ireland Leas and Shane Snyder, to CATHERINE PETERS, IRELAND PETERS AND SHANE PETERS RESPECTIVELY.

The Court has fixed July 30, 2013, at 9:45 a.m. in Courtroom "5S" of the Berks County Courthouse, Reading, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**Joel H. Merow, Esq.**  
**MEROW & JACOBY, P.C.**  
528 Washington Street, P.O. Box 136  
Reading, PA 19603

---

## CHARTER APPLICATION NONPROFIT

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on March 10, 2013, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Gobbler's Knob Sportsmen's Association.**

The purposes for which it was organized are: the pleasure, recreation, and social benefit of its members, as well as, all other lawful nonprofit activities in which a 501(c)(7) organization may engage in the United States and Pennsylvania.

**Gobbler's Knob Sportsmen's Association**  
721 Geigertown Road, Birdsboro, PA 19508

---

## CIVIL ACTION

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY  
PENNSYLVANIA  
CIVIL ACTION-LAW  
NO. 11-28498

BENNIE JOHNSON, Plaintiff  
v.  
ELVIS PENA and YUTALINE PENA,  
Defendants  
ASSIGNED TO: JUDGE JEFFREY L.  
SCHMEHL  
DEFENDANTS'S NOTICE BY PUBLICA-  
TION

TO: Heirs of Bennie Johnson

AND NOW com the Defendants, Elvis and Yutaline Pena, by and through their attorneys, Barrie B. Gehrlein, Esquire and Johnson, Duffie, Stewart & Weidner, and state: A Petition To Abate will be filed on July 25, 2013 requesting that the Court dismiss the above captioned lawsuit for failure of a personal representative of the Estate of Bennie Johnson to be appointed within one year after the Notice of Mr. Johnson's Death was filed, pursuant to 20 Pa. C.S. §3375. Therefore if you are an heir to Bennie Johnson's Estate and wish to continue the above captioned action you should take this to a 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 reduces fee or no fee.

Berks County Bar Association  
544 Court Street, Reading, PA 19601  
(610) 375-4591  
JOHNSON DUFFIE STEWART & WEIDNER  
BARRIE B. GAHRLIN, ESQUIRE  
Attorneys for Defendants  
Attorney #62839  
50 N. 5th Street, 4th Floor  
Reading, PA 19601  
(610) 374-6630  
bbf@jdsdw.com

---

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY  
PENNSYLVANIA  
NO. 10-15924

City of Reading vs. Adaberto Delgado:

Notice is given that the above was named as defendant in a civil action by plaintiff to recover 2003-2008 trash and recycling fees for property located at 243 Pear Street, Reading, PA, Tax Parcel No. 06-5307-73-61-0619. A Writ of Scire Facias for \$798.78 was filed. You are notified to plead to the Writ on or before 20 days from

07/18/2013

Vol. 105, Issue 42

the date of this publication or a judgment may be entered.

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

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.

Lawyers' Referral Service  
Berks County Bar Association  
544 Court St., Reading, PA 19601  
(610) 375-4591  
<http://www.berksbar.com>  
Portnoff Law Associates, Ltd.  
P.O. Box 391, Norristown, PA 19404-0391  
(866) 211-9466

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY  
PENNSYLVANIA  
NO. 10-22776

City of Reading vs. Elsa Sanchez and Juan Carlos Alicea:

Notice is given that the above were named as defendants in a civil action by plaintiff to recover 1995-2004, 2006, 2007 & 2008 trash and recycling fees for property located at 623 Gordon Street, Reading, PA, Tax Parcel No. 15-5307-64-43-1616. A Writ of Scire Facias for \$1,285.69 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.

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

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.

Lawyers' Referral Service  
Berks County Bar Association  
544 Court St., Reading, PA 19601  
(610) 375-4591  
<http://www.berksbar.com>  
Portnoff Law Associates, Ltd.  
P.O. Box 391, Norristown, PA 19404-0391  
(866) 211-9466

## ESTATE NOTICES

*Letters Testamentary or Letters of Administration have been granted in the estates set forth below. All persons having claims against the estate of any decedent named below are requested to present the same and all persons indebted to any of the said decedents are requested to make payment, without delay, to the executor or administrator, or his, her or their attorney indicated.*

### First Publication

#### **BUDA, BARBARA A., dec'd.**

Late of Ontelaunee Township.  
Executrix: DEBORAH A. MOREY,  
316 Garean Drive, Fleetwood, PA 19522.  
ATTORNEY: WILLIAM R. BLUMER,  
ESQ.,  
LEISAWITZ HELLER ABRAMOWITZ  
PHILLIPS, P.C.,  
2755 Century Boulevard,  
Wyomissing, PA 19610

#### **BURKART, ELEANOR M., dec'd.**

Late of 820 Whitner Road, Muhlenberg Township.  
Executrix: SANDRA LEE BURKART,  
820 Whitner Road, Reading, PA 19605.  
ATTORNEY: CLIFFORD B. LEPAGE, JR.,  
ESQ.,  
44 N. 6th Street, P.O. Box 8521,  
Reading, PA 19603

#### **DECARLO, VINCENT J., dec'd.**

Late of Amity Township.  
Administrators: JENNIFER DECARLO,  
1111 West Ben Franklin Highway,  
Douglassville, PA 19518 and  
STEPHEN DECARLO,  
1111 West Ben Franklin Highway,  
Douglassville, PA 19518.  
ATTORNEY: ANTHONY R. DISTASIO,  
ESQ.,  
LINTON, DISTASIO & EDWARDS, P.C.,  
1720 Mineral Spring Road, P.O. Box 461,  
Reading, PA 19603-0461

#### **GASSMAN, RUTH A., dec'd.**

Late of 109 W. Shore Drive, Perry Township.  
Executrix: STEFANIE R. FRIEBOLIN,  
109 W. Shore Drive, Hamburg, PA 19526.  
ATTORNEY: MARK R. SPROW, ESQ.,  
DERR, HAWMAN & DERR,  
522 Washington Street, P.O. Box 1179,  
Reading, PA 19603

#### **GOOD, DONALD R., dec'd.**

Late of 2937 Kutztown Road, Muhlenberg Township.  
Executor: LUCILLE E. DAUB,  
2937 Kutztown Road, Reading, PA 19605.  
ATTORNEY: CLIFFORD B. LEPAGE, JR.,  
ESQ.,

07/18/2013

Vol. 105, Issue 42

44 N. 6th Street, P.O. Box 8521,  
Reading, PA 19603

**GRAEFF, MARIE E., dec'd.**

Late of 1 Heidelberg Drive,  
Borough of Wernersville.  
Executor: STANTON F. GRAEFF,  
2009 Cypress Lane, Wyomissing, PA 19610.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
ROLAND STOCK, LLC,  
627 North Fourth Street, P.O. Box 902,  
Reading, PA 19603

**GRIM, ALFRED G., dec'd.**

Late of Maxatawny Township.  
Executrix: RACHEL M. GRIM,  
P.O. Box 6, Bowers, PA 19511.  
ATTORNEY: LEE A. CONRAD, ESQ.,  
3 North Main Street,  
Topton, PA 19562

**HAFER, VIOLET M., dec'd.**

Late of Ruscombmanor Township.  
Executor: GARY K. HAHER,  
58 Morning Star Lane, Lehighton, PA  
18235.  
ATTORNEY: LEE A. CONRAD, ESQ.,  
3 North Main Street,  
Topton, PA 19562

**HERTZOG, WILLIAM C., dec'd.**

Late of 3623 Lantana Ave., Muhlenberg  
Township.  
Executrices: ANN MARIE WAGNER and  
CAROL J. HERTZOG,  
3623 Lantana Ave., Reading, PA 19605.  
ATTORNEY: EUGENE ORLANDO, JR.,  
ESQ.,  
ORLANDO LAW OFFICES, P.C.,  
Suite 202, 2901 St. Lawrence Avenue,  
Reading, PA 19606

**HOYER, FLORENCE C., dec'd.**

Late of 124 West 47th Street, Exeter  
Township.  
Executor: DENNIS G. HOYER,  
36 Annabeth Road, Oley, PA 19547.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
ROLAND STOCK, LLC,  
627 North Fourth Street, P.O. Box 902,  
Reading, PA 19603

**KAHL, JACOB W., dec'd.**

Late of 817 Van Reed Road,  
Borough of Wyomissing.  
Executor: DARYL J. KAHL,  
8280 Horn Run Road, Colorado Springs,  
CO 80920.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
ROLAND STOCK, LLC,  
627 North Fourth Street, P.O. Box 902,  
Reading, PA 19603

**KISSINGER, CHARLES A., dec'd.**

Late of 211 Chapel Hill Road, Spring  
Township.  
Executrices: SALLY A. CUSIMANO,  
211 Chapel Hill Road, Sinking Spring, PA  
19608 and  
KAREN A. NICHOLAS,  
8340 Peach Court, Fogelsville, PA 18051.

ATTORNEY: STEPHEN J. GRING, ESQ.,  
Suite 100, Treeview Corporate Center,  
2 Meridian Boulevard, Wyomissing, PA  
19610

**KLINK, AUDREY D., dec'd.**

Late of Exeter Township.  
Administrators: GREGORY A. KLINK,  
49C Muirfield Drive, Reading, PA 19607  
and  
FRANK F. KLINK,  
834 Chestnut Street, Apt. 828,  
Philadelphia, PA 19107.  
ATTORNEY: ANDREW S. GEORGE,  
ESQ.,  
MOGEL, SPEIDEL, BOBB &  
KERSHNER,  
520 Walnut Street,  
Reading, PA 19601

**MOYER, CLARENCE W., dec'd.**

Late of 125 Holly Road, Hamburg.  
Administratrix: CAROL A. LIED,  
1915 King Street, Reading, PA 19605.  
ATTORNEY: TERRY D. WEILER, ESQ.,  
1136 Penn Avenue, Wyomissing, PA 19610

**MUELLER, HERBERT J., dec'd.**

Late of 1501 Meade Street, Cumru  
Township.  
Executors: DARON K. MUELLER,  
5014 Stone Run Drive, Reading, PA 19606  
and  
TIMOTHY M. MUELLER,  
20 Buck Run Road, Reinholds, PA 17569.  
ATTORNEY: JONATHAN B. BATDORF,  
ESQ.,  
317 East Lancaster Avenue,  
Shillington, PA 19607

**OBERLY, J. SUE, dec'd.**

Late of S. Heidelberg Township.  
Executrix: TERESA A. YEAGER,  
38 Ridge Crest Drive, Fleetwood, PA 19522.  
ATTORNEY: WILLIAM R. BLUMER,  
ESQ.,  
LEISAWITZ HELLER ABRAMOWITZ  
PHILLIPS, P.C.,  
2755 Century Boulevard,  
Wyomissing, PA 19610

**PUGLIESE, PETER MARTIN, dec'd.**

Late of Amity Township.  
Administratrix C.T.A.: JENNIFER  
DECARLO,  
1111 Ben Franklin Highway West,  
Douglassville, PA 19518.  
ATTORNEY: ANTHONY R. DISTASIO,  
ESQ.,  
LINTON, DISTASIO & EDWARDS, P.C.,  
1720 Mineral Spring Road, P.O. Box 461,  
Reading, PA 19603-0461

**RACK, RICHARD S., dec'd.**

Late of Spring Township.  
Executrix: MARILYN H. RACK,  
3057 Merritt Parkway, Sinking Spring, PA  
19608.  
ATTORNEY: SOCRATES J.  
GEORGEADIS, ESQ.,

07/18/2013

Vol. 105, Issue 42

4 Park Plaza, 2nd Floor,  
Wyomissing, PA 19610

**SAGO, MARIE E., dec'd.**

Late of Berks Heim, 1011 Berks Road,  
Leesport.  
Executrix: KIM REED,  
1553 Wyomissing Rd., Mohnton, PA 19540.

**SEWARD, HAROLD W., dec'd.**

Late of 6 Kerr Lane, Perry Township.  
Executor: ARTHUR L. HILT,  
125 Spangsville Road, Oley, PA 19547.  
ATTORNEY: LEROY G. LEVAN, ESQ.,  
310 W. Broad Street,  
Shillington, PA 19607

**STANDEVEN, MARY A., dec'd.**

Late of Borough of Leesport.  
Executrix: KATHLEEN M. GRINDROD,  
313 Degler Avenue, Leesport, PA 19533.  
ATTORNEY: SCOTT C. PAINTER, ESQ.,  
906 Penn Avenue, P.O. Box 6269,  
Wyomissing, PA 19610

**STRAUSE, CHARLES I., dec'd.**

Late of 1399 Fairview Drive, Leesport.  
Executrix: CINDY S. ADAMS,  
1015 Seifrit Lane, Bernville, PA 19506.  
ATTORNEY: REBECCA BATDORF  
STONE, ESQ.,  
301 East Lancaster Avenue,  
Shillington, PA 19607

**WERNER, JOHN M., dec'd.**

Late of 18 East Fairview Street,  
Borough of Mohnton.  
Executor: ROBERT S. WERNER,  
18 East Fairview Street, Mohnton, PA  
19540.  
ATTORNEY: C. THOMAS WORK, ESQ.,  
STEVENS & LEE,  
111 N. Sixth Street, P.O. Box 679,  
Reading, PA 19603-0679

**WESSNER, CARL J., dec'd.**

Late of Maxatawny Township.  
Executrix: KATHERINE A. WESSNER,  
621 Long Lane, Kutztown, PA 19530.  
ATTORNEY: LEE A. CONRAD, ESQ.,  
3 North Main Street,  
Topton, PA 19562

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

Late of 504 Parkside Avenue, Cumru  
Township.  
Executrix: JEANNE L. PEHLMAN,  
1625 Cortland Avenue, Shillington, PA  
19607.  
ATTORNEY: SCOTT C. PAINTER, ESQ.,  
906 Penn Avenue, P.O. Box 6269,  
Wyomissing, PA 19610

**WOLFE, RANDEL L., dec'd.**

Late of City of Reading.  
Administrator: DAVID B. KERSLEY,  
409 Douglass Street, Reading, PA 19601.  
ATTORNEY: STEPHEN G. WELZ, ESQ.,  
Suite 290, 999 Berkshire Boulevard,  
Wyomissing, PA 19610

**Second Publication****BECKER, BRIAN K., dec'd.**

Late of Spring Township.  
Executor: FREDERICK R. MOGEL,  
ESQUIRE,  
520 Walnut Street, Reading, PA 19601.  
ATTORNEY: ANDREW S. GEORGE,  
ESQ.,  
MOGEL, SPEIDEL, BOBB &  
KERSHNER,  
520 Walnut Street, Reading, PA 19601

**CORTES-MEJIA, VICENTE, dec'd.**

Late of 1555 North 10th Street, Reading.  
Administrator: ROBERT J. BROWN, III,  
ESQUIRE.  
Abogados, LLC, Suite 302  
117 West Gay Street, West Chester, PA  
19380

**DAVIDHEISER, GRACE S., dec'd.**

Late of Borough of Boyertown.  
Executor: JAMES H. DAVIDHEISER,  
92 Estate Road, Boyertown, PA 19512.  
ATTORNEY: MATTHEW H. DOLL, ESQ.,  
BOYD & KARVER,  
7 East Philadelphia Avenue,  
Boyertown, PA 19512

**DEGLER, ALICE MAE, dec'd.**

Late of 316 Old River Rd.,  
Borough of Birdsboro.  
Executor: WAYNE R. DEGLER, JR.,  
76 Papoose Dr., Auburn, PA 17922.  
ATTORNEY: THOMAS L. KLONIS, ESQ.,  
536 Court Street,  
Reading, PA 19601

**DEGLER, ROBERT WAYNE, dec'd.**

Late of 21 Fairlane Rd., Exeter Township.  
Executor: WAYNE R. DEGLER, JR.,  
76 Papoose Dr., Auburn, PA 17922.  
ATTORNEY: THOMAS L. KLONIS, ESQ.,  
536 Court Street, Reading, PA 19601

**GENTHNER, DOLORES J., dec'd.**

Late of Borough of Mohnton.  
Executor: ERIC MCDENNIS,  
341 Gibraltar Road, Reading, PA 19606.  
ATTORNEY: ELIZABETH ROBERTS  
FIORINI, ESQ.,  
Fiorini Law, P.C.,  
1150 W. Penn Avenue,  
Womelsdorf, PA 19567

**HARING, STEWART K., dec'd.**

Late of 1357 Green Street, Reading.  
Administratrix: ELIZABETH J. PIEJA,  
609 North 12th Street, Apt. 102,  
Lebanon, PA 17046.  
ATTORNEY: JONATHAN B. BATDORF,  
ESQ.,  
317 E. Lancaster Avenue, Shillington, PA  
19607

**HAYDT, JANE R., dec'd.**

Late of 1 South Home Avenue, Borough of  
Topton.  
Executors: BARRY D. HAYDT,  
506 East Locust Street, Fleetwood, PA  
19522 and  
RANDY J. HAYDT,

07/18/2013

Vol. 105, Issue 42

222 West Main Street, 2nd Floor, Kutztown,  
PA 19530.

ATTORNEYS: JOHN C. BRADLEY, JR.,  
ESQ.,  
MASANO BRADLEY, LLP,  
Suite 201, 1100 Berkshire Boulevard,  
Wyomissing, PA 19610

**HERTZOG, AMELIA E., dec'd.**

Late of Womelsdorf.

Executrix: PAULA A. KELLER,  
340 Evansville Road, Fleetwood, PA 19522.

ATTORNEY: SEAN J. O'BRIEN, ESQ.,  
MOGEL, SPEIDEL, BOBB &  
KERSHNER,

520 Walnut Street, Reading, PA 19601

**KNAPPENBERGER, CHRISTINE A., dec'd.**

Late of 921 Brownsville Rd.,

Lower Heidelberg Township.

Executors: JOHN K. KNAPPENBERGER,  
III,

40 Justa Rd., Wernersville, PA 19565 and

DAVID S. KNAPPENBERGER,

16 Pleasant Run Dr., Shillington, PA 19607.

ATTORNEY: JOHN A. HOFFERT, JR.,  
ESQ.,

536 Court Street, Reading, PA 19601

**LEIBENSPERGER, FRANCES L., dec'd.**

Late of 24 Stone Road, Alburtis.

Executors: NANCY F. PETERS,

119 East Weis Street, Topton, PA 19562 and

WILLIAM J. LEIBENSPERGER,

P.O. Box 76, Shartlesville, PA 19554.

ATTORNEY: ALAN S. READINGER,  
ESQ.,

Suite 501, 645 Penn Street,  
Reading, PA 19601

**PERROTTI, ROSE also known as**

**PERROTTI, ROSE M., dec'd.**

Late of 656 Scenic Drive, Bern Township.

Executrix: CARMEN COLAVITO,

656 Scenic Drive, Bernville, PA 19506.

ATTORNEY: LAWRENCE J.

VALERIANO, JR., ESQ.,

ESSIG, VALERIANO & FUDEMAN, P.C.,

Suite 101, 1100 Berkshire Boulevard,  
Wyomissing, PA 19610

**REIDENAUER, ROXIE R., dec'd.**

Late of Kutztown Manor,

120 Trexler Avenue,

Borough of Kutztown.

Executor: GARY L. REIDENHOUR,

4 Palmer Road, Kutztown, PA 19530.

ATTORNEY: CARL W. MANTZ, ESQ.,

136 W. Main Street,

Kutztown, PA 19530-1712

**SOBOTKA, GUSTAV W., dec'd.**

Late of 516 Elm Ave., Tilden Township.

Executrix: ERICA LIN SOBOTKA

MOLONEY,

15369 Sabre Dr., Corpus Christi, TX 78418.

ATTORNEY: JOHN A. HOFFERT, JR.,  
ESQ.,

536 Court Street, Reading, PA 19601

**SOUSSLOFF, BARBARA L., dec'd.**

Late of 2000 Cambridge Avenue, Apt. 60,  
Wyomissing.

Executor: ANDREW S. SOUSSLOFF,  
850 Park Avenue, New York, NY 10021.

ATTORNEY: FREDERICK M. NICE,  
ESQ.,

LEISAWITZ HELLER ABRAMOWITZ

PHILLIPS, P.C.,

2755 Century Boulevard,

Wyomissing, PA 19610

**WALLACE, JONATHAN, dec'd.**

Late of Borough of Birdsboro.

Administrator: KEVIN F. HENNESSEY,  
ESQUIRE.

535 East High Street,

Pottstown, PA 19464

**WARTLUFT, RICHARD J., dec'd.**

Late of 63 Pine St., Borough of

Wernersville.

Executrix: MARY BETH CLARK,

2518 Goddard Avenue, Sinking Spring, PA  
19608.

ATTORNEY: JOHN A. HOFFERT, JR.,  
ESQ.,

536 Court Street, Reading, PA 19601

**WENRICH, BARBARA J., dec'd.**

Late of 842 Church St., Reading.

Administrators: DONNA M. WENRICH,

842 Church St., Reading, PA 19601 and

FRANK E. WENRICH,

528 Ledgerock Rd., Mohnton, PA 19540.

ATTORNEY: JOHN A. HOFFERT, JR.,  
ESQ.,

536 Court Street, Reading, PA 19601

**Third and Final Publication**

**BASHORE, MARILYN M., dec'd.**

Late of Bethel Township.

Executrix: LORETTA J. FITTERLING,

289 Blattadahl Road, Mohrsville, PA 19541.

ATTORNEY: THOMAS N. COOPER,  
ESQ.,

Steiner, Sandoe & Cooper,

36 West Main Avenue,

Myerstown, PA 17067

**BORTZ, PAUL H., dec'd.**

Late of 14 West Vine Street,

Borough of Laureldale.

Executor: EARL SMITH,

42 South Whiteoak Street, Kutztown, PA  
19530.

ATTORNEY: RICHARD N. BELTZNER,  
ESQ.,

661 Krumsville Road, P.O. Box 158,

Kutztown, PA 19530

**DRISCOLL, PETER J., dec'd.**

Late of 1208 Windsor Street, Reading.

Executrix: KATHLEEN D. HERBEIN,

1711 Lorraine Street, Reading, PA 19604.

ATTORNEY: ALFRED W. CRUMP, JR.,  
ESQ.,

LAW OFFICES OF ALFRED W. CRUMP,  
JR.,

07/18/2013

Vol. 105, Issue 42

520 Washington Street, P.O. Box 1496,  
Reading, PA 19603-1496

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

Late of 138 Pine Lane,  
Borough of Fleetwood.  
Executor: LOUIS R. RIZZUTO, ESQ.,  
232 North Sixth Street, Reading, PA 19601.  
ATTORNEY: LOUIS R. RIZZUTO, ESQ.,  
232 North Sixth Street, Reading, PA 19601-  
3333

**HENRY, ELLEN K., dec'd.**

Late of 69 Crow Hill Rd.,  
Washington Township.  
Executrix: WENDY ASHBY, ESQUIRE,  
246 West Broad St.,  
Suite 3, Quakertown, PA 18951.  
ATTORNEY: WENDY J. ASHBY, ESQ.,  
Suite 3, 246 West Broad Street,  
Quakertown, PA 18951

**HILBUSH, HOWARD E., dec'd.**

Late of 305 Blimline Road, Brecknock  
Township.  
Executors: SCOTT D. NOVIK,  
931 Alleghenyville Rd., Mohnton, PA 19540  
or  
JEFFREY S. NOVIK,  
32430 Oak Orchard Road, Millsboro, DE  
19966.

ATTORNEY: LEROY G. LEVAN, ESQ.,  
310 W. Broad Street, Shillington, PA 19607

**HORNBERGER, MARGARET M., dec'd.**

Late of 35 East Madison Avenue,  
Borough of Mohnton.  
Executor: DENNIS R. HORNBERGER,  
43 East Madison Avenue, Mohnton, PA  
19540.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
ROLAND STOCK, LLC,  
627 North Fourth Street, P.O. Box 902,  
Reading, PA 19603

**KANE, SIDNEY G., dec'd.**

Late of Cumru Township.  
Executors: MICHAEL KANE AND  
AMANDA O'DRISCOLL, ESQUIRE,  
1200 Broadcasting Road, Suite 101,  
Wyomissing, PA 19610.  
ATTORNEY: AMANDA O'DRISCOLL,  
ESQ.,  
ROWE LAW OFFICES, P.C.,  
Suite 101, 1200 Broadcasting Road,  
Wyomissing, PA 19610

**KIRSCH, ANNMARIE also  
known as KIRSCH, ANN MARIE, dec'd.**

Late of Muhlenberg Township.  
Executrix: KAREN E. YANUS,  
251 Grim Road, Kutztown, PA 19530.  
ATTORNEY: MICHAEL L. MIXELL,  
ESQ.,  
BARLEY SNYDER,  
50 N. 5th Street, 2nd Fl., P.O. Box 942,  
Reading, PA 19603-0942

**MOTKOWSKI, MICHAEL L., dec'd.**

Late of Robeson Township.  
Executrix: KAREN L. MOTKOWSKI,

361 Whispering Pines Lane, Birdsboro, PA  
19508.

ATTORNEY: J. D. KRAFCZEK, ESQ.,  
38 N. 6th Street, P.O. Box 8467,  
Reading, PA 19603

**SNYDER, CLAUDE A., dec'd.**

Late of 1401 Vine Street, Exeter Township.  
Executrix: SHIRLEY B. SNYDER,  
1401 Vine Street, Reading, PA 19606.  
ATTORNEY: LEROY G. LEVAN, ESQ.,  
310 W. Broad Street, Shillington, PA 19607

**TODT, MATTHEW J., dec'd.**

Late of City of Reading, .  
Administratrix:  
ROSEMARY I. TODT,  
1266 Myrtle Ave., Temple, PA 19560.  
ATTORNEY: PETER S. SCHIAROLI,  
ESQ.,  
PETER S. SCHIAROLI, ESQ., P.C.,  
100 N. Kenhorst Boulevard,  
Reading, PA 19607

**VOLLMER, DANIEL T., dec'd.**

Late of Borough of Hamburg.  
Executrix: DIANA D. CLAUSS,  
31 Sabrina Street, Wernersville, PA 19565.  
ATTORNEY: SEAN J. O'BRIEN, ESQ.,  
MOGEL, SPEIDEL, BOBB &  
KERSHNER,  
520 Walnut Street,  
Reading, PA 19601

**WISSER, ETHEL C., dec'd.**

Late of Borough of Lenhartsville.  
Executor: MARK ALAN WISSER,  
119 E. Penn St., P.O. Box 72,  
Lenhartsville, PA 19534.  
ATTORNEY:  
RICHARD L. GESCHWINDT, ESQ.,  
203 East Noble Avenue,  
Shoemakersville, PA 19555

**YAGGIE, RAYMOND E., dec'd.**

Late of 202 South Kemp Street,  
Borough of Lyons.  
Executrix: DOLORES H. YAGGIE,  
202 South Kemp Street, Lyons, PA 19536.  
ATTORNEY: ROBERT P. GRIM, ESQ.,  
262 West Main Street,  
Kutztown, PA 19530-1604

**YODER, JANE M.**

**also known as YODER, JANE E., dec'd.**

Late of 607 South 5th Street,  
Borough of Hamburg.  
Executor: DAVID S. REED,  
2613 Independence Road, Colleyville, TX  
76034.  
ATTORNEY: ALLEN R.  
SHOLLENBERGER, ESQ.,  
LEISAWITZ HELLER ABRAMOWITCH  
PHILLIPS, P.C.,  
2755 Century Boulevard, Wyomissing, PA  
19610

07/18/2013

Vol. 105, Issue 42

**MISCELLANEOUS**

PUBLIC HEARING NOTICE  
OF PROPOSED PRIVATE SALE  
TO BE CONDUCTED BY THE  
BERKS COUNTY, PENNSYLVANIA  
TAX CLAIM BUREAU  
**1404 FAIRVIEW STREET, CITY OF  
READING**

NOTICE IS HEREBY GIVEN THAT the Berks County, Pennsylvania, Tax Claim Bureau intends to sell, at a private sale, ALL THAT CERTAIN TWO-STORY BRICK DWELLING HOUSE WITH KITCHEN ATTACHED, AND THE LOT OR PIECE OF GROUND UPON WHICH THE SAME IS ERECTED, SITUATE ON THE SOUTH SIDE OF AND BEING KNOWN AS NO. 1404 FAIRVIEW STREET; BETWEEN FOURTEENTH AND FOURTEENTH AND ONE HALF STREETS, IN THE CITY OF READING, COUNTY OF BERKS, PENNSYLVANIA, WHICH PROPERTY IS MORE FULLY DESCRIBED IN THE RECORDS OF THE BERKS COUNTY RECORDER OF DEEDS AT DEED BOOK 5443, PAGE 667, AND BEARING PARCEL NUMBER 16-5316-39-27-6291. The private sale will be conducted in accordance with Section 5860.613 of the Real Estate Tax Sale Law of the Commonwealth of Pennsylvania. The proposed purchaser at the private sale is the Reading Redevelopment Authority, which has submitted a bid in the amount of Eight Hundred Fifty Dollars (\$850.00). The property will be sold free and clear of all tax claims and tax judgments. The corporate authorities for each taxing district having any tax claims or tax judgments against the property which is to be sold, the owner of the property, any interested party, or any person interested in purchasing the property may, if not satisfied that the sale price approved by the Tax Claim Bureau is sufficient as set forth herein, within forty-five (45) days after this notice of the proposed sale, may petition the Court of Common Pleas of Berks County, Pennsylvania, to disapprove the sale. Closing to be held on September 20, 2013 at the offices of the Tax Claim Bureau, Berks County Services Center, Second Floor, 633 Court Street, Reading, PA 19601, at 10:00 a.m. prevailing time.

Socrates J. Georgeadis, Esquire  
Solicitor, Berks County Tax Claim Bureau

PUBLIC HEARING NOTICE  
OF PROPOSED PRIVATE SALE  
TO BE CONDUCTED BY THE  
BERKS COUNTY, PENNSYLVANIA  
TAX CLAIM BUREAU  
**144 N 2ND STREET, CITY OF READING**

NOTICE IS HEREBY GIVEN THAT the Berks County, Pennsylvania, Tax Claim Bureau intends to sell, at a private sale, ALL THAT

CERTAIN TWO AND THREE QUARTERS STORY BRICK DWELLING HOUSE AND LOT OR PIECE OF GROUND UPON WHICH THE SAME IS ERECTED, SITUATE ON THE WEST SIDE OF NORTH SECOND STREET, BETWEEN WASHINGTON AND WALNUT STREETS, IN THE CITY OF READING, COUNTY OF BERKS, COMMONWEALTH OF PENNSYLVANIA, BEING NO. 144 NORTH SECOND STREET, WHICH PROPERTY IS MORE FULLY DESCRIBED IN THE RECORDS OF THE BERKS COUNTY RECORDER OF DEEDS AT DEED BOOK VOLUME 2625, PAGE 1309, AND BEARING PARCEL NUMBER 06-5307-81-61-1133. The private sale will be conducted in accordance with Section 5860.613 of the Real Estate Tax Sale Law of the Commonwealth of Pennsylvania. The proposed purchaser at the private sale is the Reading Redevelopment Authority, which has submitted a bid in the amount of Eight Hundred Fifty Dollars (\$850.00). The property will be sold free and clear of all tax claims and tax judgments. The corporate authorities for each taxing district having any tax claims or tax judgments against the property which is to be sold, the owner of the property, any interested party, or any person interested in purchasing the property may, if not satisfied that the sale price approved by the Tax Claim Bureau is sufficient as set forth herein, within forty-five (45) days after this notice of the proposed sale, may petition the Court of Common Pleas of Berks County, Pennsylvania, to disapprove the sale. Closing to be held on September 20, 2013 at the offices of the Tax Claim Bureau, Berks County Services Center, Second Floor, 633 Court Street, Reading, PA 19601, at 10:00 a.m. prevailing time.

Socrates J. Georgeadis, Esquire  
Solicitor, Berks County Tax Claim Bureau

PUBLIC HEARING NOTICE  
OF PROPOSED PRIVATE SALE  
TO BE CONDUCTED BY THE  
BERKS COUNTY, PENNSYLVANIA  
TAX CLAIM BUREAU  
**243 WASHINGTON STREET, CITY OF  
READING**

NOTICE IS HEREBY GIVEN THAT the Berks County, Pennsylvania, Tax Claim Bureau intends to sell, at a private sale, 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 WASHINGTON STREET, BEING NO. 243 WASHINGTON STREET IN THE CITY OF READING, COUNTY OF BERKS, COMMONWEALTH OF PENNSYLVANIA, WHICH PROPERTY IS MORE FULLY DESCRIBED IN THE RECORDS OF THE BERKS COUNTY RECORDER OF DEEDS AT DEED BOOK VOLUME 3184, PAGE 1115, AND BEARING PARCEL NUMBER 06-5307-

07/18/2013

Vol. 105, Issue 42

82-60-6912. The private sale will be conducted in accordance with Section 5860.613 of the Real Estate Tax Sale Law of the Commonwealth of Pennsylvania. The proposed purchaser at the private sale is the Reading Redevelopment Authority, which has submitted a bid in the amount of Eight Hundred Fifty Dollars (\$850.00). The property will be sold free and clear of all tax claims and tax judgments. The corporate authorities for each taxing district having any tax claims or tax judgments against the property which is to be sold, the owner of the property, any interested party, or any person interested in purchasing the property may, if not satisfied that the sale price approved by the Tax Claim Bureau is sufficient as set forth herein, within forty-five (45) days after this notice of the proposed sale, may petition the Court of Common Pleas of Berks County, Pennsylvania, to disapprove the sale. Closing to be held on September 20, 2013 at the offices of the Tax Claim Bureau, Berks County Services Center, Second Floor, 633 Court Street, Reading, PA 19601, at 10:00 a.m. prevailing time.

Socrates J. Georgeadis, Esquire  
Solicitor, Berks County Tax Claim Bureau

**PUBLIC HEARING NOTICE  
OF PROPOSED PRIVATE SALE  
TO BE CONDUCTED BY THE  
BERKS COUNTY, PENNSYLVANIA  
TAX CLAIM BUREAU**

**628 N FRONT STREET, CITY OF READING**

NOTICE IS HEREBY GIVEN THAT the Berks County, Pennsylvania, Tax Claim Bureau intends to sell, at a private sale, ALL THAT CERTAIN TWO-STORY BRICK DWELLING HOUSE AND MANSARD ROOF AND LOT OF GROUND, SITUATED ON THE WEST SIDE OF NORTH FRONT STREET, IT BEING NO. 628, BETWEEN GREENWICH AND OLEY STREETS, IN THE CITY OF READING, COUNTY OF BERKS, COMMONWEALTH OF PENNSYLVANIA, WHICH PROPERTY IS MORE FULLY DESCRIBED IN THE RECORDS OF THE BERKS COUNTY RECORDER OF DEEDS AT DEED BOOK 4589, PAGE 2395, AND BEARING PARCEL NUMBER 15-5307-57-53-5789. The private sale will be conducted in accordance with Section 5860.613 of the Real Estate Tax Sale Law of the Commonwealth of Pennsylvania. The proposed purchaser at the private sale is the Reading Redevelopment Authority, which has submitted a bid in the amount of Eight Hundred Fifty Dollars (\$850.00). The property will be sold free and clear of all tax claims and tax judgments. The corporate authorities for each taxing district having any tax claims or tax judgments against the property which is to be sold, the owner of the property, any interested party, or any person interested in purchasing the property may, if not satisfied that the sale price approved by the Tax Claim Bureau is sufficient as set forth herein,

within forty-five (45) days after this notice of the proposed sale, may petition the Court of Common Pleas of Berks County, Pennsylvania, to disapprove the sale. Closing to be held on September 20, 2013 at the offices of the Tax Claim Bureau, Berks County Services Center, Second Floor, 633 Court Street, Reading, PA 19601, at 10:00 a.m. prevailing time.

Socrates J. Georgeadis, Esquire  
Solicitor, Berks County Tax Claim Bureau

**TERMINATION OF PARENTAL RIGHTS**

**IMPORTANT NOTICE**

TO: Jasmin Rose Williams, mother of Jaziyah Isabella Benjamin, born December 17, 2012. The putative father of said child is Christopher Carna Benjamin, Jr.

A petition has been filed and a hearing has been scheduled to put an end to all rights you have to your child, Jaziyah Isabella Benjamin. That hearing will be held in the Courtroom of Judge Scott Keller, Berks County Courthouse, 633 Court Street, Reading, Berks County, Pennsylvania on July 22, 2013 at 1:30 P.M. If you fail to attend the hearing, the hearing will go on without you and the Court may end your rights to your child.

You have the 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, contact the office set forth below to find out where you can get legal help.

Lawyers' Referral Service of Berks County  
Berks County Bar Association  
544 Court Street  
Reading, PA 19601  
Telephone No. 610-375-4591

If you cannot afford a lawyer, you can contact Berks County Children and Youth Services for an application for court-appointed representation. You MUST fill out the application completely and accurately so the court can determine if you are entitled to court-appointed representation. THIS FORM MUST BE COMPLETED AND SUBMITTED AT LEAST TWENTY DAYS BEFORE THE HEARING DATE TO:

Clerk of Orphan's Court  
Berks County Services Center  
633 Court Street, 2nd Floor  
Reading, PA 19601

In the event you do not submit the form in a timely manner, your request will be denied unless there is good cause shown for the untimeliness.

Jennifer L. Grimes, Esquire  
Attorney for Berks County CYS  
633 Court Street, 11th Floor  
Reading, PA 19601-4323

07/18/2013

Vol. 105, Issue 42

**IMPORTANT NOTICE**

TO: Pennie Nicole Lively a/k/a Pennie Nicole Knight, mother of Eric Lavonte Qualeek Jones, born December 31, 2012. The father of said child is Timothy Matthew Lively.

A petition has been filed and a hearing has been scheduled to put an end to all rights you have to your child, Eric Lavonte Qualeek Jones. That hearing will be held in the Courtroom of Judge John Boccabella, Berks County Courthouse, 633 Court Street, Reading, Berks County, PA on July 29, 2013 at 1:30 P.M. If you fail to attend the hearing, the hearing will go on without you and the Court may end your rights to your child.

You have the 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, contact the office set forth below to find out where you can get legal help.

Lawyers' Referral Service of Berks County  
Berks County Bar Association  
544 Court Street  
Reading, PA 19601  
Telephone No. 610-375-4591

If you cannot afford a lawyer, you can contact Berks County Children and Youth Services for an application for court-appointed representation. You MUST fill out the application completely and accurately so the court can determine if you are entitled to court-appointed representation. **THIS FORM MUST BE COMPLETED AND SUBMITTED AT LEAST TWENTY DAYS BEFORE THE HEARING DATE TO:**

Clerk of Orphan's Court  
Berks County Services Center  
633 Court Street, 2nd Floor  
Reading, PA 19601

In the event you do not submit the form in a timely manner, your request will be denied unless there is good cause shown for the untimeliness.

Jennifer L. Grimes, Esquire  
Attorney for Berks County CYS  
633 Court Street, 11th Floor  
Reading, PA 19601-4323

---

**IMPORTANT NOTICE**

TO: Timothy Matthew Lively or Anyone Claiming Paternity of Eric Lavonte Qualeek Jones, born December 31, 2012. The mother of said child is Pennie Nicole Lively a/k/a Pennie Nicole Knight.

A petition has been filed and a hearing has been scheduled to put an end to all rights you have to your child, Eric Lavonte Qualeek Jones. That hearing will be held in the Courtroom of Judge John Boccabella, Berks County Courthouse, 633 Court Street, Reading, Berks County, PA on July 29, 2013 at 1:30 P.M. If you fail to attend the hearing, the hearing will go on without you and the Court may end your rights to your child.

You have the 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, contact the office set forth below to find

out where you can get legal help.

Lawyers' Referral Service of Berks County  
Berks County Bar Association  
544 Court Street  
Reading, PA 19601  
Telephone No. 610-375-4591

If you cannot afford a lawyer, you can contact Berks County Children and Youth Services for an application for court-appointed representation. You MUST fill out the application completely and accurately so the court can determine if you are entitled to court-appointed representation. **THIS FORM MUST BE COMPLETED AND SUBMITTED AT LEAST TWENTY DAYS BEFORE THE HEARING DATE TO:**

Clerk of Orphan's Court  
Berks County Services Center  
633 Court Street, 2nd Floor  
Reading, PA 19601

In the event you do not submit the form in a timely manner, your request will be denied unless there is good cause shown for the untimeliness.

Jennifer L. Grimes, Esquire  
Attorney for Berks County CYS  
633 Court Street, 11th Floor  
Reading, PA 19601-4323