

# 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 8, 2014 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. 10-4511

Judgment: \$137,618.71

Attorney: Udren Law Offices, P.C.

ALL THAT CERTAIN lot or piece of ground with the two-story brick dwelling house thereon erected, situate in Spring Township, County of Berks and Commonwealth of Pennsylvania, and being known as Lot No. 665 and the southerly half of Lot No. 664 in Plan of Building Lots known as Springmont, laid out by William H. Dechant, C.E., and recorded in the Recorders Office of Berks County in Miscellaneous Book No. 45, at Page 10, and being bounded and described as follows, to wit: on the North by the northerly half of Lot No. 664 in said Plan of Building Lots, being property of Frank J. Rines, Ralph M. McCoy and Claude J. Shenberger; on the East by the western boundary line of the Borough of West Lawn; on the South by Belmont Avenue, and on the West by Wilson Street. Containing in front on Wilson Street, thirty-seven feet (37') six inches (6") more or less, and in depth of equal width one hundred feet (100') more or less.

BEING KNOWN AS: 101 Wilson Street, West Lawn, PA 19609

PROPERTY ID NO.: 4386-12-77-8417

TITLE TO SAID PREMISES IS VESTED IN Sol M. Gonzalez by Deed from Richard Sillhart and Glen Sillhart, Attorneys-in-Fact for Hesper W. Sillhart dated 04/20/1995 recorded 05/02/1995 in Deed Book 2630 Page 2305.

To be sold as the property of: Sol M. Gonzalez

No. 10-7461

Judgment: \$143,810.70

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

TAX I.D. #: 65-4395-17-11-4678

ALL THAT CERTAIN two-story frame dwelling house and lot of ground upon which the same is erected, situate on the southeast corner of O'Neil Street and a twelve feet wide alley and known as No. 13 O'Neil Street, in the Borough of Mohnton, County of Berks, and

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

BEGINNING at a point on the East side of O'Neil Street, twenty feet (20') South of the southeast corner of O'Neil Street and a twelve feet (12') wide alley; thence eastward and through the middle of the partition between this property and other property now or late of Joseph C. Matz and Ida K. Matz on the South one hundred sixty feet (160'), more or less, to a point in the West line of a ten feet (10') wide alley, thence northward along said alley nineteen feet six inches (19' 6"), more or less, to a twelve feet (12') wide alley; thence westward along said alley one hundred fifty-nine feet (159'), more or less, to the East side of said O'Neil Street; thence along said street southward twenty feet (20'), more or less, to the place of beginning.

BEING KNOWN AS: 13 South O'Neil Street, Mohnton, Pennsylvania 19540.

TITLE TO SAID PREMISES IS VESTED IN Bruce A Reddig Sr., Barbara A. Reddig, and Betsy A. Reddig, by Deed from Mark Pizzo and Sheila Pizzo, husband and wife dated March 12, 2007 and recorded March 22, 2007 in Deed Book 5097, Page 2289, as Instrument No. 20070117014.

To be sold as the property of Betsy A. Reddig, Barbara A. Reddig, and Bruce A Reddig Sr.

No. 10-9421

Judgment Amount: \$163,656.31

Attorney: Phelan Hallinan, LLP

#### LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Tilden Township, Berks County, Pennsylvania, bounded and described according to the Final Plan of Majestic View Acres, drawn by Ludgate Engineering Corporation, and recorded in Plan Book Volume 220, Page 65, Berks County Records, as follows to wit:

BEGINNING at a point at or near the centerline of Mountain View Drive, T-699, at a corner in common with Lot No. 7 as shown on said Plan; thence in and along said centerline of Mountain View Drive, South 73 degrees 49 minutes 44 seconds East 183.58 feet to a corner in common with lands of now or late of Patrick A. Reed and Leah K. Roth; thence along the same lands the two following courses and distances to wit: (1) South 07 degrees 08 minutes 02 seconds West 106.51 feet to a point, (2) thence South 76 degrees 37 minutes 13 seconds East 32.89 feet to a corner in common with Annar Parcel No. 1 as shown on said Plan; thence along the same South 09 degrees 32 minutes 16 seconds West 279.22 feet to a point in line with lands now or late of Raymond E. Cale and Rosalie Cale; thence along the same the two following courses and distance to wit: (1) South 44 degrees 03 minutes 22 seconds West 58.53 feet to a point; (2) thence South 52 degrees 25 minutes 31 seconds East

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239.59 feet to a corner in common with lands now or late of Richard E. Hix and Ella K. Hix; thence along the same lands the two following courses and distances to wit: (1) South 40 degrees 33 minutes 31 seconds West 314.16 feet to a point; (2) thence South 46 degrees 10 minutes 20 seconds East 741.41 feet to a point on the northerly side of 1-78, US 78, thence along the same South 65 degrees 56 minutes 55 seconds West 2062.36 feet to a corner in common with land of others; thence along the same and lands now or late of David L. Shade and Sylvia S. Shade, North 36 degrees 33 minutes 26 seconds East 421.22 feet to a point; thence along said lands of shade the five following courses and distances to wit: (1) South 60 degrees 24 minutes 24 seconds East 72.51 feet to a point; (2) thence North 32 degrees 30 minutes 17 seconds East 537.61 feet to a point; (3) thence South 54 degrees 59 minutes 05 seconds East 173.03 feet to a point; (4) thence North 41 degrees 09 minutes 51 seconds East 511.52 feet to a point; (5) thence North 55 degrees 53 minutes 15 seconds West 359.27 feet to a corner in common with Lot No. 1 as shown on said Plan; thence along the same lot North 34 degrees 06 minutes 45 seconds East 587.35 feet to a corner in common with Lot No. 7 aforesaid; thence along said lot the two following courses and distances to wit: (1) North 78 degrees 53 minutes 13 seconds East 133.09 feet to a point; (2) thence North 00 degrees 42 minutes 10 seconds East 486.77 feet to the first mentioned point and place of beginning.

CONTAINING 24.56 acres net.

CONTAINING 24.66 acres gross.

BEING Lot 8 on the above mentioned Plan.

TITLE TO SAID PREMISES IS VESTED IN Dennis J. Donchez and Jessica Donchez, h/w, by Deed from Dennis J. Donchez and Jessica Torres, n/k/a Jessica Donchez, h/w, dated 02/01/2005, recorded 04/25/2005 in Book 4565, Page 2480.

BEING KNOWN AS 555 Mountain View Drive, Hamburg, PA 19526-8766.

Residential property

TAX PARCEL NO: 84-4474-0343-8660

TAX ACCOUNT: 84007201

SEE Deed Book 4565 Page 2480

To be sold as the property of Jessica Donchez and Dennis J. Donchez

No. 12-15726

Judgment: \$159,803.74

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

ALL THAT CERTAIN lot or piece of ground, situate in Bechtelsville Borough, Berks County, Pennsylvania, described according to the John Granahan Subdivision, prepared by John T. Aston, Registered Surveyor, dated 8/29/85 and revised 12/13/85, recorded in Berks County Plan Book 153 Page 25, bounded and described as follows, to wit:

BEGINNING at a point on the Northerly side of Cherry Street (35 feet wide) said point being

a corner in line of lands now or late of Sadie T. Bittenbender; thence extending from said point of beginning along said lands, North 9 degrees 21 minutes East, 150 feet to a point in line of lands now or late of Sadie T. Bittenbender; thence extending along said South 84 degrees 54 minutes East 35 feet to a point a corner of Lot No. 2 on said Plan; thence extending along same, South 9 degrees 21 minutes West 150 feet to a point on the Northerly side of Cherry Street; thence extending along same, North 84 degrees 54 minutes West 35 feet to the first mentioned point and place of BEGINNING.

TAX I.D. #: 26-5398-09-05-3216

BEING KNOWN AS: 15 Cherry Street, Bechtelsville, Pennsylvania 19505.

TITLE TO SAID PREMISES is vested in Sharon K. Webb by Deed from Rosemary Mikulski, now by marriage Rosemary Triscoski and Michael Triscoski, husband and wife, dated June 28, 2002 and recorded July 16, 2002 in Deed Book 3567, Page 0842.

To be sold as the property of Sharon K. Webb

No. 12-16082

Judgment: \$126,333.80

Attorney: Leon P. Haller, Esquire

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, being No. 5119 Wilshire Road, situate in the Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, bounded and described according to a Plan made by Arthur L. Weisenberger Associates, Consulting Engineers of Allentown, Pennsylvania, on November 15, 1949, and developed by the Collins Corporation and known and designated as Lot No. 16, as indicated on the Plan of Cherokee Ranch, North Range, Section "A" and "B", said Plan recorded in the Office of the Recorder of Deeds in Berks County, Pennsylvania on May 11, 1950, in Plan Book Volume 3, Page 38, more fully bounded and described as follows, to wit:

ON the Northwest by Wilshire Road, having a frontage thereon of 53.49 feet on the arc of the curve having a radius of 1,687.86 feet;

ON the Northeast by Lot No. 17 and part of Lot No. 18, for one hundred ten (110) feet;

ON the Southeast by Part of Lot No. 20 for fifty along the arc of a curve having a radius of 1,577.56 feet; and

ON the Southwest by Lot No. 15, for one hundred ten (110) feet.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 5119 Wilshire Road, Temple, PA 19560

PARCEL NO. 66530911772461

BEING THE SAME PREMISES WHICH Jason E. Wenrich by Deed dated 05/27/10 and recorded 06/04/10 in Berks County Instrument #2010-021196, granted and conveyed unto James H. King, Jr.

To be sold as the property of James H. King, Jr.

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No. 12-17547

Judgment: \$158,168.57

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

TAX ID. #66-5309-10-46-4674

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, on 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 property of now or late John M. Ebersole by a line at the 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 the right angles to the last described line, the distance of 150.00 feet to the place of beginning.

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 04849, Page 0287.

To be sold as the property of Luis A. Santa

No. 12-18439

Judgment Amount: \$121,551.76

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of land together with a two story brick and frame townhouse erected thereon being House No. 1155 Fox Run, on the western side of Fox Run being known as Lot No. 16, Block "D", Section No.1 of the Mountain Park Development as laid out by S & H, Inc. on November 25, 1970 and recorded in Plan Book Volume No. 32, Page 79, 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 western building line of Fox Run (53 feet wide) the aforesaid corner being 40 feet measured in a southerly direction from the beginning of a curve connecting the southern building line of Rabbit Lane (53 feet wide) and the western

building line of Fox Run; thence along Fox Run South 47 degrees 56 minutes 00 seconds West a distance of 20.00 feet to a corner, thence leaving the aforesaid Fox Run along Lot No. 17 passing through an eight inch party wall North 42 degrees 04 minutes 00 seconds West a distance of 112.50 feet to a corner in line of Lot No. 14 and on the western side of a fifteen feet wide easement for public utilities; thence along the same North 47 degrees 56 minutes 00 seconds East a distance of twenty feet to a corner, thence along Lot No. 15, passing through an eight inch party wall South 42 degrees 04 minutes 00 seconds East a distance of 112.50 feet to the place of beginning.

CONTAINING 2,250 square feet, more or less

UNDER AND SUBJECT to the following restrictions The rear twelve feet (12') of the herein conveyed premises shall remain open space and the terrain of the said rear twelve feet (12') as it now exists, may not be altered in any manner and the said area shall not be utilized for the location of any structures, buildings and/or personal property.

ALSO UNDER AND SUBJECT to all matters set forth in the chain of title of the aforescribed premises

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1155 Fox Run, Reading, PA 19606

TAX PARCEL #43532719526175

ACCOUNT: 43014069

SEE Deed Book 04965, Page 1408

Sold as the property of: Shari L. Prince and Curtis M. Prince

No. 12-19716

Judgment Amount: \$222,364.47

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

PURPART NO. 1:

ALL THOSE CERTAIN adjoining lots of ground being Lot Nos. 39, 40, 41 on Plan of North Rosedale recorded at Reading in Plan Book 1, Page 39, situated in North Rosedale, the Borough of Laureldale, Berks County, Pennsylvania, bounded and described as follows, to wit:

ON the East by Ridgeway Street;

ON the North by Lot No. 38;

ON the South by Lot No. 42;

ON the West by Lot Nos. 32 and 34 inclusive.

CONTAINING in front on Ridgeway Street 60 feet and in depth to Lots 32 to 34 inclusive.

PURPART NO. 2:

ALL THAT CERTAIN triangular portion of a lot of ground being part of No. 38 on Plan of North Rosedale recorded at Reading in Plan Book 1, Page 39, situated in North Rosedale, (now known as the Borough of Laureldale), Berks County, Pennsylvania, bounded and described as follows, to wit:

ON the East by Ridgeway Street;

ON the North by other portion of Lot No. 38;

ON the South by Lot No. 39; and

ON the West by Lot No. 35.

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CONTAINING 95 feet, 7 inches in depth along Lot No. 39, 18 feet 1/8 inch, more or less, in width in rear along Lot No. 35 and 88 feet, 9 inches, more or less, in depth along the Northern line adjoining the residue of Lot 38.

Purpart 1 and 2 are contiguous.

TITLE TO SAID PREMISES IS VESTED IN Melecia Cabrera and Marcelina Santos, by Deed from Robert Kukielka, dated 04/16/2008, recorded 04/22/2008 in Book 5342, Page 2097.

BEING KNOWN AS 3714 Ridgeway Street, Reading, PA 19605-1850.

Residential property

TAX PARCEL NO.: 57-5309-20-91-9412

TAX ACCOUNT: 57145900

SEE Deed Book 5342 Page 2097

To be sold as the property of Melecia Cabrera, Marcelina Santos.

No. 12-20636

Judgment: \$1,395,122.65

Attorney: Bradley J. Osborne, Esq.

ALL THAT CERTAIN tract or piece of ground located on the West side of Township Road No. T-436 known as Red Corner Road and being Lot No. 4 as shown on the Final Plan of Blackwood Heights recorded in Plan Book Vol. 226, Page 4, Berks County Records situate in the Township of Union, County of Berks, Commonwealth of PA being more fully bounded and described as follows, to wit:

BEGINNING as a p. k. spike in Township Road No. T-436 known as Red Corner Road (60 feet wide) a corner in common with Lot No. 5 on the above mentioned recorded Plan, said point being the Northeasternmost corner of the herein described Lot No. 4, thence extending in a Southwesterly direction in Red Corner Road on a line bearing South 36 degrees 2 minutes 28 seconds West a distance of 217.13 feet to a p. k. spike a corner of Lot No. 3 on the above mentioned recorded Plan, thence extending along Lot. No. 3 the two courses and distances to wit: (1) in a Northwesterly direction on a line bearing North 54 degrees 10 minutes 49 seconds West passing through a point on the West right of way line of Red Corner Road at a distance of 31.29 feet from the last described corner a total distance of 551.29 feet to a point A (1) in a Northeasterly direction on a line bearing North 35 degrees 49 minutes 11 seconds East a distance of 217.13 feet to a point a corner of Lot No. 5 on the above mentioned recorded Plan; thence extending in a Southeasterly direction along Lot No. 5 on a line bearing South 54 degrees 10 minutes 49 seconds East passing through a concrete monument on the West right of way of Red Corner Road at a distance of 520 feet from the last described corner a total distance of 552.13 feet to the place of beginning.

PARCEL #88-5353-02-98-5307

BEING the same premises which Edoardo Satrio, individually and Edoardo Sarito by

Power of Attorney from Maria Satrio, by Deed dated 3/20/06 and recorded 4/1/06 in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 4839, Page 76, granted and conveyed unto Harold Hall and L' Tanya Earp-Hall.

TAX PARCEL NO. 88-5353-02-98-5307

BEING KNOWN AS 493 Red Corner Road, Douglassville, PA 19518

Residential Property

To be sold as the property of Harold Hall and L' Tanya Earp-Hall

No. 12-20857

Judgment Amount: \$375,275.73

Attorney: Powers, Kirn & Associates, LLC

ALL THAT CERTAIN lot or piece of ground situate in Ruscombmanor Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of Golden Oaks, drawn by Vitillo Corporation dated April 1, 1998 and last revised November 17, 1999, said Plan recorded in Berks County in Plan Book 245, Page 35, as follows, to wit:

BEGINNING AT A POINT of curve on the Northwesterly side of Saint Andrews Drive (53 feet wide), said point being a corner of Lot No. 31 on said Plan; thence extending from said point of beginning along Lot No. 31 North 64 degrees 01 minutes 45 seconds West 246.53 feet to a point, a corner of Lot No. 32 on said Plan; thence extending along same North 11 degrees 00 minutes 00 seconds East 114.49 feet to a point, a corner of Lot No. 29 on said Plan; thence extending along same South 79 degrees 00 minutes 00 seconds East 240.00 feet to a point on the northwesterly side of Saint Andrews Drive; thence extending along same the two following courses and distances (1) South 11 degrees 00 minutes 00 seconds West 146.49 feet to a point of curve, and (2) southwestwardly along the arc of a circle curving to the right having a radius of 273.50 feet the arc distance of 31.76 feet to the first mentioned point and place of beginning.

BEING THE SAME PREMISES which Louis A. Wilson and Ada Sondra Wilson, as tenants by the entirety by Deed dated 9/10/2004 and recorded 9/22/2004 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 4155, Page 2256, granted and conveyed unto Filippini Real Estate Inc.

BEING KNOWN AS 7 St. Andrews Drive, Fleetwood, PA 19522.

TAX PARCEL NO. 5440-03-02-0084

SEE Deed Book 4155, Page 2256

To be sold as the property of Louis A. Wilson and Ada Sondra Wilson

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No. 12-22705

Judgment: \$24,500.55

Attorney: Daniel C. Lawson, Esquire

Legal Description of Subject Property

ALL THAT CERTAIN lot or piece of ground situate on the West side of South Sixth Street, being No. 202 in the City of Reading, Berks County, PA, and having thereon erected a two story brick dwelling known as: 202 S. 6th Street, Reading, Pennsylvania 19602

TAX PARCEL: 5306-27-89-3000

ACCOUNT: 04-095775

SEE Deed Book 4747 Page 455

To be sold as the property of Andres Espinal

No. 12-23129

Judgment: \$62,816.32

Attorney: Paul J. Fanelli, Esquire

Legal Description

ALL THAT CERTAIN two-story brick dwelling House No. 1148 and lot of ground upon which the same is erected, situate on the South side of Chestnut Street, between Eleventh and 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 said Chestnut Street;

ON the East by property now or late of Howard F. Raithemer;

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

ON the West by property now or late of Ellen M. Hinnershila.

CONTAINING IN FRONT, on said Chestnut Street, fifteen (15) feet and in depth, of equal width to said alley, one hundred ten (110) feet, more or less.

BEING KNOWN AS 1148 Chestnut Street, Reading, PA 19602

BEING THE SAME PREMISES that Frank L. DeFuso, by Indenture dated January 25, 2007 and recorded January 30, 2007 in the Office of the Recorder of Deeds in and for the County of Berks in Record Book 05064 Page 1417, as Instrument No. 2007006190, granted and conveyed unto Shahera R. Morgan.

TAX PARCEL: 10-5316-22-18-5957

ACCOUNT: 82236751

SEE Deed Book 05064 Page 1417

To be sold as the property of Shahera R. Morgan

No. 12-24936

Judgment: \$163,594.51

Attorney: Udren Law Offices, P.C.

ALL THAT CERTAIN two-story dwelling house and frame stable with attachments, together with the Lot or piece of ground upon which the same are erected, situate on the North side of Main Street, in the Village of Shartlesville, Township of Upper Bern, County of Berks and Commonwealth of Pennsylvania, more specifically bounded and described as follows,

to wit:

ON the South by the said Main Street;

ON the West by property now or late of the Estate of George W. Stoudt, deceased;

ON the North by a twenty (20) feet wide alley; and

ON the East by a fifty (50) feet wide alley.

CONTAINING IN FRONT of the same Main Street, twenty-seven (27) feet and in depth of equal width, two hundred feet (200')

BEING KNOWN AS: 5626 Main Street, Upper Bern Township, Shartlesville, PA 19554  
PROPERTY ID NO.: 4453-15-74-4132

TITLE TO SAID PREMISES IS VESTED IN Upper Bern Township by Deed from Eric J. Weaknecht, Sheriff of the County of Berks dated 03/05/2012 recorded 03/06/2012 in Deed Book Instrument Number: 2012008840.

To be sold as the property of: Upper Bern Township

**\*\* PLEASE BE ADVISED THE PROPERTY IS BEING SOLD SUBJECT TO A MORTGAGE.\*\***

No. 12-3275

Judgment: \$185,867.13

Attorney: Bradley J. Osborne, Esq.

ALL THAT CERTAIN lot or piece of ground, together with the one and one-half story brick dwelling house, thereon erected, Situate on the southern side of State Highway leading from Alleghenyville to Kurtz's Mill in the Township of Brecknock, County of Berks, and Commonwealth of Pennsylvania, bounded and described in accordance with a survey made by Walter E. Spotts, Registered Surveyor, as follows, to wit:

BEGINNING at a corner marked by an iron pin near the northern side of the State Highway leading from Alleghenyville to Kurtz's Mill, said corner being the northwestern corner of the herein described property; thence in and along the aforesaid State Highway and along property now or late of George and Catherine E. Griffith, North 81 degrees 59 minutes East, a distance of 166.00 feet to a corner; thence continuing in and along the aforesaid State Highway and along property now or late of George L. and Carrie L. Moore, his wife, South 87 degrees 30 minutes East, a distance of 106 feet, 5 1/2 inches to a corner near the South side of the aforesaid State Highway; thence leaving same and continuing along the aforesaid property now or late of George L. and Carrie L. Moore, his wife, South 05 degrees 15 minutes West, a distance of 130 feet 1/2 inch to a corner mark by an iron pin; thence along property now or late of George and Catherine E. Griffith, the two following courses and distances, viz: (1) South 81 degrees 59 minutes West, a distance of 275 feet 3 1/4 inches to a corner marked by an iron pin; and (2) North 05 degrees 15 minutes East, a distance of 150 feet to the place of beginning. CONTAINING 140.7 perches.

BEING the same premises which John F. Brock, III and Bobbie-Jo Brock N/K/A Bobbie-Jo

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A. Dease, and Louise E. Dease, by Deed dated 8/26/10 and recorded 8/31/10 in the Office of the Recorder of Deeds in and for the County of Berks, in Instrument No. 2010033299, granted and conveyed unto Michael N. Tornello and Andrea M. Reynolds, husband and wife.

TAX PARCEL NO. 34-5303-04-54-6382  
 BEING KNOWN AS 618 Kurtz Mill Road,  
 Mohnton, PA 19540  
 Residential Property  
 To be sold as the property of Michael N. Tornello and Andrea M. Reynolds

No. 12-3663

Judgment: \$152,466.31

Attorney: McCabe, Weisberg & Conway, P.C.  
 TAX I.D. #: 38-5397-0905-0747

ALL THAT CERTAIN lot or piece of ground with the two and a half-story brick dwelling house thereon erected, situate in Colebrookdale Township, Berks County, and Pennsylvania, bounded and described as follows, to wit:

BEGINNING in the center of a public road leading from New Berlinville to Gabelsville; thence along the same, North forty eight degrees West eighty five feet and six inches to the intersection of another road leading to Traffic Route No. 100; thence along the center line of said road North thirty three degrees East two hundred and three feet to a corner of property of now or late Charles F. Moyer; thence along the same, South fifty eight degrees East one hundred and one foot and nine inches to a corner of Lot of now or late Ralph Moyer, thence along the same South thirty seven degrees West two hundred and nineteen feet to the place of Beginning.

BEING KNOWN AS: 97 Henry Avenue, Boyertown, Pennsylvania 19512.

TITLE TO SAID PREMISES IS VESTED IN June N. Crampton by Deed from Harvey M. Shaner, Jr. dated March 12, 2007 and recorded March 29, 2007 in Deed Book 5102, Page 501.

To be sold as the property of June N. Crampton

No. 12-3812

Judgment Amount: \$500,617.50

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Amity, County of Berks and Commonwealth of Pennsylvania, bounded and described according to a Record Plan-Amity Lea prepared by Bohler Engineering, dated 1/7/02002, last revised 7/2/2002 and recorded in Plan Book 274 Page 81, as follows, to wit:

BEGINNING at a point on the Northeasterly side of the cul-de-sac of Fair Meadows Drive, a corner of Lot No. 13 on said Plan; thence extending from said beginning point and along Lot 13, the two (2) following courses and distances, viz (1) North 15 degrees 44 minutes 34 seconds East, 30.00 feet to a point in the bed of a proposed

w m utility easement on said Plan, thence 2) crossing said easement. North 30 degrees 34 minutes 22 seconds East, 212.00 feet to a point in line of lands now or formerly of Coatney on said Plan, thence extending along same, South 59 degrees 25 minutes 38 seconds East, 176.09 feet to a point in line of lands now or formerly of Simmons on said Plan; thence extending along same, South 22 degrees 15 minutes 11 seconds West, 269.84 feet to a point a corner of Lot No. 11 on said Plan; thence extending along Lot 11 North 70 degrees 00 minutes 28 seconds West, through the bed of a proposed 20 feet wide s w m utility easement, 134.70 feet to a point on the Southeasterly side of the cul-de-sac of Fair Meadow Drive, aforesaid; thence extending along Fair Meadow Drive, the two (2) following courses and distances viz., (1) North 19 degrees 59 minutes 32 seconds East, 3.82 feet to a point of curve, thence 2) on the arc of a circle curving to the left having a radius of 60 00 feet, the arc distance of 98.70 feet to the first mentioned point and place of beginning.

BEING Lot No. 12 on said Plan  
 THEREON ERECTED A DWELLING  
 HOUSE KNOWN AS: 143 Fair Meadow Drive,  
 Douglassville, PA 19518

TAX PARCEL #24536406295957  
 ACCOUNT: 24002032  
 SEE Deed Book 04815, Page 0529  
 Sold as the property of: Brett Gelband

No. 12-4853

Judgment Amount: \$163,083.64

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Fleetwood Borough, Berks County, Pennsylvania, described according to the Final Plan of Clover Crossing Phase No. 4, prepared by Ludgate Engineering Corporation, Engineers-Surveyors-Planners dated December 27, 1989 and recorded in Plan Book 171, Page 62, as follows, to wit:

BEGINNING at a point of curve on the southwesterly side of Hickory Drive (50 feet wide said point being a corner of Lot No. 46 on said Plan; thence extending from said point of beginning along Lot No. 46 South 16 degrees 26 minutes 25 seconds West, 183.26 feet to a point in line of lands of Reading Company-East Penn Branch Railroad; thence extending along said lands South 64 degrees 59 minutes 25 seconds West 15.00 feet to a point a corner of lands now or late of Dwight Stoltzfus; thence extending along said lands North 28 degrees 46 minutes 25 seconds West, 63.25 feet to a point a corner of Lot No. 48 on said Plan; thence extending along same North 26 degrees 16 minutes 45 seconds East, 153.47 feet to a point of curve on the southwesterly side of Hickory Drive; thence extending along same northeasterly along the arc of a circle curving to the left having a radius of 175.00 feet an arc distance of 30.05 feet to the

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first mentioned point and place of BEGINNING. CONTAINING 7,899 square feet of land. BEING Lot No. 47 as shown on the abovementioned Plan.

TITLE TO SAID PREMISES IS VESTED IN Randy R. Heffner, by Deed from John F. Muzopappa and Anita A. Muzopappa, h/w, dated 01/31/2001, recorded 02/07/2001 in Book 3292, Page 1916.

BEING KNOWN AS 218 Hickory Drive, Fleetwood, PA 19522-1624.

Residential property  
TAX PARCEL NO.: 44000000000001  
TAX ACCOUNT: 44021422  
SEE Deed Book 3292 Page 1916  
To be sold as the property of Randy R. Heffner.

No. 12-5016

Judgment Amount: \$224,871.54

Attorney: Robert W. Williams, Esquire

ALL THAT CERTAIN parcel of land and the buildings thereon located on the southeasterly side of Hilltop Road (Required R/W 33', Ultimate R/W 50') situated in Colebrookdale Township, Berks County, Pennsylvania, described according to a Plan and survey as prepared by Aston Surveyors & Engineers, Boyertown, PA, Plan No. 2032-3A dated January 20, 1989 as last revised, being Lot 3 herein. Bounded on the northwest by Hilltop Road on the northeast by Lot 4 of the said Plan, on the southeast by the land of the Panel Home Center, Inc., and on the southwest by Lot 2 of the said Plan, being more fully described as follows:

BEGINNING AT A P.K. NAIL set in the bed of Hilltop Road a corner of this and Lot 2 of the said Plan. Thence from the point of beginning in the bed of Hilltop Road the next two courses and distances to wit: (1) North 66 degrees 01 minute East 124.69 feet to a p.k. nail set, a corner, (2) North 77 degrees 12 minutes 08 seconds East 233.24 feet to a p.k. nail set, a corner of this and Lot 4 of the said Plan; thence along Lot 4 of the said Plan, leaving Hilltop Road South 34 degrees 19 minutes 13 seconds East 370.43 feet to a concrete monument set in the line of the land of the Panel Home Center, Inc., a corner of this and Lot 4. The line passing over a concrete monument set 16.99 feet and 22.09 feet from the first mentioned point. Thence along the land of the Panel Home Center South 58 degrees 08 minutes 20 seconds West 285.53 feet to a concrete monument set, a corner of this and Lot 2 of the said Plan; thence along Lot 2 of the said Plan North 40 degrees 58 minutes 27 seconds West 469.28 feet to the point of beginning. The line passing over a concrete monument set 39.50 feet from the point of beginning.

CONTAINING 3.027 Acres.

TITLE TO SAID PREMISES vested in Bryan K. Bobbin and Brenda Bobbin by Deed from Robert A. Smith dated 01/07/1998 and recorded 05/13/1998 in the Berks County Recorder of Deeds in Book 2938, Page 1935.

To be sold as the property of Bryan K. Bobbin and Brenda Bobbin

No. 12-5924

Judgment: \$264,191.77

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

ALL THAT CERTAIN Parcel or tract of land situate on the Northwestern side of Carriage Drive, known as Lot No 9 in the Development of Bialek Heights, recorded in Plan Book Volume 196, Page 18, Berks County Records, said tract being situate in the Township of South Heidelberg, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a steel pin in the Northwestern right of way line of Carriage Drive, said point being a common corner of Lot No. 8 and the herein described tract, thence leaving and road and along the common property line of Lot No. 8 and the herein described tract 59 degrees 48 minutes 23 seconds West a distance of 100,000 feet to a steel pin, thence along the common property line of a portion of the property belonging to now or late Daniel F. and Mary E. Nace and the herein described tract North 30 degrees 11 minute 37 seconds East a distance of 100.00 feet to a steel pin, thence along the common property line of Lot No. 10 and the herein described tract South 59 degrees 48 minutes 23 seconds East a distance of 100.00 feet to a steel pin on the Northwestern right of way line of Carriage Drive, thence in and along said right of way South 20 degrees 11 minutes 37 seconds West a distance of 100.00 feet to a point and place of BEGINNING.

TAX I.D. #: 51-4366-14-44-3448

BEING KNOWN AS: 18 Carriage Drive, Wernersville, Pennsylvania 19565.

TITLE TO SAID PREMISES is vested in Alan Potsklan and Amanda S. Henderson by Deed from Alan Potsklan, a single man and Amanda S. Henderson, a single woman as joint tenants with the right of survivorship dated November 5, 2008 and recorded December 8, 2008 in Deed Book Instrument Number 2008-058586.

To be sold as the property of Alan Potsklan and Amanda S. Henderson

No. 12-6933

Judgment Amount: \$103,805.91

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or parcel of land, together with the dwelling house and other improvements thereon erected, said tract or parcel of land being composed of Lots Nos. 15, 16, 17 and the easternmost 10.00 feet of Lot No. 18 in Block 'R', as said Lots are shown on the Plan of 'Sinking Spring Heights', laid out in May 1924, by John G. Keller and recorded in Plan Book Volume 5A, Page 20, Berks County Records, situate on the southerly side of Clematis

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Street, Eastwardly from Park Avenue, in the Borough of Sinking Spring, County of Berks and Commonwealth of Pennsylvania and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the southerly building line of Clematis Street (50 feet wide as shown on the topographical survey of the Borough of Sinking Spring), said point being on the division line between Lot No. 14 and Lot No. 15 in Block 'R'; thence leaving the southerly building line of Clematis Street, and extending in a southerly direction along the division line between Lot No. 14 and Lot No. 15 in Block 'R', forming an interior angle of 90 degrees with the southerly building line of Clematis Street, a distance of 127.46 feet to a point on the northerly side of a twenty feet wide alley; thence extending in a westerly direction along the northerly side of said twenty feet wide alley, forming an interior angle of 92 degrees 05 minutes with the last described line, a distance of 70.04 feet to a point; thence leaving the northerly side of said twenty feet wide alley and extending in a northerly direction along the westernmost 10.00 feet of Lot No. 18, in Block 'R', forming an interior angle of 87 degrees 55 minutes with the northerly side of said twenty feet wide alley, a distance of 130.00 feet to a point on the southerly building line of Clematis Street; thence extending in an easterly direction along the southerly building line of Clematis Street, forming an interior angle of 90 degrees with the last described line, a distance of 70.00 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Nathan A. Monyer and Jolynne M. Monyer, h/w, by Deed from Robin L. Sharman and Kimberly A. Erdman and Rick L. Monyer, Co-Administrators C.T.A. of the Estate of Joyce B. Monyer, deceased, dated 07/13/2006, recorded 07/19/2006 in Book 4924, Page 1236.

BEING KNOWN AS 1010 Clematis Street, Sinking Spring, PA 19608-1307.

Residential property  
 TAX PARCEL NO. 79-4376-16-84-4643  
 TAX ACCOUNT: 79009830  
 SEE Deed Book 4924 Page 1236

To be sold as the property of Nathan Allen Monyer, Jolynne M. Monyer.

No. 13-06406

Judgment Amount: \$211,242.82

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story frame dwelling house, being the Eastern part of a twin house, and the Lot or piece of ground on which the same is erected, situate on the North side of Market Street, flow called Penn Avenue, in the Borough of Wernersville, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by an alley; On the East by property formerly of Wellington Wangert, now of Charles Oxenreider; On the South by said Penn

Avenue, and On the West by property now or late of George W. Zartman, being the Western part of the twin dwelling house.

CONTAINING IN FRONT on said Penn Avenue, 45 feet 4-1/2 inches, and in depth of equal width 150 feet, being part of Lot No. 2, all of Lot No. 3 and a part of Lot No. 4, in Larch's Plan of Building Lots.

TITLE TO SAID PREMISES IS VESTED IN Mansoor M. Naved, by Deed from Gary L. Warner, dated 01/27/2005, recorded 04/12/2005 in Book 4559, Page 2353.

BEING KNOWN AS 171 West Penn Avenue, Wernersville, PA 19565-1503.

Residential property  
 TAX PARCEL NO.: 90436606475634  
 TAX ACCOUNT: 90030700  
 SEE Deed Book 4559 Page 2353

To be sold as the property of Mansoor M. Naved.

No. 13-1481

Judgment: \$75,213.80

Attorney: Leon P. Haller, Esquire

ALL THAT CERTAIN two-story stone front dwelling house with mansard roof, and Lot or piece of ground upon which the same is erected, situate on the East side of North Fourth Street, between Douglass and Windsor Streets, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the West by North Fourth Street;  
 ON the East by a ten feet wide alley;  
 ON the South by property of Lewis W. Mischlitz; and

ON the North by property of Alexander C. Koch.

CONTAINING IN FRONT along North Fourth Street, sixteen (16) feet, and in depth of equal width one hundred five (105) feet more or less.

HAVING THEREON ERECTED a dwelling house known as: 817 North 4th Street, Reading, PA 19601

PARCEL I.D. 14530758743884

BEING THE SAME premises which Michele D. Menet a/k/a Michele Timochenko, by Deed dated 05/31/00 and recorded 06/02/00 in Berks County Record Book 3205 Page 423, granted and conveyed unto Alicia R. Leaf.

To be sold as the property of Alicia R. Leaf

No. 13-15215

Judgment: \$58,855.80

Attorney: Scott A. Dietterick, Esquire

Kimberly A. Bonner, Esquire

Joel A. Ackerman, Esquire

Ashleigh L. Marin, Esquire

Ralph M. Salvia, Esquire

Jaime R. Ackerman, Esquire

Jana Fridfinnsdottir, Esquire

Brian Nicholas, Esquire

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Denise Carlon, Esquire  
LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick mansard roof dwelling house and the Lot of piece of ground upon which the same is erected, situate on the East side of Tulpehocken Street, between West Greenwich and West Oley Streets, it being No. 653 Tulpehocken 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 n/f of William Haak:

ON the East by 15 feet wide alley;

ON the South by property n/f of Franklin Zuber, and;

ON the West by said Tulpehocken Street.

CONTAINING IN THE FRONT on said Tulpehocken Street a width or breadth of 12 feet 10 inches and in depth of equal width 131 feet 6 inches to said 15 feet wide alley.

SUBJECT NEVERTHELESS to the use of the joint alley way with the owners or occupants of the property adjoining on the North, said alley being between said buildings and extending from said Tulpehocken Street eastward the distance of the main buildings.

BEING THE SAME PREMISES which Cesar N. Melo and Damaris Melo, husband and wife, tenants by entirety, by Deed dated August 7, 2008 and recorded August 11, 2008 in and for Berks County, Pennsylvania, in Deed Book Volume 5401, Page 1866, granted and conveyed unto Mark Steffon Edwards and Suinda Esther Edwards, husband and wife, as tenants by the entirety.

PARCEL NO.: 15-5307-63-33-7730

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 653 Tulpehocken Street, Reading, PA 19601-2644.

To be sold as the property of Mark Steffon Edwards and Suinda Esther Edwards, husband and wife, as tenants by the entirety.

No.13-15906

Judgment: \$60,305.27

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

TAX ID. #16531633574733

ALL THAT CERTAIN two-story brick mansard roof brick dwelling house and the Lot or piece of ground, situate on the West side of South Nineteenth Street, No. 416 (formerly No. 516), in the City of Reading, County of Berks, and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

ON the North by an alley;

ON the East by South Nineteenth Street;

ON the South by property now or late of William H. Kalbach; and

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

CONTAINING in front, fifteen (15) feet, more or less, and in depth along the South side, one hundred and twenty-three feet more or less, and along the North side one hundred and twenty-five

feet, more or less

BEING KNOWN AS: 416 South 19th Street, Reading, Pennsylvania 19606.

TITLE TO SAID PREMISES is vested in Helen Resto by Deed from Helen Resto Administratrix of the Estate of Carlos M. VillaFuerte-Perera, Deceased dated August 5, 2009 and recorded August 20, 2009 in Instrument Number 2009039959.

To be sold as the property of Helen Resto, real owner and Administratrix of the Estate of Carlos M. VillaFuerte-Perera, deceased mortgagor and real owner

No. 13-16041

Judgment Amount: \$269,370.51

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground situate in South Heidelberg Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of Greystone Subdivision, drawn by Stackhouse, Seitz & Bensinger, dated December 19, 2000 and last revised March 29, 2001, said Plan recorded in Berks County in Plan Book 250, Page 24, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Running Creek Drive (54 feet wide), said point being a corner of Lot No. 31 on said Plan; thence extending from said point of beginning along Lot No. 31 South 42 degrees 33 minutes 00 seconds West 140.00 feet to a point in line of lands now or late or Doris B. Keen; thence extending along said lands North 47 degrees 27 minutes 00 seconds West 85.00 feet to a point, a corner of Lot No. 29 on said Plan, thence extending along same North 42 degrees 33 minutes 00 seconds East 140.00 feet to a point on the Southwesterly side of Running Creek Drive; thence extending along same South 47 degrees 27 minutes 00 seconds East 85.00 feet to the first mentioned point place of BEGINNING.

BEING Lot No. 30 as shown on the abovementioned Plan

TITLE TO SAID PREMISES IS VESTED IN Andrew J. Turner and Shelly D. Turner a/k/a Shelley D. Turner, by Deed from Berks Construction Co., a Pa Corp., dated 06/29/2004, and recorded on 07/04/2004 in Book Vol. 4111, Page 0867.

BEING KNOWN AS 122 Running Creek Drive, Reading, PA 19608-8970.

Residential property

TAX PARCEL NO.: 51437603038141

TAX ACCOUNT: 51000137

SEE Deed Book 4111, Page 0867

To be sold as the property of Andrew J. Turner, Shelly D. Turner a/k/a Shelley D. Turner.

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No. 13-16223

Judgment Amount: \$64,250.86

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 West side of Weiser Street, between West Oley Street and Douglass Street, No. 736, 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 Florence M. Heller and Charles W. Heller, her husband;

ON the South by property now or late of Berks County Trust Company;

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

ON the East by said Weiser Street.

CONTAINING in front on said Weiser Street, North and South, fourteen feet four and one-half inches (14 feet 4-1/2 inches) to the middle of a joint alley two feet two inches (2 feet 2 inches) wide on the South side of said house, and in depth, East and West, of equal width one hundred twelve feet (112 feet) to said ten feet (10 feet) wide alley.

TOGETHER WITH the use of said joint alley two feet two inches (2 feet 2 inches) wide in common with the owners or occupiers of the adjoining house on the South.

ALSO TOGETHER WITH the free and uninterrupted use of the said ten feet (10 feet) wide alley on the West in common with the owners and occupiers of the land adjacent thereto.

TITLE TO SAID PREMISES IS VESTED IN Pedro Hernandez, Jr., by Deed from JDC Properties, LLC, dated 05/08/2009 recorded 05/15/2009 in Instrument Number 2009021879.

BEING KNOWN AS 736 Weiser Street, Reading, PA 19601-2422.

Residential property

TAX PARCEL NO.: 15-5307-56-44-9412

TAX ACCOUNT: 15683075

SEE Instrument Number 2009021879.

To be sold as the property of Pedro Hernandez, Jr.

No. 13-17395

Judgment Amount: \$180,574.36

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or tract of land, together with the two-story and attic brick dwelling house, building block two car garage and frame shed erected thereon, situate on the West side of the Macadam State Highway Legislative Route No. 06122 known as Pleasant Hills Road in the Village of Walnuttown, Township of Richmond, County of Berks and State of Pennsylvania, being more fully bounded and described in accordance with Plan No. 455-1-S of a field survey on May 13, 1975 by George W. Knehr, Registered Professional Surveyor No.

5260-E of Reading, Pennsylvania, as follows, to wit:

BEGINNING at a PK spike in the center line of the Macadam State Highway Legislative Route No. 06122 known as Pleasant Hills Road, said spike being on the Northeasternmost corner of the herein described premises and on the Southeasternmost corner of residue property belonging to said Gladys L. Monnett; thence along the center line of said highway, South five degrees East (S. 5 E.) fifty-eight and thirty-six one-hundredths feet (58.36) to a PK spike; thence leaving said highway, passing through and iron pin twenty-one and twenty-seven one-hundredths (27.27 feet) from the last described corner, along the existing wooden post and wire fence on the North side of the Macadam Township Road known as Timothy Drive, South seventy-nine degrees West (S. 79 W.) two hundred seventy and seventy one- hundredths feet (270.70 feet) to an iron pin; thence leaving said Timothy Drive, along the existing wooden post and wire fence, along property of the Development of Ellen Acres, North four degrees thirty-five minutes West (N. 04 35 minutes W.) sixty-five feet (65.00 feet) to an iron next three (3) following courses and distances, viz: 1) North seventy-seven degrees twenty-seven minutes East (N. 77.27 minutes E.) one hundred fifty-three and ninety-two one-hundredths feet (153.92 feet) to an iron pin; 2) North eighty degrees thirty-one minutes East (N. 80 31 minutes E.) thirty-nine and ninety-two one- hundredths feet (39.92 feet) to an iron pin; and 3) passing through an iron pin eighteen and forty-two one- hundredths feet (18.42 feet) from the next described corner, North eighty-six degrees sixteen minutes East (N. 86.16 minutes E.) seventy-six and thirty-eight one-hundredths feet (76.38 feet) to the place of Beginning.

CONTAINING in area seventeen thousand eight hundred three square feet (17,803 sq. ft.).

TITLE TO SAID PREMISES IS VESTED IN Ralph S. James, III and Lynne A. James, (then known as Lynse A. Seifrit, h/w), by Deed from Lynne A. Seifrit, n/k/a, Lynne A. James, dated 08/02/1999, recorded 08/02/1999 in Book 3107, Page 1055.

BEING KNOWN AS 1021 Pleasant Hill Road, Fleetwood, PA 19522-8651.

Residential property

TAX PARCEL NO.: 72-5431-13-02-4641

TAX ACCOUNT: 72049605

SEE Deed Book 3107 Page 1055

To be sold as the property of Ralph S. James, III, Lynne A. James f/k/a Lynne A. Seifrit.

No. 13-18152

Judgment Amount: \$32,712.51

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of land together with a two-story brick and frame townhouse erected thereon being House No. 1209 Fox Run on the Western side of Fox Run

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being known Lot No. 17, Block B, Section No. 1 of Mountain Park Development as laid out by S & H Inc., on November 25, 1970 and recorded in Plan Book Volume No. 32, Page 79 in the Township of Exeter, County of Berks and State of Pennsylvania, and being more fully bounded and described as follows, to wit:

BEGINNING at a corner on the Western building line of Fox Run (53 feet wide), the aforesaid corner being thirty feet measured in the Northerly direction from the beginning of a curve connecting the Northern building line of Rabbit Lane (53 feet wide) and the Western building line of Fox Run; thence leaving the aforesaid Fox Run Lot No. 16 passing through an eight inch party wall North forty-two degrees four minutes zero seconds West a distance of one hundred thirteen feet to a corner in line of Lot No. 15 and on the Western side of a fifteen feet wide easement for public utilities; thence along the same North forty-seven degrees fifty-six minutes zero seconds East a distance of twenty feet to a corner; thence along Lot No. 18 passing through an eight inch party wall South forty-two degrees four minutes zero seconds East a distance of one hundred thirteen feet to a corner on the Western building line of aforesaid Fox Run; thence along same South forty seven degrees fifty-six minutes zero seconds West a distance of Twenty feet to the place of beginning.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1209 Fox Run, Reading, PA 19606

TAX PARCEL #43532719527298

ACCOUNT: 43014239

SEE Deed Book 3384, Page 1540

Sold as the property of: Michaelene Jane Dugan a/k/a Michaelene Jane Quell and Randy Lee Quell

No. 13-18316

Judgment Amount: \$128,076.65

Attorney: Robert W. Williams, Esquire

ALL THAT CERTAIN piece of parcel of land, situate in the Village of Stony Creek Mills, Township of Lower Alsace, County of Berks and State of Pennsylvania, being Lot No. 20 on Marshall Avenue as shown on Plan of Lots as laid out by the Stony Creek Development Company, together with the western half of a one and one-half story brick bungalow dwelling erected thereon, being House No. 11 of aforesaid Marshall Avenue.

CONTAINING IN FRONT on said Marshall Avenue, a width of twenty-five (25) feet and in depth along party line between Lot No. 20 and Lot No. 21 on said Plan a distance of ninety-one (91) feet nine and seven-eighths (9-7/8) inches to a twenty (20) feet wide alley; thence eastward along said twenty (20) feet wide alley, a distance of twenty-five (25) feet one one-half (1-1/2) inches to a property now or late of Wayne Kline; thence northwardly along property now or late of Wayne M. Kline, being party line between

Lot No. 19 and Lot No. 20 on aforesaid Plan a distance of ninety (90) feet four and one quarter (4-1/4) inches to aforesaid Marshall Avenue.

TITLE TO SAID PREMISES vested in Charles M. Scheetz and Jennifer L. Scheetz, husband and wife by Deed from Patrick R. Wiand dated 09/08/2008 and recorded 09/08/2008 in the Berks County Recorder of Deeds in Book 05415, Page 0198.

To be sold as the property of Charles M. Scheetz and Jennifer L. Scheetz a/k/a Jennifer Scheetz

No. 13-18916

Judgment Amount: \$68,854.80

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the one and one-half (1-1/2) story single cinder block brick coat bungalow erected thereon, situate on the Northern side of and known as No. 2301 Grandview Boulevard, said Lot or piece of ground being Lot No. 16A, situate in 'Grandview Heights', in the Township of Spring, County of Berks and State of Pennsylvania, and being more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Northern line of Grandview Boulevard, in the 'Grandview Heights', Spring Township, County and State aforesaid, and as Grandview Boulevard is laid out to the North of West Lawn Borough, and to the East of Wilson High School, on and along the Southern line of property now or late of Raymond P. Weidman, said point or place of beginning being the Northwestern corner of said Grandview Boulevard (50 feet wide) and Woodside Avenue (50 feet wide) as they are shown on said Plan of 'Grandview Heights', (Plan intended to be recorded); thence Westwardly along the Northern line of said Grandview Boulevard by a line curving to the left and having a radius of 225.53 feet a distance of 52 feet to a point; thence Northwardly along Lot #16, other property now or late of Raymond P. Weidman, by a line which is radial to 225.53 feet radius curve which forms the Northern line of said Grandview Boulevard a distance of 123.23 feet to a point in line of Lot No. 18; thence Eastwardly along said Lot No. 18 and along Lot No. 17 also the property now or late of said Raymond P. Weidman by a line making an interior angle of 98 degrees 20 minutes 16 seconds with the last described line a distance of 114.01 feet to a point in the Western line of said Woodside Avenue; thence Southwardly along said Woodside Avenue by a line curving to the right and having a radius of 1385 feet and a distance of 157.81 feet to the place of Beginning.

TITLE TO SAID PREMISES IS VESTED IN Brien T. Kalnoski, an adult individual and Sui Juris, by Deed from Emeline K. Schutt, widow, an adult individual and Sui Juris, dated 11/27/1998, recorded 12/09/1998 in Book 3012, Page 1831.

BEING KNOWN AS 2301 Grandview

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Boulevard, Reading, PA 19609-1318.  
Residential property  
TAX PARCEL NO.: 80-4386-08-99-1042  
TAX ACCOUNT: 80202451  
SEE Deed Book 3012 Page 1831  
To be sold as the property of Brien T. Kalnoski.

No. 13-19035

Judgment: \$141,190.77

Attorney: Scott A. Dieterick, Esquire  
Kimberly A. Bonner, Esquire  
Joel Ackerman, Esquire  
Ashleigh Levy Marin, Esquire  
Ralph M. Salvia, Esquire  
Jaime R. Ackerman, Esquire  
Jana Fridfinnsdottir, Esquire  
Brian Nicholas, Esquire  
Denise Carlon, Esquire  
LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the improvements thereon erected, known as No. 1526 Florence Street, situate in the Borough of Laureldale, County of Berks and Commonwealth of Pennsylvania, being Lot No. 2 as shown on the Plan of Schlott Subdivision recorded in Plan Book Volume 188 Page 49, Berks County Records and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Southerly topographical building line of Florence Street (50 feet wide), said point being a corner of Lot No. 1 as shown on the aforesaid Plan of Schlott Subdivision; thence extending along said Lot No. 1, South 23 degrees 03 minutes 47 seconds East, a distance of 125.16 feet to a point in line of lands of Randy Gravinese; thence extending along said lands of Randy Gravinese, South 66 degrees 27 minutes 30 seconds West, a distance of 36.99 feet to a point in line of lands of John Seidel and Mildred Seidel, his wife; thence extending along said lands of John Seidel and Mildred Seidel, his wife, North 23 degrees 23 minutes 47 seconds West, a distance of 125 feet to a point on the Southerly topographical building line of Florence Street; thence extending along said Florence Street, North 66 degrees 27 minutes 30 seconds East, a distance of 37.71 feet to a point, the place of BEGINNING.

CONTAINING in area 4667.32 square feet of land more or less.

BEING the same premises which Barry L. Leisey and Charlene L. Leisey, husband & wife, by Deed dated November 10, 2009 and recorded November 25, 2009 in and for Berks County, Instrument No. 2009055000, granted and conveyed unto Timothy Knapp and Alicia Knapp, husband and wife.

PARCEL NO.: 57-5319-17-11-5302

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 1526 Florence Street, Reading, PA, 19605.

To be sold as the property of Timothy Knapp and Alicia Knapp, husband and wife.

No. 13-21889

Judgment Amount: \$114,109.33  
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the buildings thereon, being No. 1508 Kenhorst Boulevard, situate in Cumru Township (now the Borough of Kenhorst), County of Berks and State of Pennsylvania as shown by the Map or Plan surveyed by E. Kurtz Wells, and being dated July 22, 1926, said Map or Plan being recorded in Plan Book Volume 8, Page 4, and being further known as Lot No. 128 in said Plan known as "Ridge Park Addition". Section 2, more particularly bounded and described as follows, to wit:

ON the North party by Lot No. 129 and partly by Kenhorst Boulevard;

ON the East partly by Lot No. 129 and partly by a fifteen feet (15 feet) wide alley;

ON the South partly by a fifteen feet (15 feet) wide alley and partly by Lot No. 127; and

ON the West partly by Lot No. 127 and partly by Kenhorst Boulevard.

HAVING a total frontage on said Kenhorst Boulevard of forty feet (40 feet) more or less, and extending in depth of equal width one hundred twenty-five feet (125 feet) more or less to said alley.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1436 Kenhorst Boulevard, Reading, PA 19607

TAX PARCEL #54530506395656  
ACCOUNT: 54072100

SEE Deed Book 3735, Page 0101

Sold as the property of: the unknown heirs of Adam B. Swigart, Jr., deceased, Kimberlee D. Swigart, solely in her capacity as heir of Adam B. Swigart, Jr., deceased, Michele Swigart Uhrich, solely in her capacity as heir of Adam B. Swigart, Jr., deceased and Steven Swigart, solely in his capacity as heir of Adam B. Swigart, Jr., deceased

No. 13-22422

Judgment: \$232,133.61

Attorney: McCabe, Weisberg & Conway, P.C.  
TAX I.D. #43-5326-16-84-0707

ALL THAT CERTAIN lot or parcel of ground situate in Exeter Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of "Hunter's Run" recorded in Plan Book 212, Page 17, Berks County Records, as follows:

BEGINNING at a point on the northwest side of Doe Run (54 ft. wide) a corner in common with Lot 47 on the abovementioned Plan; thence along the northwest side of Doe Run South 08° 13' 00" West a distance of 90.00 feet to a point on a curve connecting the northwest side of Doe Run with the northeast side of Steeple Chase Drive (54 ft. wide); thence along said curve on the arc of a circle curving to the right having a radius of 20.00 feet an arc distance of 31.42 feet to a point on the northeast side of Steeple Chase

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Drive; thence along the northeast side of Steeple Chase Drive North 81° 47' 00" West a distance of 70.00 feet to a point a corner in common with Lot 49 on the abovementioned Plan; thence along Lot 49 North 08° 13' 00" East a distance of 110.00 feet to a point a corner in common with the aforementioned Lot 47; thence along Lot 47 South 81° 47' 00" East a distance of 90.00 feet to a point on the northwest side of Doe Run, the place of Beginning.

CONTAINING 9,814.16 sq. ft.

BEING Lot 48 on the abovementioned Plan.

BEING KNOWN AS: 4129 Steeple Chase Drive, Reading, Pennsylvania 19606.

TITLE TO SAID PREMISES IS VESTED IN William G. Hinkle by Deed from Forino Developers Co. A PA Corp. dated October 15, 1999 and recorded November 1, 1999 in Deed Book 3140, Page 285.

To be sold as the property of William G. Hinkle

No. 13-23764

Judgment Amount: \$138,925.15

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the stone and aluminum siding ranch type dwelling erected thereon, being known as Premises No. 1448 Butter Lane, lying on the southeastern side of the macadam township Road T-454 known as Butter Lane, between Bungalow Park Boulevard and Entrance Drive, said Lot being composed of the whole of Lot No. 3 and a portion of Lot No. 2 as shown on the Bungalow Park Plan of Lots, recorded in Berks County Records in Plan Book 2 Page 42, 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 southeastern side of aforementioned Butter Lane, being a corner of property belonging to M. Howard Goodman and Alva K., his wife; thence extending in a northeasterly direction along the southeastern side of said Butter Lane, by a line making a right angle with the line to be described last, a distance of 80.00 feet to a point; thence leaving said Butter Lane and extending along residue property belonging to the said Fred J. Kiedeisch and Elsy K., his wife, being the remaining portion of Lot No. 2 of said Plan of Lots, in a southeasterly direction, by a line making an interior angle of 83 degrees 59 minutes 30 seconds with the last described line, a distance of 191.05 feet to an iron pipe in line of property belonging to Howard Cunnius, being Lot No. 12 of said Plan of Lots; thence extending in a southwesterly direction along said property belonging to Howard Cunnius, by a line making an interior angle of 96 degrees no minutes 30 seconds with the last described line, a distance of 60.00 feet to an iron pipe; thence extending in a northwesterly direction along aforementioned property belonging to M. Howard Goodman and

Alva K., his wife, being Lot No. 4 of said Plan of Lots, by a line making a right angle with the last described line, a distance of 190.00 feet to the place of Beginning.

CONTAINING in area, 13,300.00 square feet.

BEING KNOWN AS 1448 Butter Lane, Reading, PA 19606-1158

TITLE TO SAID PREMISES IS VESTED IN Jessica L. Pfennig and Joseph R. Skelly, by Deed from Guy R. Keenan, dated 02/27/2009, recorded 03/03/2009 in Instrument Number 2009008494.

Residential property

TAX PARCEL NO.: 43-5327-15-54-7636

TAX ACCOUNT: 43006039

SEE Deed Instrument Number 2009008494

To be sold as the property of Joseph R. Skelly, Jessica L. Skelly a/k/a Jessica L. Pfennig.

No. 13-23845

Judgment Amount: \$77,525.17

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel of ground situate in Birdsboro Borough, Berks County, Pennsylvania, bounded and described according to a Final Plan of 'Woodridge' recorded in Plan Book 209, Page 38, Berks County Records, as follows:

BEGINNING at a point on the southwest side of Jackson Street (50 feet wide) a corner in common with Lot 8 on the above referenced Plan; thence southeasterly along the southwest side of Jackson Street along the arc of a circle curving to the left having a radius of 225.00 feet an arc distance of 75.34 feet to a point a corner in common with Lot 6 on the abovementioned Plan; thence along Lot 6 South 34 degrees 50 minutes 28 seconds West a distance of 102.11 feet to a point on line of the 'Cloverdale Subdivision'; thence along the same the following two courses and distances: (1) North 53 degrees 28 minutes 10 seconds West a distance 56.57 feet to a point, and (2) North 60 degrees 43 minutes 50 seconds West a distance of 10.69 feet to a point; thence still along the same and along lands now or late of William A. Reiff and Eleanor A. Reiff, husband and wife, North 53 degrees 04 minutes 10 seconds West a distance of 45.87 feet to a point a corner in common with the aforementioned Lot 8; thence along Lot 8 North 54 degrees 01 minute 39 seconds East a distance of 118.91 feet to a point on the southwest side of Jackson Street, the place of Beginning.

CONTAINING 10,013 square feet.

BEING Lot 7 on the abovementioned Plan.

TITLE TO SAID PREMISES IS VESTED IN Russell R. Ruth, by Deed from Russell R. Ruth and Cynthia L. Ruth, dated 02/07/2008, recorded 03/07/2008 in Book 5316, Page 1787.

BEING KNOWN AS 804 Jackson Street, Birdsboro, PA 19508-2139.

Residential property

TAX PARCEL NO.: 31533415734026

TAX ACCOUNT: 31000248

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SEE Deed Book 5316 Page 1787

To be sold as the property of Russell R. Ruth.

No. 13-24274

Judgment Amount: \$891,700.57

Attorney: Scott F. Landis, Esquire

ALL THAT CERTAIN lot or piece of land together with a brick building and other improvements erected thereon, located on the West side of Tulpehocken Street, being Lot No. 2 as shown on the Narrow Fabric Minor Subdivision, recorded in Plan Book Volume 274, Page 12, Berks County Records, situate in the Borough of West Reading, County of Berks, Commonwealth of Pennsylvania, more fully bounded and described as follows to wit:

BEGINNING at a marble monument on the West topographical building line of Tulpehocken Street, sixty feet (60') wide, a corner of property belonging to Bruce L. Albrecht trading as Albrecht-Bagenstose Partnership, said point being the northeastern most corner of the herein described Lot No. 2;

THENCE extending in a southeasterly direction along the West topographical building line of Tulpehocken Street on a line bearing South twenty-nine degrees, two minutes, fifty-four seconds East (S. 29° 02' 54" E.), a distance of five hundred forty-five feet and forty-seven hundredths of one foot (545.47') to an iron pin on the point of intersection of the West topographical building line of Tulpehocken Street and the North topographical building line of Walnut Street, sixty feet (60') wide;

THENCE extending in a southwesterly direction along the North topographical building line of Walnut Street on a line bearing South sixty degrees, fifty-seven minutes, six seconds West (S. 60° 57' 06" W.) a distance of one hundred thirty five feet (135') to an iron pin;

THENCE extending in a southeasterly direction on a line bearing South twenty-nine degrees, two minutes, fifty-four seconds East (S. 29° 02' 54" E.), a distance of thirty feet (30') to an iron pin a corner of property belonging to Village Associates;

THENCE extending in a southwesterly direction along property belonging to Village Associates the two (2) following courses and distances to wit:

1. On a line bearing South sixty degrees, fifty-seven minutes, six seconds West (S. 60° 57' 06" W.), a distance of two hundred ninety feet and twenty-three hundredths of one foot (290.23') to an iron point of curve;

2. Along said curve deflecting to the right having a radius of one hundred seventy-nine feet and fifty-one hundredths of one foot (179.51'), a central angle of twenty-six degrees, six minutes, fifteen seconds (26° 06' 15"), a chord of eighty-one feet and eight hundredths of one foot (81.08'), a chord bearing of South seventy-four degrees, zero minutes, fourteen seconds West (S. 74° 00' 14" W.), and a distance along the arc of eighty-

one feet and seventy-nine hundredths of one foot (81.79') to an iron pin on the South side of a vacated twenty foot (20') wide alley;

THENCE extending in a northwesterly direction crossing the above mentioned vacated twenty foot (20') alley on a line bearing, North thirty-one degrees, thirty-three minutes, fifty-three seconds West (N. 31° 33' 53" W.), a distance of ten feet and fifty-nine hundredths of one foot (10.59') to an iron pin of the centerline of the above vacated twenty foot (20') wide alley;

THENCE extending in a northwesterly direction along the centerline of the above mentioned vacated twenty foot (20') wide alley on a line bearing North eighty-six degrees, fifty-five minutes, eighteen seconds West (N. 86° 55' 18" W.), a distance of forty-nine feet and sixty-nine hundredths of one foot (49.69') to a P.K. spike on the eastern terminus of twenty foot (20') wide alley;

THENCE extending in a northeasterly direction along the eastern terminus of a twenty foot (20') wide alley line bearing North three degrees, four minutes, forty-two seconds East (N. 3° 04' 42" E.), a distance of ten feet (10') to a P.K. spike on the North side of a twenty foot (20') wide alley.

THENCE extending in a northwesterly direction along the North side of a twenty foot (20') wide alley on a bearing North eighty-six degrees, fifty-five minutes, eighteen seconds West (N. 86° 55' 18" W.), a distance of sixty-two and forty hundredths of one foot (62.40') to a P.K. spike a corner of Lot No. 1 as shown on the above mentioned recorded Plan;

THENCE extending along Lot No. 1 as shown on the above mentioned recorded Plan the two (2) following courses and distances to wit:

1. In a northeasterly direction on a line bearing North one degree, fourteen minutes, fifty-nine seconds East (N. 1° 14' 59" E.), a distance of three hundred twenty-two feet and twenty-five hundredths of one foot (322.25') iron pin;

2. In a northwesterly direction on a line bearing North one degree, fifty-four minutes, fourteen seconds West (N. 1° 54' 14" E.), a distance of two hundred twenty-one feet and ninety-one hundredths of one foot (221.91') P.K. spike a corner of property belonging to Bruce L. Albrecht trading as Albrecht-Bagenstose Partnership;

THENCE extending in a northeasterly direction along property belonging to Bruce L. Albrecht trading as Albrecht-Bagenstose Partnership on a line bearing North sixty degrees, fifty-seven minutes, six seconds East (N. 60° 57' 06" E.), a distance of three hundred thirty-five feet and thirty-five hundredths of one foot (335.35') to the PLACE OF BEGINNING.

CONTAINING in area 6.163 acres of land.

PARCEL NO. 93-5307-17-11-7251

PARCEL NO. 93-5307-17-11-5181

PARCEL NO. 93-5307-17-11-9230

PARCEL NO. 93-5307-17-11-9223

PARCEL NO. 93-5307-17-11-9215

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- PARCEL NO. 93-5307-17-11-8297
- PARCEL NO. 93-5307-17-11-8289
- PARCEL NO. 93-5307-17-11-8371
- PARCEL NO. 93-5307-17-11-8363
- PARCEL NO. 93-5307-17-11-8356
- PARCEL NO. 93-5307-17-11-8348
- PARCEL NO. 93-5307-17-11-5357
- PARCEL NO. 93-5307-17-11-5399
- PARCEL NO. 93-5307-17-11-6410
- PARCEL NO. 93-5307-17-11-6431
- PARCEL NO. 93-5307-17-11-6452
- PARCEL NO. 93-5307-17-11-6483
- PARCEL NO. 93-5307-17-11-7404
- PARCEL NO. 93-5307-17-11-7425
- PARCEL NO. 93-5307-17-11-7446
- PARCEL NO. 93-5307-17-11-7468
- PARCEL NO. 93-5307-17-11-7489
- PARCEL NO. 93-5307-17-11-8510
- PARCEL NO. 93-5307-17-11-6173

BEING THE SAME PREMISES which Gregory Sarangoulis, Co-Partner, and Kevin Timochenko, Co-Partner, t/a KGPTR1, a Pennsylvania general partnership, by Deed dated January 23, 2006 and recorded January 25, 2006 in the Office of the Recorder of Deeds in and for the County of Berks in Book 4763 Page 1888, granted and conveyed unto The Belovich Group, its successor and assigns.

EXCEPTING therefrom premises conveyed in Record Book 5045, Page 1229 (Lot 3).

EXCEPTING therefrom premises conveyed in Record Book 5050, Page 968 (Lot 2).

EXCEPTING therefrom premises conveyed in Record Book 5128, Page 1782 (Lot 13).

EXCEPTING therefrom premises conveyed in Record Book 5158, Page 2112 (Lot 5).

EXCEPTING therefrom premises conveyed in Record Book 5228, Page 686 (Lot 23).

EXCEPTING therefrom premises conveyed in Record Book 5228, Page 691 (Lot 24).

EXCEPTING therefrom premises conveyed in Record Book 5229, Page 364 (Lot 18).

EXCEPTING therefrom premises conveyed in Record Book 5231, Page 806 (Lot 17).

EXCEPTING therefrom premises conveyed in Record Book 5236, Page 2316 (Lot 27).

EXCEPTING therefrom premises conveyed in Record Book 5236, Page 2372 (Lot 28).

EXCEPTING therefrom premises conveyed in Record Book 5253, Page 1291 (Lot 35).

EXCEPTING therefrom premises conveyed in Record Book 5260, Page 1362 (Lot 32).

EXCEPTING therefrom premises conveyed in Record Book 5266, Page 1009 (Lot 33).

EXCEPTING therefrom premises conveyed in Record Book 5267, Page 1500 (Lot 31).

EXCEPTING therefrom premises conveyed in Record Book 5268, Page 2293 (Lot 29).

EXCEPTING therefrom premises conveyed in Record Book 5271, Page 820 (Lot 4).

EXCEPTING therefrom premises conveyed in Record Book 5355, Page 548 (Lot 34).

EXCEPTING therefrom premises conveyed in Record Book 5368, Page 131 (Lot 37).

EXCEPTING therefrom premises conveyed in Record Book 5374, Page 636 (Lot 25).

EXCEPTING therefrom premises conveyed in Record Book 5383, Page 781 (Lot 36).

EXCEPTING therefrom premises conveyed in Record Book 5106, Page 525 (Lot 6).

EXCEPTING therefrom premises conveyed in Record Book 5116, Page 1464 (Lot 7).

EXCEPTING therefrom premises conveyed in Record Book 5344, Page 1203 (Lot 10).

EXCEPTING therefrom premises conveyed in Record Book 5141, Page 1755 (Lot 14).

EXCEPTING therefrom premises conveyed in Record Book 5210, Page 304 (Lot 16).

EXCEPTING therefrom premises conveyed in Record Book 5217, Page 345 (Lot 19).

EXCEPTING therefrom premises conveyed in Record Book 5217, Page 3341 (Lot 20).

EXCEPTING therefrom premises conveyed in Record Book 5201, Page 154 (Lot 21).

EXCEPTING therefrom premises conveyed in Record Book 5344, Page 1199 (Lot 26).

EXCEPTING therefrom premises conveyed in Record Book 5097, Page 687 (Lot 8).

EXCEPTING therefrom premises conveyed in Record Book 5117, Page 1320 (Lot 9).

EXCEPTING therefrom premises conveyed in Record Book 5117, Page 1324 (Lot 11).

EXCEPTING therefrom premises conveyed in Record Book 5117, Page 1305 (Lot 12).

EXCEPTING therefrom premises conveyed in Record Book 5080, Page 2246 (Lot 1).

EXCEPTING therefrom premises conveyed in Record Book 5178, Page 1968 (Lot 15).

EXCEPTING therefrom premises conveyed in Record Book \_\_\_\_\_, Page \_\_\_\_\_ (Lot 30).

EXCEPTING therefrom premises conveyed in Record Book \_\_\_\_\_, Page \_\_\_\_\_ (Lot 22).

To be sold as the premises of The Belovich Group, Inc.

No. 13-24462

Judgment Amount: \$90,394.12  
Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground known as the 'Jesse Schock Homestead' being a two and one-half story brick dwelling house and other improvements thereon erected, situate on the West side of Main Street, in the Borough of Bernville, in the County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North and South by property now or late of Albert F. Schock,

ON the East by Main Street, and

ON the West by a public alley.

CONTAINING in front on said Main Street, sixty feet (60 feet) and in depth two hundred and sixty feet (260 feet), more or less, to said alley.

TITLE TO SAID PREMISES IS VESTED IN Peter A. Geering, by Deed from H. Peter Geering and Peter A. Geering, dated 09/27/2005, recorded 10/03/2005 in Book 4677, Page 1266.

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BEING KNOWN AS 416 Main Street,  
Bernville, PA 19506-9585.

Residential property

TAX PARCEL NO.: 29-4450-11-55-4103

TAX ACCOUNT: 29006700

SEE Deed Book 4677 Page 1266

To be sold as the property of Peter A. Geering.

No. 13-24646

Judgment: \$190,803.17

Attorney: Richard M. Squire & Assoc. LLC.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the brick and aluminum siding semi-detached two-story dwelling house erected thereon, situate at the Northern end of Drew Court West of Union Street and being known as No. 303 Drew Court in the Borough of Birdsboro, County of Berks and State of Pennsylvania, being a portion of Lot No. 23 in the Development of Maple Spring Farms, Section No. 4C as laid out by Maple Springs Development, Inc., in July 1975 and is recorded in Plan Book 50, Page 15, Berks County Records; bounded on the North by a Park Area; on the East by the residue portion of Lot No. 23, being known as No. 305 Drew Court; on the South by the aforesaid Drew Court; and on the West by a walkway and Drainage Reservation and being more fully bounded and described as follows, to wit:

BEGINNING at a corner in the Northern topographical building line of Drew Court, the aforesaid point of beginning being the most Southeastern corner of the herein described property, the most Southwestern corner of the residue portion of Lot No. 23, being known as No. 305 Drew Court, and being a distance of eighty-three and thirty-five one-hundredths (83.35) feet measured along the arc of a curve from a point of curve in the aforesaid Drew Court; thence along the aforesaid Northern topographical building line of Drew Court, in a Westerly direction by a curve bearing to the left, having a radius of fifty-eight (58) feet to a central twenty-nine (29) degrees thirty-eight (38) minutes eight and one-half (8-1/2) seconds, a tangent distance of fifteen and thirty-four one-hundredths (15.34) feet, and a distance along the end of thirty (30) feet, to a corner marked by an iron pin; thence leaving the aforesaid Northern topographical building line of Drew Court and in a Northerly direction by a line being radial to the aforesaid curve in Drew Court and along a Walkway and Drainage Reservation, passing through an iron pin sixty-five (65) feet from the last described corner, a distance of one hundred thirty (130) feet to a corner marked by an iron pin; thence making an interior angle of seventy-five (75) degrees ten (10) minutes fifty-six (56) seconds with the last described line and in an Easterly direction along Park Area, a distance of ninety-one and eighty-six one-hundredths (91.86) feet (erroneously described as ninety-six and sixteen one-hundredths (96.16) feet on prior Deed) to a corner marked by an iron pin; thence

making an interior angle of seventy-five (75) degrees ten (10) minutes fifty-five and one-half (55-1/2) seconds with the last described line and in a Southerly direction by a line being radial to the aforesaid curve of Drew Court and along the residue portion of Lot No. 23, being known as No. 305 Drew Court and passing through the party wall between No. 303 Drew Court and No. 305 Drew Court, a distance of one hundred thirty (130) feet to the place of Beginning.

CONTAINING eight (erroneously eighty (80) in prior Deed) thousand three-hundred three and two one-hundredths (8,303.02) square feet.

KNOWN AS 303 Drew Court, Birdsboro, PA 19508

PARCEL NO. 5344-13-23-4468

ACCOUNT NO. 31-014830

Being the same premises which Donald S. Zebraski and Angela Zebraski granted and conveyed unto Michael Salaneck by Deed dated February 29, 2008 and recorded March 3, 2008 in the Office of the Recorder of Deeds of Berks County, Pennsylvania in Deed Book 5312, Page 274.

No. 13-24730

Judgment Amount: \$165,681.21

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the brick dwelling house thereon erected, being the Northern half of a double dwelling situate on the West side of College Street and known as No 109 College Street, in the Borough of Boyertown, County of Berks, and Commonwealth of PA, bounded and described as follows, to wit:

BEGINNING at a point on building range of College Street, a corner of Murray A. Crull and Clarabel Derr Crull's Lot, and running thence by the same and through the middle of the partition wall of a double brick dwelling house in a Northwestwardly direction one hundred and fifty feet to a corner at an alley sixteen feet wide; thence along said alley in a Northeastwardly direction thirty feet to a corner of Lot of Fred S. Koons, late Allen R. Moyer; thence by the same in a Southeastwardly direction one hundred and fifty feet to a corner on building range of said College Street; thence by the same on building range of said College Street thirty feet to the place of BEGINNING.

CONTAINING four thousand five hundred square feet.

TITLE TO SAID PREMISES IS VESTED IN David Harple and Melanie Harple, by Deed from Lorraine K. Miller, nka, Lorraine K. Carnes, dated 12/29/2008, recorded 09/08/2009 in Instrument Number 20009042881.

BEING KNOWN AS 109 College Street, Boyertown, PA 19512-1407.

Residential property

TAX PARCEL NO.: 33-5387-20-71-6277

TAX ACCOUNT: 33020400

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INSTRUMENT NO. 20009042881

To be sold as the property of Melanie Harple a/k/a Melanie J. Harple, David Harple a/k/a David J. Harple.

No. 13-24900

Judgment: \$132,652.01

Attorney: Bradley J. Osborne, Esq.

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

BEGINNING at an iron pin in the East side of 48th Street and in the line between Lots #162 and #163; thence in an easterly direction by the line between said lots a distance of 165 feet to an iron pin in the rear line of Lot #183; thence in a southerly direction along the line between Lot #162 and #183 a distance of 109 feet 7 1/2 inches to an iron pin in the North line of Hillside Road; thence along Hillside Road in a westerly direction, making an interior angle with the last mentioned line of 83 degrees and 46 minutes a distance of 143 feet 6 3/4 inches to an iron pin at the South end of a 25 foot radius corner; thence by a curved line to the right with a central angle of 96 degrees 14', a radius of 25 feet, a distance of 36 feet 6 3/8 inches to an iron pin in the East line of 48th Street; thence along 48th Street in a northerly direction a distance of 69 feet 3 3/8 inches to the place of beginning.

SUBJECT to the following restrictions:

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

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

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

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

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

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

BY DEED DATED JULY 31, 2012 Randy S. Krenzel, by his agent Julie A. Krenzel and Julie A. Krenzel, husband and wife, conveyed the premises to Zachary Early by Instrument No. 2012031591 in the Berks County Recorder of

Deeds Office on August 1, 2012.

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

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

Residential Property

To be sold as the property of Zachary Early

No. 13-25006

Judgment Amount: \$70,067.85

Attorney: Powers, Kirn & Associates, LLC

ALL THAT CERTAIN two-story frame dwelling house and the lot or piece of ground on which the same is erected, situated on the East side of South Robeson Street, being Lot No. Twelve (12) in the Borough of Robeson, County of Berks and State of Pennsylvania, it being No. 19 South Robeson Street, bounded and described as follows, to wit:

ON the North by Oak Alley; On the South by Lot No. Eleven (11); On the West by said Robeson Street; and On the East by a twenty feet (20') wide alley.

CONTAINING in breadth, North and South, thirty feet (30') more or less, and in depth, East and West, one hundred and fifty feet (150') more or less.

BEING THE SAME PREMISES which Robert Kofroth by Deed dated 7/17/2002 and recorded 7/30/2002 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 3574, Page 1670, granted and conveyed unto Ion Donisa and Eugenia Donisa, husband and wife and Gheoghe Chitu and Cristina Chitu, husband and wife.

BEING KNOWN AS 19 South Robeson Street, Robeson, PA 19551.

TAX PARCEL NO. 74-4357-13-04-1804

SEE Deed Book 3574, Page 1670.

To be sold as the property of Stacey Readinger, as personal representative of the Estate of Rober G. Kofroth a/k/a Robert Kofroth, Deceased

No. 13-25008

Judgment: \$412,004.07

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

ALL THAT CERTAIN SINGLE-FAMILY DETACHED DWELLING being Building No. 9, also known as 109 Sedona Lane, located at the Southern Terminus of Sedona Lane as shown on the Final Land Development Plan of "Sycamore Hill" Plan Book Volume 218, Page 42, Berks County Records, situate in the Township of Spring, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows to wit:

BEGINNING AT A POINT on the north-westernmost corner of Building 9, said point being located South 82° 43' 36" East from the point of intersection of the East right of way line of State Route 3035 known as "Van Reed Road" as shown on the above-referenced recorded Plan, and the division line between the Development of "Sycamore Hill" and "Spring Ridge Residential

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Development,” Plan Book Volume 168, Page 12 to the place of beginning;

THENCE EXTENDING around the perimeter of Building 9 the following nineteen courses and distances to wit:

1) In a southeasterly direction on a line bearing South 70° 16’ East, a distance of 9.67 feet to a point;

2) In a northeasterly direction on a line bearing North 64° 44’ East, a distance of 2.85 feet to a point;

3) In a southeasterly direction on a line bearing South 70° 16’ East, a distance of 4.60 feet to a point;

4) In a southeasterly direction on a line bearing South 25° 16’ East, a distance of 2.85 feet to a point;

5) In a southeasterly direction on a line bearing South 70° 16’ East, a distance of 2.20 feet to a point;

6) In a northeasterly direction on a line bearing North 19° 44’ East, a distance of 4.50 feet to a point;

7) In a southeasterly direction on a line bearing South 70° 16’ East, a distance of 20.50 feet to a point;

8) In a southeasterly direction on a line bearing South 19° 44’ West, a distance of 55.15 feet to a point;

9) In a northwesterly direction on a line bearing North 70° 16’ West, a distance of 25.23 feet to a point;

10) In a northeasterly direction on a line bearing North 19° 44’ East, a distance of 2.00 feet to a point;

11) In a northwesterly direction on a line bearing North 70° 16’ West, a distance of 3.77 feet to a point;

12) In a southwesterly direction on a line bearing South 19° 44’ West, a distance of 2.00 feet to a point;

13) In a northwesterly direction on a line bearing North 70° 16’ West, a distance of 5.30 feet to a point;

14) In a southwesterly direction on a line bearing South 19° 44’ West, a distance of 7.00 feet to a point;

TAX I.D. #80-4387-02-95-0467

BEING KNOWN AS: 109 Sedona Lane, Reading, Pennsylvania 19610.

TITLE TO SAID PREMISES IS VESTED IN Ruth Barrer by Deed from Ruth Barrer dated December 30, 2008 and recorded January 12, 2009 in Instrument # 2009001134.

To be sold as the property of Ruth Barrer

No. 13-2531

Judgment Amount: \$84,258.73

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two and one-half (2 1/2) story brick and frame dwelling and other improvements, together with the lot or piece of ground upon which the same is

erected, situate on the southwesterly side of Furnace Road, southwest of Penn Avenue, in the Borough of Wernersville, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING AT A POINT in the middle of Furnace Road (50 feet wide as shown on the topographical survey of the Borough of Wernersville) in line of property now or late of Clarence Rohrbach; thence along property now or late of Clarence Rohrbach, South forty five degrees thirty one minutes (45 Deg. 31 minutes) East a distance of two hundred four feet and seventeen hundredths of one foot (204.17 feet) to a point; thence along lands now or late of Samuel W. Fisher and Eleanor Fisher, his wife, South forty four degrees twenty-eight and one-half minutes (44 Deg. 28 1/2 minutes) West, a distance of eighteen feet and four hundredths of one foot (18.04 feet) to a point; thence along land now or late of the Berks County Trust Company, the two (2) following courses and distances: (1) North forty-nine degrees eleven and one-half minutes (49 Deg. 11 1/2 minutes) West, a distance of one hundred twenty four feet and eighteen hundredths of one foot (124.18 feet) to a point in the middle of the wall at the southeasterly end of the frame addition of the twin dwelling; (2) North forty-five degrees forty-four and three quarter minutes (45 Deg. 44 3/4 minutes) West passing through the middle of the wall between the brick and frame dwelling erected on the herein described property and the brick and frame dwelling erected on the property adjoining on the southwest, a distance of eighty feet and twenty-four hundredths of one foot (80.24 feet) to a point in the middle of Furnace Road; thence along the middle of Furnace Road, North forty-four degrees twenty-eight and one-half minutes (44 Deg. 28 1/2 minutes) East, a distance of twenty-six feet and thirty two hundredths of one foot (26.32 feet) to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Paul D. Houck, by Deed from Barton D. Houck and Emma Houck, his wife, dated 04/23/1948, recorded 05/01/1948 in Book 1019, Page 212.

BEING KNOWN AS 355 Furnace Road, Wernersville, PA 19565-1408.

Residential property

TAX PARCEL NO.: 90-4366-10-26-5751

TAX ACCOUNT: 90009800

SEE Deed Book 1019 Page 212

To be sold as the property of Paul D. Houck.

No. 13-26477

Judgment Amount: \$82,188.30

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the buildings erected thereon, being Lot No. 81 as shown on the Revised Plan of “Greenfields”, Section No. 4 said Plan recorded in Plan Book 9, Page 28 Berks County Records, situate on the northeasterly corner of

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Mercer and Wayne Streets and extending to South Tulpehocken Road, being partly in the City of Reading and partly in the Township of Bern, County of Berks, and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at an iron pin at the intersection of the northerly building line of Mercer Street (fifty feet wide) as shown on the topographical survey of the City of Reading) with the easterly building line of Wayne Street (fifty feet wide as shown on the aforesaid topographical survey); thence extending along the easterly building line of Wayne Street the two following courses and distances: (1) in a northerly direction forming an interior angle of ninety degrees twenty-six (26) minutes with the northerly building line of Mercer Street, a distance of eighty-two feet and thirty-five hundredths of one foot ( $82.35'$ ) to an iron pin at the point of curvature in said easterly building line; (2) continuing in a northerly direction being along the arc of a curve deflecting to the right having a radius of two hundred fifty-seven feet and forty-three hundredths of one foot ( $257.43'$ ) a central angle of thirty feet and forty-three hundredths of one foot ( $257.43'$ ), a central angle of thirty-four (34) degrees twenty-seven (27) minutes forty-seven (47) seconds, a distance along the arc of one hundred fifty-four feet and eighty-four hundredths of one foot ( $154.84'$ ) to an iron pin at the point of compound curvature; thence extending in a northeasterly direction along the building line connecting the Tulpehocken Road, being along the arc of a curve deflecting to the right, having a radius of seventy-five feet (75.00), a central angle of eighty-four (84) degrees forty-two (42) minutes sixteen (16) seconds, a distance along the arc of one hundred ten feet and eighty-eight hundredths of one foot ( $110.88'$ ) to an iron pin at the reverse curvature on the southerly building line of South Tulpehocken Road (fifty feet (50.00) wide); thence extending in an easterly direction along the southerly building line of South Tulpehocken Road, being along the arc of a curve deflecting to the left, having a radius of four hundred fifteen feet ( $415'$ ) a central angle of ten (10) degrees eighteen (18) minutes thirty-five (35) seconds a distance along the arc of seventy-four feet and sixty-eight hundredths of one foot ( $74.68'$ ) to an iron pin; thence extending in a southerly direction along Lot No. 83 a distance of two hundred twenty-two feet and sixty-eight hundredths of one foot ( $222.68'$ ) to the place of beginning. The last described line forming a right angle with the northerly building line of Mercer Street.

TITLE TO SAID PREMISES is vested in John A. Marchiano, by Deed from Frank A. Marchiano, Ambrose F. Marchiano, and John A. Marchiano dated 04/03/1989, recorded 04/04/1989, Book 2061 Page 1491.

CONTAINING IN AREA one and thirteen hundredths (1.13) acres of land.

BEING KNOWN AS 302 South Tulpehocken

Road, Reading, PA 19601-1028.

Residential property

TAX PARCEL NO.: 27439708974504

TAX ACCOUNT: 27052200

SEE Deed Book 2061 Page 1491

To be sold as the property of John A. Marchiano.

No. 13-26692

Judgment: \$17,817.83

Attorney: William F. Colby, Jr., Esquire

Keith Mooney, Esquire

ALL THAT CERTAIN tract of land shown as Lot #4 on a Subdivision Plan known as Shartlesville Industrial Park Section III, by Blue Marsh Surveyors, Plan No. 681-00, recorded in Berks County Recorder of Deeds Office, Plan Book 249, Page 40, situate on the East side of Mountain Road (SR4011), 1/4 mile North of I-78, in the Township of Upper Bern, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at an iron pin set on the East ultimate right-of-way line of Mountain Road, said point is on the line between Lot #3 and Lot #4;

THENCE ALONG the said East right-of-way line, the following three courses and distances: 1. N.  $2^{\circ} 16' 56''$  E for a distance of 190.58' to a point of curve; 2. along a curve to the right having a radius of 100.00', a central angle of  $79^{\circ} 54' 01''$  and an arc length of 139.45' to a point of tangency; 3. N.  $82^{\circ} 10' 57''$  E. for a distance of 89.98' to an iron pin;

THENCE ALONG property belonging to Barry Unger (DBV 1471-1040), the two following courses and distances, 1. S.  $1^{\circ} 43' 29''$  W. for a distance of 181.71' to an iron pin; 2. S.  $89^{\circ} 16' 33''$  E. for a distance of 86.73' to an iron pin;

THENCE ALONG residue property of the Estate of Lester L. Feick S.  $1^{\circ} 45' 45''$  W. for a distance of 123.11' to an iron pin;

THENCE ALONG Lot #3 of this Subdivision N.  $88^{\circ} 14' 11''$  W. for a distance of 260.64' to the place of beginning.

CONTAINING in area 1.355 acres.

BEING KNOWN AS 3650 Mountain Road, Upper Bern Township, Hamburg, Berks County, Pennsylvania

TAX PARCEL: 28445311569594

To be sold as the property of Gabriel V. Kries

No. 13-2754

Judgment Amount: \$140,021.70

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in the Bethel Township, County of Berks, Commonwealth of Pennsylvania, known as Lot 6 in the Final Plan of the Wilson/Burkholder Annexation, last revised July 20, 2000, prepared by Devon R. Henne, RLS and recorded in Plan Book Volume 244, Page 37, bounded and

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described as follows:

BEGINNING AT A POINT in the center of Township Route 498, commonly known as Faust Road North, thence along the centerline of said road, South 15 degrees 57 minutes 10 seconds East for a distance of 210.00 feet to a point in the centerline of said road; thence leaving said road, running along Lot 5 of the Noeckert Subdivision, recorded in Plan Book Volume 188, Page 46, South 80 degrees 31 minutes 03 seconds West for a distance of 25.16 feet to a capped rebar (set) on the proposed ultimate right of way line of said road; thence continuing along said Lot 5, now owned by Susan A. Sholl and Rory L. Behney South 80 degrees 31 minutes 03 seconds West for a distance of 639.47 feet to a capped rebar (set) inline of Dennis L. and Cindy D. Adams; thence along line of said Adams, North 16 degrees 44 minutes 05 seconds West for a distance of 210.33 feet to a capped rebar (set); thence along line of Lot 7a of said Final Plan (intended to be conveyed to Dervin J. and Rosaleen E. Burkholder) North 80 degrees 30 minutes 58 seconds East for a distance of 542.36 feet to capped rebar (set) in the proposed ultimate right of way line of the aforesaid Township Route 498; thence North 80 degrees 30 minutes 58 seconds East for a distance of 25.15 feet to the point of beginning.

CONTAINING 3.191 acres of to Deed line, more or less.

3.070 to right-of-way lien of T -496, more or less.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 140 North Faust Road, Bethel, PA 19507

TAX PARCEL #30442200780030  
 ACCOUNT: 30000237  
 SEE Deed Book Instrument #2009044430  
 PAGE INSTRUMENT #2009044430  
 Sold as the property of: Edison Guiracochea

No. 13-2776

Judgment Amount: \$128,143.80  
 Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN part of Lots Nos. 125 and 126, together with the frame bungalow thereon erected, situate in Muhlenberg Township, Berks County, Pennsylvania, on the Plan of Lots known as "Temple Heights" dated August 21, 1921, and recorded in Plan Book Vol. 7, Page 16, Berks County Records, more particularly bounded and described as follows:

BEGINNING AT POINT on the Easterly building line of Edgewood Street, said point being one hundred fifteen (115) feet South of the intersection of the Southerly building line of Beaumont Avenue, and the Easterly building line of Edgewood Street shown on the aforesaid Plan; thence in an Eastwardly direction by a line forming an interior angle of ninety (90) degrees with the said Easterly building line of Edgewood Street a distance of seventy (70) feet to a point; thence Southwardly along a portion of the lot

line dividing Lots Nos. 126 and 127 by a line forming an interior angle of ninety (90) degrees with the last described line a distance of thirty-five (35) feet to a point in the Northerly line of a fifteen (15) feet wide alley; thence Westwardly along said Northerly line of said alley a distance of seventy (70) feet to the point of intersection of the Northerly line of said alley with the Easterly building line of Edgewood Street; thence Northwardly along the Easterly building line of Edgewood Street, a distance of thirty-five (35) feet to the place of Beginning.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 5 Edgewood Avenue, Temple, PA 19560

TAX PARCEL #66531909178380  
 ACCOUNT: 66247860  
 SEE Deed Book Instrument #2007008196,  
 Page Instrument #2007008196  
 Sold as the property of: Maria Corona

No. 13-3033

Judgment Amount: \$173,677.74  
 Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN piece of ground and the townhouse erected thereon, being Townhouse No. 157, which is the third house Southwestwardly in the Townhouse Group No. 26, in the Development of Flying Hills, Section No. 6, together with a 10.00 foot wide strip of land to the Southeast (Street side) of said townhouse and a 15.00 foot wide strip of land to the Northwest (rear) of said townhouse, situate on the Westerly side of Merion Lane, a 20.00 foot wide private drive, in the Development of Flying Hills, Section No. 6, Cumru Township, Berks County, Pennsylvania, being more fully bounded and described as follows, to wit, bounded:

- ON the Northwest (rear) by common space;
- ON the Southwest (side) by Townhouse No. 156;
- ON the Southeast (front) by common space West of Merion Lane; and
- ON the Northeast (side) by Townhouse No. 158.

CONTAINING a lot width of 20.50 feet, more or less, as measured from the center of the party wall between Townhouse No. 156, and the hereindescribed Townhouse No. 157, in a Northeastwardly direction to a point in the center of the party wall between Townhouse No 158 and the hereindescribed Townhouse No. 157 and containing a lot depth of 62.00 feet, more or less, as measured from a point 10.00 feet Southeastwardly from the front of said townhouse to a point 15.00 feet Northwestwardly from the rear of said townhouse.

THE Easterly corner of the physical structure known as Townhouse Group No 26 has a coordinate reference of Latitude 4459.32, Departure 4580.10, with reference to a marble monument on the Northerly property line of the Development of Flying Hills, Section No

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6, which marble monument has a coordinate reference of Latitude 4400.509, Departure 4775.355

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

TITLE TO SAID PREMISES IS VESTED IN Joseph M. Evans and Karen V. Evans, h/w, by Deed from Linda R. Dunkelberger, dated 12/06/2005, recorded 02/01/2006 in Book 4771, Page 1911.

BEING KNOWN AS 157 Merion Lane, Reading, PA 19607-3405.

Residential property

TAX PARCEL NO.: 39531517204456

TAX ACCOUNT: 39530057

SEE Deed Book 4771 Page 1911

To be sold as the property of Joseph M. Evans, Karen V. Evans, The United States of America c/o The United States Attorney for The Eastern District of PA.

No. 13-5544

Judgment Amount: \$24,482.04

Attorney: Powers, Kirm & Associates, LLC

ALL THAT CERTAIN two and one half-story brick dwelling and brick garage, being No. 841 Schuylkill Avenue (formerly known as No. 739 Schuylkill Avenue), together with the Lot or piece of ground upon which the same are erected, situate on the East side of Schuylkill Avenue, between West Douglass and West Windsor Streets, in the City of Reading, County of Berks, and State of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING AT A POINT on the eastern building line of Schuylkill Avenue (50' wide as shown on the topographical survey of the City of Reading) southward a distance of 185 and 14/100 feet from the intersection of the said eastern building line of Schuylkill Avenue with the southern building line of West Windsor Street (60' wide as shown on the aforesaid topographical survey); thence in an easterly direction along House No. 843 Schuylkill Avenue, the property now or late of Earl V. Balthaser and Mollie M. Balthaser, his wife, forming a right angle with the eastern building line of Schuylkill Avenue, a distance of 120 feet to a point; thence in a southerly direction along the western side of a 15 feet wide alley, forming a right angle with the last described line, along House No. 839 Schuylkill Avenue, the property now or late of Lizzie Heckelman, forming a right angle with the western side of said 15 feet wide alley, a distance of 120 feet to a point; thence in a northerly direction along the eastern building line of Schuylkill Avenue, forming a right angle with the last described line, a distance of 29 and 83/100 feet to the place of beginning.

CONTAINING IN FRONT in width along Schuylkill Avenue 29 and 83/100 feet, and in

depth of equal width 120 feet to the 15 feet wide alley in the rear.

BEING THE SAME PREMISES which Sandra D. Kegerize by Deed dated 6/18/99 and recorded 6/25/99 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 3092, Page 1738, granted and conveyed unto Mark Lackman and Agnieszka B. Lackman, husband and wife.

BEING KNOWN AS 841 Schuylkill Avenue, Reading, PA 19601-2319.

TAX PARCEL NO. 5307-56-34-8969

SEE Deed Book 3092, Page 1738

To be sold as the property of Heather J. Reyes, Personal Representative of the Estate of Sandra D. Kegerize

No. 13-5826

Judgment Amount: \$46,650.91

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two and one-half story brick dwelling house and plot or piece of ground upon which the same is erected, situate on the North side of Hamilton Place between Spruce Lane and another 46 feet street running South from Franklin Street to Hamilton Place, being House Number 917 Hamilton Place in the Borough of Wyomissing, County of Berks and State of Pennsylvania, and more particularly described as follows:

BEGINNING at the intersection of the North property line of Hamilton Place with the West property line of Spruce Lane for the southeast corner of this survey; thence northward with said West line of Spruce Lane on a curve to the East having a radius of 2,144 feet 0 inches, a distance of 49 feet 1/4 inch to the end of this curve and the beginning of another curve; thence northward still with said West line of Spruce Lane, on a curve to the East having a radius of 2,083 feet 8-1/2 inches, a distance of 23 feet 1-3/4 inches to the northeast corner of this survey in the South line of a 4 feet wide service alley; thence westward with said South line of service alley, on a curve to the South having a radius of 863 feet 4-3/4 inches to a distance of 59 feet 1 inch to the northwest corner of this survey and the northeast corner of House Lot Number 919, a distance of 68 feet 1-5/8 inches to the North property line of Hamilton Place for the southwest corner of this survey; thence eastward with said North line of Hamilton Place, with a curve to the South having a radius of 795 feet 3 inches a distance of 68 feet 5-1/2 inches to the end of this curve thence still eastward with the North line of Hamilton Place, on a tangent to the above mentioned curve, a distance of 6 feet 2-1/2 inches to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN June F. Christensen, by Deed from Steve R. Kern and Bonnie L. Kern, h/w, dated 04/27/1995, recorded 05/02/1995 in Book 2630, Page 2383.

BEING KNOWN AS 917 Hamilton Place,

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Wyomissing, PA 19610-3006.

Residential property  
 TAX PARCEL NO.: 96-4396-08-99-9635  
 TAX ACCOUNT: 96063900  
 SEE Deed Book 2630 Page 2383  
 To be sold as the property of June F. Christensen

No. 14-03315

Judgment Amount: \$61,042.93

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and two-story brick garage, together with the lot or piece of ground upon which the same is erected, situate at the southeast corner of Spring and Mulberry Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by said Spring Street; On the South by a ten (10) feet wide alley; On the East by property now or late of William K. Kerchner; and On the West by said Mulberry Street.

CONTAINING IN FRONT on said Spring Street, East and West, fourteen feet eight inches (14 feet 8 inches) and in depth, North and South one hundred feet (100 feet).

TITLE TO SAID PREMISES IS VESTED IN Oscar Garcia and Allison Leitzel, by Deed from Jose C. Carillo and Rafael Carillo, Sr., dated 01/19/2007, recorded 01/24/2007 in Book 5061, Page 1525.

BEING KNOWN AS 1028 Spring Street, Reading, PA 19604-2232.

Residential property  
 TAX PARCEL NO.: 13-5317-45-05-8662  
 TAX ACCOUNT: 13640925  
 SEE Deed Book 5061 Page 1525

To be sold as the property of Oscar Garcia, Allison Leitzel.

No. 14-104

Judgment: \$310,558.68

Attorney: Andrew J. Marley, Esquire

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

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

thence extending along same North 19 degrees 21 minutes 45 seconds West 100.00 feet to a point on the Southeastly side of Cody Drive; thence extending along same North 70 degrees 38 minutes 15 seconds East 95.00 feet to the first mentioned point and place of beginning.

CONTAINING 9,500 square feet of land.  
 BEING LOT NO. 34 as shown on the abovementioned Plan.

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

UNDER AND SUBJECT to the Declaration of Covenants, Conditions and Restrictions Governing the Development Known as the Reed Farm, a/k/a Rivers Point as set forth in Record Book 3640, Page 1866.

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

PARCEL NO.: 66530917128170  
 BEING KNOWN AS 612 Cody Drive, Reading, PA 19605

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

No. 14-1120

Judgment Amount: \$177,772.35

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

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

BEGINNING AT A POINT of tangent on the Northeasterly side of Longview Drive (54 feet wide), said point being the arc distance of 15.71 feet measured along the arc of a circle curving to the right having a radius of 10.00 feet from a point of curve on the Northwesterly side of Crestview Drive (54 feet wide); thence extending from said point of beginning along the Northeasterly side of Longview Drive North 52 degrees 24 minutes 47 seconds West 75.35 feet to a point, a corner of Lot No. 397 on said Plan; thence extending along same North 37 degrees 35 minutes 13 seconds East 118.00 feet to a point, a corner of Open Space on said Plan; thence extending along same North 74 degrees 26 minutes 16 seconds East 46.00 feet to a point on the Southwesterly side of Crestview Drive; thence extending along same South 15 degrees 33 minutes 44 seconds East 10.65 feet to a point of curve on the Southwesterly side of Crestview

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Drive; thence extending Southeastwardly, Southwardly and Southwestwardly along the Southwesterly, Westerly and Northwesterly side of Crestview Drive along the arc of a circle curving to the right having a radius of 123.00 feet the arc distance of 114.10 feet to a point of tangent on the Northwesterly side of Crestview Drive; thence extending along same South 37 degrees 35 minutes 13 seconds West 40.00 feet to a point of curve on the Northwesterly side of Crestview Drive; thence leaving the Northwesterly side of Crestview Drive along the arc of a circle curving to the right having a radius of 10.00 feet the arc distance of 15.71 feet to the first mentioned point and place of BEGINNING.

CONTAINING 0.250 acres of Land.

BEING Lot No. 398 as shown on the abovementioned Plan.

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

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

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

TITLE TO SAID PREMISES IS VESTED IN Thomas M. Matthews, Jr., by Deed from Forino Company, LP., a Pennsylvania Limited Partnership, s/i/n change and merger to Forino Developers Company, by its Attorney-in-Fact, John G. Smith, dated 07/13/2007, recorded 07/18/2007 in Book 5181, Page 1688.

BEING KNOWN AS 504 Longview Drive, Sinking Spring, PA 19608-9821.

Residential property

TAX PARCEL NO.: 51437509075204

TAX ACCOUNT: 51000512

SEE Deed Book 05181 Page 1688

To be sold as the property of Thomas M. Matthews, Jr. a/k/a Thomas M. Matthews.

No. 14-1121

Judgment Amount: \$179,914.76

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the one and one-half story brick dwelling house thereon erected, being known as No. 200 Mayer Street, situate at the Southwest corner of Mayer Street and Byram Street, in the Township of Lower Alsace, County of Berks and Commonwealth of Pennsylvania, being

further known as an unnumbered lot as shown on Plan of "Pennside Second Addition" said Plan being recorded in the Recorder's Office of Berks County at Reading, in Plan Book Volume 6A Page 64, more particularly bounded and described as follows, to wit:

BEGINNING at a point formed by the intersection of the Western side of Mayer Street with the Southern side of Byram Street; thence in a Southerly direction along the Western side of Mayer Street at a distance of 80 feet to a point; thence in a Westerly direction, at right angles to the Western side of Mayer Street, a distance of 100 feet to a point; thence in a Northerly direction, at right angles to last described line, a distance of 94.65 feet to a point in the Southern side of Byram Street; thence in an Easterly direction along the same and making an interior angle of 81 degrees 40 minutes with the last described line, a distance of 101.06 feet to the Western side of Mayer Street, the place of beginning, and making on interior angle of 98 degrees 20 minutes with same.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 200 Mayer Street, Reading, PA 19606

TAX PARCEL #23532717200299

ACCOUNT: 23132675

SEE Deed Book Instrument #2009033038

PAGE INSTRUMENT #2009033038

Sold as the property of: Deena M. Garritano

No. 14-1159

Judgment Amount: \$112,814.55

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

Tract No. 1

ALL THOSE CERTAIN lot or piece of ground with the dwelling house known as 1104 Elizabeth Avenue thereon erected, situated on the South side of Elizabeth Avenue, between Fremont and Arlington Streets, in Rosedale Addition, in the Borough of Laureldale, (formerly in the Township of Muhlenberg). County of Berks and Commonwealth of Pennsylvania, as shown by the Map of Plan of said Rosedale Addition survey by William H. Dechant and recorded in the Recorder's Office for Berks County in Plan Book Volume 2, Page 29, being further known as Lots Numbers 396 and 397 in said Plan of Lots, bounded and described as follows, to wit:

ON the North by said Elizabeth Avenue,

ON the East by Lot No. 398 on said Plan,

ON the South by a 15 feet wide alley, and

ON the West by Lot No. 395 on said Plan.

CONTAINING together 40 feet in front on Elizabeth Avenue and 120 feet in depth to said alley, more or less.

Tract No. 2

ALL THOSE CERTAIN lot of pieces of ground situate on the South side of Elizabeth Avenue, between Fremont and Arlington Streets, in Rosedale Addition, in the Borough of Laureldale, (formerly in the Township of Muhlenberg),

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County of Berks and Commonwealth of Pennsylvania, as shown by the Map of Plan of said Rosedale Addition survey by William H. Dechant and recorded in the Recorder's Office for Berks County in Plan Book Volume 2, Page 29, being further known as Lots Numbers 396 and 397 in Said Plan of Lots, bounded and described as follows, to wit:

- ON the North by said Elizabeth Avenue,
- ON the East by Lot No. 400,
- ON the South by a 15 feet wide alley, and
- ON the West by Lot No. 397 on said Plan.

CONTAINING together 40 feet in front on Elizabeth Avenue and 120 feet in depth to said alley, more or less.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1104 Elizabeth Avenue, Reading, PA 19605 a/k/a 1104 Elizabeth Avenue, Laureldale, PA 19605

TAX PARCEL #57531805094520

ACCOUNT: 57041000

SEE Deed Book 2957, Page 1717

Sold as the property of: Todd A. Pugliese and Cindy L. Pugliese

No. 14-1164

Judgment: \$94,093.08

Attorney: Leon P. Haller, Esquire

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 West side of Birch Street, between Pike and Amity 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 Samuel W. Sherman;

ON the East by said Birch Street;

ON the South by property now or late of Samuel M. Sherman; and

ON the West by a fifteen (15) foot wide alley.

CONTAINING in front or width North and South, along said Birch Street, twenty (20) feet and in length or depth, East and West, of uniform width, one hundred (100) feet to said fifteen (15) feet wide alley.

SUBJECT nevertheless to the conditions, reservations and restrictions as referred to in the Deed from Samuel M. Sherman and Katie E. Sherman, to Harry K. Zillhardt, recorded in Deed Book 505, Page 165.

HAVING THEREON ERECTED a dwelling house known as: 1418 Birch Street, Reading, PA 19604

PARCEL I.D. 17531730188059

BEING THE SAME premises which Jeffrey A. Bowers by Deed dated 09/14/09 and recorded 09/23/09 in Berks County Instrument No. 2009045219, granted and conveyed unto Jeremy A. Griesemer.

To be sold as the property of Jeremy A. Griesemer

No. 14-1226

Judgment Amount: \$164,593.40

Attorney: Robert W. Williams, Esquire

ALL THAT CERTAIN lot or piece of ground, with the buildings thereon erected, situate on the East side of Perkiomen Avenue, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, being No. 1327 Perkiomen Avenue, and being more particularly described as follows:

BEGINNING AT A POINT on said Perkiomen Avenue between Chestnut and Spruce Streets at a distance of one hundred and seventy-seven feet six inches (177 feet 6 inches) from the corner of said Perkiomen Avenue and Spruce Street; thence at right angles to said Perkiomen Avenue along property now or late of Mary C. Heizman eighty-one feet six and one-half inches (81 feet 6-1/2 inches) to a point; thence by a line at right angles to Chestnut Street (now Mineral Spring Road) thirty-eight feet five and one quarter inches (38 feet 5-1/4 inches) to said Chestnut Street; thence along said Chestnut Street (now Mineral Spring Road) thirty feet (30 feet); thence by a line at right angles to said Chestnut Street (now Mineral Spring Road) twenty-eight feet six and five eighth inches (28 feet 6-5/8 inches) along property now or late of Franklin Aulenbach; thence by a line at right angles to Perkiomen Avenue seventy-one feet seven and three quarter inches (71 feet 7-3/4 inches) to said Perkiomen Avenue; thence along said Perkiomen Avenue thirty feet to the place of beginning.

BEING THE SAME PREMISES which Thomas H. Trexler and Verna K. Trexler, his wife, by Deed dated 4/29/85 and recorded 5/3/85 in Deed Book Volume 1873, Page 1080, Berks County Records, granted and conveyed unto Peter W. Bender and Tan'ok Bender, his wife.

TITLE TO SAID PREMISES vested in Joseph N. Bossler and Jennifer N. Bossler, husband and wife by Deed from Alan W. Shuman and Marina A. Shuman, his wife; and Dana Damato dated 05/26/2006 and recorded 06/12/2006 in the Berks County Recorder of Deeds in Book 4897, Page 1034.

To be sold as the property of Joseph N. Bossler and Jennifer N. Bossler

No. 14-1309

Judgment: \$181,378.15

Attorney: Craig Oppenheimer, Esq.

LEGAL DESCRIPTION

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

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and described as follows, to wit:

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

BEING Pin No. 5387-19-50-9539

BEING Account No. 115291(33)

KNOWN AS 57 Walker Drive, Boyertown, PA 19512

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

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

No. 14-1679

Judgment: \$108,910.72

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

ALL THAT CERTAIN two-story brick dwelling house, two car concrete garage, and Lot or piece of ground upon which the same is erected, situate on the West side of Brobst Street, between Reading Avenue and Elm Street, being No. 204 Brobst Street, in the Borough of Shillington, County of Berks and State of Pennsylvania, on Plan or Map of Allendale as laid out by Allen E. Hildebrand, said Plan or Map having been duly recorded in the Recorder's Office of Berks County, in Plan Book Volume 7, Page 1, bounded and described as follows, to wit:

BEGINNING at a point in the western building line of Brobst Street, a distance of two hundred and five (205) feet, South of the southwestern corner of Reading Avenue and Brobst Street; thence southward along the western building line of said Brobst Street a distance of twenty five (25) feet to a point in line of property now or late of George E. Shupp; thence westward along the same and at right angles to said Brobst Street, a distance of one hundred and thirty five (135) feet to the eastern line of a fifteen (15) feet wide alley; thence northward along the same and parallel with said Brobst Street, a distance of twenty five (25) feet to a point in the southern line of property now or late of Daniel Loose; thence eastward along the same, a distance of

one hundred and thirty five (135) feet to the place of BEGINNING.

TAX ID. #77-4395-07-69-93-77

BEING KNOWN AS: 204 North Brobst Street, Shillington, Pennsylvania 19607.

TITLE TO SAID PREMISES IS VESTED IN Zacharry B. Vogel and Michael D. Henry by Deed from John R. Sullivan and Tiffany S. Sullivan, husband and wife, dated June 10, 2010 and recorded August 25, 2010 in Instrument # 2010032562.

To be sold as the property of Zacharry B. Vogel and Michael D. Henry

No. 14-1682

Judgment Amount: \$103,282.96

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

LAND REFERRED to in this commitment is described as all that certain property situated in Borough of Birdsboro in the County of Berks, and State of Pennsylvania and being described in a Deed dated 07/24/1992 and recorded 07/30/1992 in Book 2327 Page 2053 among the land records of the County and State set forth above, and referenced as follows:

BOUNDED on the North by Strawberry Alley, on the East by property now or late of Walter Harner, on the South by Hopewell Street and on the West by Union Street.

CONTAINING in front along Hopewell Street 40 feet and in depth from Hopewell Street to Strawberry Alley 142 feet.

TITLE TO SAID PREMISES IS VESTED IN Donovan L. Potts and Anna L. Potts, h/w, by Deed from Donovan L. Potts and Anna L. Potts, h/w and Trisha D. Johnson, dated 03/31/2010, recorded 09/09/2010 in Instrument Number 2010034697. Donovan L. Potts was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Donovan L. Potts's death on or about 12/28/2012, his ownership interest was automatically vested in the surviving tenant by the entirety, Anna L. Potts.

BEING KNOWN AS 303 Hopewell Street, Birdsboro, PA 19508-2618.

Residential property

TAX PARCEL NO.: 31-5344-17-11-6240

TAX ACCOUNT: 31019830

SEE Deed Book 2010 Page 034697

To be sold as the property of Anna L. Potts.

No. 14-1685

Judgment Amount: \$296,383.10

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN tract of land together with the improvements thereon erected, situate in the Township of Greenwich, County of Berks and State of Pennsylvania, lying on the North side of the public road leading from Lenhartsville to Hamburg, being Legislative Route No. 06127, bounded and described in accordance with a

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survey made by Elliot K. Ziegler, Surveyor, in August, 1961 as follows, to wit:

BEGINNING at a thirty-six inch white oak tree in line of land now or late of Mahlon Kershner, being the Northerlymost corner of the within described tracts; thence along land now or late of Walter H. Messner and Mildred A. Messner his wife, of which this was a part, South 67 degrees 45 minutes East, 390 feet to a stake and South 45 degrees East, 159.5 feet to a point in the public road leading from Lenhartsville to Hamburg, being Legislative Route No. 06127; thence along said public road and land now or late of the said Walter H. Messner and Mildred A. Messner, his wife, South 70 degrees West, 242.5 feet to a point and North 62 degrees 57 minutes West, 323.2 feet to a point in aforesaid road; thence leaving said road and along land now or late of Mahlon Kershner, North 13 degrees 46 minutes East, 234 feet to said thirty- six inch white oak tree, the place of beginning.

CONTAINING 2.268 acres, more or less

TITLE TO SAID PREMISES IS VESTED IN Richard W. Egolff, III, by Deed from Conrad M. Swartzentruber and Katie K. Swartzentruber, dated 08/27/2010, recorded 09/07/2010 in Instrument Number 2010034085.

BEING KNOWN AS 215 Blue Rocks Road, Lenhartsville, PA 19534-9416.

Residential property

TAX PARCEL NO.: 45-5406-00-92-7160

TAX ACCOUNT: 45024450

SEE Deed Book 2010 Page 34085

To be sold as the property of Richard W. Egolff, III.

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No. 14-1691

Judgment: \$419,554.83

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

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

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

of curve, and (2) Northeastwardly along the arc of a circle curving to the right having a radius of 273.00 feet the arc distance of 40.00 feet to the first mentioned point and place of BEGINNING.

CONTAINING 10,889 square feet of land.

TAX I.D. #49437607783918

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

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

To be sold as the property of Belkis Rodriguez

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No. 14-04248

Judgment: \$273,594.21

Attorney: M. Troy Freedman, Esq.

Parcel No.: 43-5325-06-39-7398

ALL THAT CERTAIN lot or parcel of ground situate in Exeter Township, Berks County, Pennsylvania bounded and described according to a Final Plan of "Valley Ridge Farms-Revision of Lots 31 and 32" recorded in Plan Book 259 Page 41, Berks County Records as follows:

BEGINNING at a point of curve on the southwestly side of Rockhaven Court (54 feet wide) said point being a corner of Lot No. 31 on said Plan, thence extending from said point of beginning along Lot No. 31 South 55 degrees 24 minutes 36 seconds West 205.34 feet to a point a corner of Open Space on said Plan; thence extending along same North 13 degrees 45 minutes 34 seconds West 146.94 feet to a point a corner of Lot No. 33 on said Plan thence extending along same North 78 degrees 00 minutes 00 seconds East 180.53 feet to a point or curve on the southwestly side of Rockhaven Court; thence extending along same southwestwardly along the arc of a circle curving to the left having a radius of 177.00 feet the arc distance of 69.78 feet to the first mentioned point and place of BEGINNING.

CONTAINING 20,079 square feet of land.

BEING Lot No. 32 as shown on abovementioned Plan.

SUBJECT to a 20 feet wide storm easement extending through rear of premises.

BEING PARCEL NO: 43-5325-06-39-7398

FEE SIMPLE TITLE VESTED in Yniqka K. Wallace and Ted Wallace, Jr., wife and husband as tenants by the entirety, by Deed from, Fernando A. Figueroa and Damaris Figueroa, husband and wife, dated 1/31/2008, recorded 3/20/2008 in the Berks County Recorder of Deeds in Deed Book 5323, Page 841 as Instrument No. 2008013823.

BEING KNOWN AS 66 Rock Haven Court, Reading, PA 19606

To be sold as the property of Yniqka K. Wallace and Ted Wallace, Jr.

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No. 14-2639

Judgment: \$39,121.77

Attorney: Charles N. Shurr, Jr., Esquire

ALL THAT CERTAIN tract or piece of land lying to the northerly side of Macadam Pennsylvania State Highway Traffic Route No. 183, leading from Reading to Bernville, known as Bernville Road, adjoining the Village of Mount Pleasant, situate in the Township of Penn. County of Berks and State of Pennsylvania, being more fully bounded and described according to a survey prepared July 21, 1983 by Lewis E. Hart, P.E. as follows, to wit:

BEGINNING at a point in the center line of aforesaid Traffic Route No. 183, fifty (50) feet wide, known as Bernville Road, being a corner of property belonging to the Mount Pleasant Fire Company; thence leaving said center line of Bernville Road and extending along said property belonging to Mount Pleasant Fire Company, the two following courses and distances, viz: (1) North fifty-eight degrees six minutes East (N. 58° 06' E.), passing through an iron pin on line at a distance of eighteen and nineteen hundredths (18.19) feet, a total distance of one hundred twenty-four and sixty-three hundredths (124.63) feet to an iron pin; (2) North twenty-one degrees fifty-four minutes West (N. 21° 54' W.), a distance of twenty-six and zero hundredths (26.00) feet to an iron pin at a post, a corner of property belonging to William M. Reifsnnyder and Blanche A. Reifsnnyder, his wife; thence along said property belonging to William M. Reifsnnyder and Blanche A. Reifsnnyder, his wife, North forty-nine degrees thirty-three minutes forty seconds East (N. 49° 33' 40" E.), a distance of one hundred fifty-one and forty-three hundredths (151.43) feet to an iron pin, a corner between properties belonging to P. Scott Walters and Gwen Walters, his wife, and Marbdel, Inc.; thence along said property belonging to Marbdel, Inc., and along properties belonging to Richard S. Bender, Leon S. Boyer, Vesta S. Lambert and Vernon P. Lambert, respectively, and partly along property belonging to David L. Speicher and Carole Ann Speicher, his wife passing through an iron pin on line at a distance of eighty-three and twenty-two hundredths (83.22) feet, and passing through a concrete stone on line at a distance of one hundred twenty-three and thirty hundredths (123.30) feet from said last mentioned iron pin, South fifty degrees twenty-seven minutes East (S. 50° 27' E.), a total distance of three hundred nine and seventy-two hundredths (309.72) feet to an iron pin; thence along property belonging to The United States of America (Blue Marsh Watershed and Recreation), the two following courses and distance, viz: (1) South forty-two degrees fifty minutes West (S. 42° 50' W.), a distance of one hundred twelve and thirty hundredths (112.30) feet to an iron pin; (2) South zero degrees nine minutes East (S. 00° 09' E.), a distance of sixty-eight and nineteen hundredths (68.19) feet to a point in the center line of aforesaid Bernville

Road, passing through an iron pin on line at a distance of twenty and zero hundredths (20.00) feet from said last mentioned point; thence along the center line of said Bernville Road, in a northwesterly direction, being along the arc of a curve deflecting to the right, having a radius of one thousand four hundred thirty-two and sixty-nine hundredths (1,432.69) feet, a central angle of sixteen degrees nineteen minutes (16° 19'), a distance along the arc of four hundred eight and zero hundredths (408.00) feet, said arc having a chord bearing of North sixty-six degrees fifty-three minutes forty-three seconds West (N. 66° 53' 43" W.), a distance along the chord of four hundred six and sixty-two hundredths (406.62) feet to the place of BEGINNING.

KNOWN AS Bernville Road, Penn Township, Bernville, Pennsylvania 19506

TAX PARCEL: 69-4369-16-94-4177

ACCOUNT: 69027921

SEE Record Book 5176, Page 1469

To be sold as the property of Malcolm A. McCrea, III

No. 14-3312

Judgment: \$66,641.77

Attorney: Andrew J. Marley, Esquire

ALL THAT CERTAIN two-story brick dwelling house with mansard roof and lot or piece of ground on which the same is erected, situate on the West side of North Second Street, between Greenwich and Oley Streets, being No. 632 North Second Street in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point 290.00 feet 11 inches North of and from the Northwest corner of North Second Street and Greenwich Street; thence West along property now or late of William D. Yergler, 110.00 feet to a ten feet wide alley; thence North along said alley, 18.00 feet 2-5/16 inches to a point; thence East along property now or late of Sarah A. Gaverich, 110.00 feet to the West side of North Second Street, 18.00 feet 2-5/16 inches to the place of BEGINNING.

PARCEL NO. 15-5307-57-63-1838

BEING the same premises which The Charlie M. Shull Revocable Living Trust, by Deed dated September 18, 2006 and recorded October 30, 2006 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 05000 Page 1080, granted and conveyed unto Sean King.

BEING KNOWN AS 632 North 2nd Street, Reading, PA 19601

To be sold as the property of Sean King

No. 14-3400

Judgment: \$82,087.87

Attorney: Martha E. Von Rosenstiel, Esquire

LEGAL DESCRIPTION

BEING PART OF PARCEL NUMBER: 65-4395-17-11-4335

ALL THAT CERTAIN Unit in the property

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known, named, and identified as Crown Pointe Condominium, located in Mohnton Borough, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA C.S. 3101 et. seq. by the recording in Berks County Department of Records of the Declaration dated June 29, 1985 and recorded on July 1, 1985 in Deed Book 1878, Page 27, Supplemental Plan thereto recorded in Plan Book 139, Page 44, and being and designated as Unit No. 2-B together with a proportionate undivided interest in the common elements (as defined in such Declaration) of 2.430%.

BEING the same premises which Gene T. Waltz by Deed bearing date August 27, 1999 and recorded in the Office of the Recorder of Deeds in and for the County of Berks, State of Pennsylvania in Deed Book 3123 Page 20 granted and conveyed unto Greta A. Keltz, in fee.

PARCEL IDENTIFICATION NO: 65-4395-1711-4335-C08

TAX ID #65036809

TITLE TO SAID PREMISES IS VESTED IN Katie L. Mosser, by Deed from Marilyn R. Herzog, agent for Greta A. Keltz, dated 08/31/2006, recorded 09/08/2006 in Book 4962, Page 528.

interior angle of eighty-nine degrees fifty minutes (89 degrees 50 minutes) with the last described line, a distance of twenty-nine and eighty-one one hundredths feet (29.81 feet) to a corner marked by an iron pin; thence leaving the aforesaid Cypress Street in a Westerly direction making an interior angle of ninety degrees forty-one minutes (90 degrees 41 minutes) with the last described line, and along property belonging to the Calvary Evangelical Church, a distance of one hundred and thirty-seven and ninety-one one hundredths feet (137.91 feet) to the place of beginning.

BEING PARCEL NO. 5344-14-24-9761

TITLE TO SAID PREMISES IS VESTED IN Woodrow J. Arnold and Tai D. Arnold, by Deed from Michael H. Windsor, Jr. and Nichole C. Windsor, dated 05/22/2009, recorded 06/18/2009, Instrument No. 2009028246.

BEING KNOWN AS 125 South Water Street, Birdsboro, PA 19508-2345.

Residential property

TAX PARCEL NO.: 534414249761

TAX ACCOUNT: 31032940

INSTRUMENT NO.: 2009028246

To be sold as the property of Tai D. Arnold, Woodrow J. Arnold.

No. 14-3433

Judgment Amount: \$125,788.15

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or tract of land together with a two (2) story and attic frame dwelling house, erected thereon, being No. 125 South Water Street, situate on the Eastern side of South Water Street, between East First Street and East Second Street, in the Borough of Birdsboro, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by an iron pin in the Eastern topographical building line of South Water Street (30 feet wide) and being one hundred seventy-nine and thirty-seven one hundredths feet (179.37 feet) measured Northwardly along the aforesaid Eastern topographical building line of South Water Street, from East Second Street, the aforesaid corner making an interior angle of eighty-nine degrees nineteen minutes (89 degrees 19 minutes) with the line to be described last; thence in a Northerly direction along the aforesaid Eastern topographical building line of South Water Street, a distance of thirty-one and six one hundredths feet (31.06 feet) to a corner marked by an iron pin; thence leaving same, making an interior angle of ninety degrees ten minutes (90 degrees 10 minutes) with the last described line, in an Easterly direction along property belonging to Edna M. Handwork and Cora L. Handwork, a distance of one hundred thirty-seven and ninety one hundredths feet (137.90 feet) to a corner marked by an iron pin in Cypress Street; thence in a Southerly direction along same, making an

No. 14-3436

Judgment: \$ 230,578.33

Attorney: Udren Law Offices, P.C.

BEING COUNTY PARCEL NO. 5366-04-72-5922

ALL THAT CERTAIN lot or piece of ground situate in Amity Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of Woods Edge, Phase 2A, drawn by Thomas R. Gibbons & Associates, Inc., Professional Surveyors, Engineers & Planners, dated April 6, 1998, said Plan recorded in Berks County in Plan Book 231, Page 7, as follows, to wit:

BEGINNING AT A POINT of curve on the southeasterly side of Orchard View Drive (50 feet wide), said point being a corner of Lot No. 89 on said Plan; thence extending from said point of beginning along Lot No. 89 the two following courses and distances, (1) South 24° 26' 32" East 72.47 feet to a point, a corner and (2) South 30A° 49' 51" East 183.77 feet to a point in line of Lot No. 97 on said Plan, thence extending partly along same and along Lot No. 96 South 66A° 55' 43" West 112.82 feet to a point, a corner of Lot No. 91 on said Plan; thence extending along same North 25A° 57' 48" West 263.04 feet to a point on the southeasterly side of Orchard View Drive; thence extending along same the two following courses and distances, (1) North 72A° 45' 37" East 67.94 feet to a point of curve, and (2) northeasterly along the arc of a circle curving to the left having a radius of 255.00 feet the arc distance of 32.06 feet to the first mentioned point and place of beginning.

BEING LOT NO. 90 as shown on the above mentioned Plan.

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TAX ID: 536604726922

AS DESCRIBED in Mortgage Book 5253, Page 1849

BEING KNOWN AS: 106 Orchard View Drive, Douglassville, PA 19518

PROPERTY ID NO.: 5366-04-72-6922

TITLE TO SAID PREMISES is vested in Raymond J. Terrents and Kathleen B. Terrents, husband and wife by Deed from Fiorino Grande dated 04/20/2001 recorded 04/24/2001 in Deed Book 3324 Page 80.

To be sold as the property of: Raymond J. Terrents and Kathleen B. Terrents, husband and wife

No. 14-3519

Judgment Amount: \$100,038.38

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN parcel of land situated in the Borough of Robesonia, County of Berks, Commonwealth of Pennsylvania, being more fully described as a Metes and Bounds property in Deed Book 4633 Page 1543, Dated 06/23/2005 Recorded 07/28/2005 Berks County Records.

TAX/PARCEL ID: 74022900

ALL THAT CERTAIN semi-detached two-story frame dwelling and Lot situate on the South side of East Penn Avenue known as 106 East Penn Avenue, in the Borough of Robesonia, Berks County, Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at an iron pin in the Southern topographic building line of East Penn Avenue, a corner of lands of Mary E. Wenrich, thence along said building line, South 62 degrees 47 minutes 33 seconds East, 16.80 feet to an iron pin, a corner of Lot #2; thence along Lot #2 passing through a party wall in common with 108 East Penn Avenue, South 26 degrees 57 minutes 27 seconds West, 150.00 feet to an iron pin in the Northern topographic building line of South Oak Avenue, thence along said building line, North 62 degrees 47 minutes 33 seconds West, 16.80 feet to an iron pin, a corner of lands of Mary E. Wenrich, thence along lands of Mary E. Wenrich, North 26 degrees 57 minutes 27 seconds East, passing through the center of the joint alley between the property hereby conveyed and property of Mary E. Wenrich, 150.00 feet to an iron pin, the place of Beginning.

CONTAINING 2,520.00 square feet.

TITLE TO SAID PREMISES IS VESTED IN Tracie Ruth, by Deed from Thomas F. Schmoyer and Elizabeth A. Schmoyer, his wife, dated 06/23/2005, recorded 07/28/2005 in Book 4633, Page 1543.

BEING KNOWN AS 106 East Penn Avenue, Robesonia, PA 19551-1528.

Residential property

TAX PARCEL NO.: 74-4357-13-04-4861

TAX ACCOUNT: 74022900

SEE Deed Book 4633 Page 1543

To be sold as the property of Tracie Ruth a/k/a

Tracie Ann Ruth.

No. 14-3520

Judgment Amount: \$79,673.37

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot of ground, situate on the West side of the Kutztown Road, between Rockland and Berks Streets, being No. 2042 in the City of Reading, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

ON the North by property now or late of Harry S. Ravenzahn;

ON the East by said Kutztown Road;

ON the South by property now or late of Amos L. Dick; and

ON the West by ten feet wide alley.

CONTAINING in front or width on said Kutztown Road, thirteen feet and four inches, more or less and in depth to said ten feet wide alley, one hundred and ten feet, more or less.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 2042 Kutztown Road, Reading, PA 19605

TAX PARCEL #17530876919603

ACCOUNT: 17440425

SEE Deed Book Instrument 2010025082

PAGE Instrument 2010025082

Sold as the property of: Nicholas J. Luccarella

No. 14-3603

Judgment Amount: \$36,313.28

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 West side of South Fourteenth Street, between Cotton and Kenney Streets, being No. 518 South Fourteenth Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded:

ON the North by property now or late of Eliza Griffith,

ON the South by property now or late of Webster S. Michael,

ON the West by a ten feet wide alley, and

ON the East by said South Fourteenth Street.

CONTAINING in front on said South Fourteenth Street, eleven and one half feet (11-1/2) and in depth to said alley one hundred and ten (110) more or less.

TITLE TO SAID PREMISES IS VESTED IN Omega Sanchez, by Deed from Rita C. Reichman, dated 10/11/2001, recorded 10/15/2001 in Book 3411, Page 1833.

BEING KNOWN AS 518 South 14th Street, Reading, PA 19602-2108.

Residential property

TAX PARCEL NO.: 16-5316-31-27-5666

TAX ACCOUNT: 16216600

SEE Deed Book 3411 Page 1833

To be sold as the property of Omega Sanchez.

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No. 14-3898

Judgment Amount: \$98,110.06

Attorney: KML Law Group, P.C.

## LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situated in the Township of Muhlenberg, County of Berks and State of Pennsylvania, bounded and described according to a Plan made by Arthur L. Wersenberger Associates Consulting Engineers, of Allentown, Pennsylvania, on January 15, 1951, and developed by The Collins Corp, and known and described as Lot No. 80, as indicated on the Plan of Cherokee Ranch, South Range, and the Plan being recorded in the Office for the Recording of Deeds, in and for the County of Berks, State of Pennsylvania, on June 11, 1951, in Plan Book No. 9, Page 62 and further bounded and described as follows, to wit:

BEGINNING AT A POINT located along the southeasterly right-of-way line of Legislative Route 157, otherwise known as Allentown Pike, said point being distant five hundred seven and fifty-six one hundredths feet northeast of the northeasterly property line of Leesport Avenue, thence along said southeasterly right-of-way line of Legislative Route 157 North fifty-five degrees twelve minutes East fifty-one and thirty-two and one hundredths feet, to a point, being the northwest corner of Lot No. 81 as indicated on Plan of "South Range Cherokee Ranch", thence along the southwesterly property line of said Lot No. 81, South thirty-five degrees eighteen minutes East one hundred thirteen and fifty-seven one-hundredths feet, to a point located along the northwesterly property line of Lot No. 84 and also partly along the northwesterly property line of Lot No. 85 South fifty-four degrees forty-two minutes West fifty-one and thirty-two one hundredths feet to a point, being the southeast corner of Lot No. 79 as indicated on Plan of "South Range-Cherokee Ranch"; thence along the northeasterly property line of said Lot No. 79, North thirty-five degrees eighteen minutes West one hundred fourteen and one one-hundredths feet to a point, the place of beginning the above described premises being known as No. 5341 Allentown Pike.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 5341 Allentown Pike, Temple, PA 19560

TAX PARCEL #66530908981817

ACCOUNT: 66016300

SEE Deed Book 05334, Page 1599

Sold as the property of: Betty J. Lattanzio

No. 14-4019

Judgment: \$108,000.39

Attorney: Leon P. Hailer, Esquire

ALL THAT CERTAIN lot or piece of ground with the two story brick dwelling house with mansard roof thereon erected, situate on the

Northern side of East High Street, in the Borough of Womelsdorf, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of Mrs. Morris Peters;

ON the East by property now or late of Darius L. Hiester;

ON the West by property now or late of the Estate of Darius W. Dundore; and

ON the South by said East High Street.

HAVING THEREON ERECTED a dwelling house known as: 17 East High Street, Womelsdorf, PA 19567

PARCEL I.D. 95433707693026

BEING THE SAME premises which William A. Harvey et ux, by Deed dated 05/26/06 and recorded 07/05/06 in Berks County Record Book 4618 Page 2340, granted and conveyed unto Renee L. Yeich.

To be sold as the property of Renee L. Yeich

No. 14-4139

Judgment: \$116,193.40

Attorney: Udren Law Offices, P.C.

ALL THAT CERTAIN interior lot or piece of ground with the townhouse erected thereon situate in Exeter Township, Berks County, Pennsylvania, bounded and described according to a Spot Survey of Building 36, Laurel Springs, drawn by Thomas Richard Gibbons, Professional Land Surveyor, dated October 10, 1988, being a portion of Plan recorded in Plan Book 40, Page 7, as follows, to wit:

BEGINNING at an interior point, said point being measured the eight following courses and distances from the point of intersection with the southwesterly side of Lot No. 147 on Plan of Pheasant Run, Section 2, makes with the northeasterly side of Lot No. 148 on the Plan of Pheasant Run, Section 2 (recorded in Plan Book 139, Page 31) on said Plan (1) North 49 degrees 36 minutes 16 seconds West 549 06 feet to a point, a corner of Building 36, Unit 6, on said Plan; (2) North 39 degrees 02 minutes 47 seconds West 24.00 feet to a point in line of Building 36 Unit 5 on said Plan (3) along same South 50 degrees 57 minutes 13 seconds West 2.33 feet to a point, a corner of Building 36 Unit 5 on said Plan (4) North 39 degrees 02 minutes 47 seconds West 24.00 feet to a point in line of Building 36 Unit 4 on said Plan (5) along same South 50 degrees 57 minutes 13 seconds West 2.33 feet to a point, a corner of said Lot (6) along same North 39 degrees 02 minutes 47 seconds West 24.00 feet to a point, a corner of said Lot (7) along same North 50 degrees 57 minutes 13 seconds East 2.34 feet to a point, a corner of Building 36 Unit 3 on said Plan (8) along same North 39 degrees 02 minutes 47 seconds West 24.00 feet to the point of beginning said point being a corner of lands now or late of Neversink Road, Inc.; Thence extending

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from said point of beginning along said lands the two following courses and distances (1) South 50 degrees 57 minute 13 seconds West 6.00 feet to a point, a corner, and (2) North 39 degrees 02 minutes 47 seconds West 24.00 feet to a point, a corner of lands of now or late of Neversink Road, Inc.; Thence extending partly along said lands and partly along Building 36 Unit 1 North 50 degrees 57 minutes 13 seconds East 36.67 feet to a point, a corner of lands now or late of Neversink Road, Inc; Thence extending along said lands South 39 degrees 02 minutes 47 seconds East 24.00 feet to a point in line of Building 36 Unit 3 on said Plan; Thence extending along same South 50 degrees 57 minutes 13 seconds West 30.67 feet to the first mentioned point and place of beginning.

BEING Building 36, Unit 2, as shown on the above mentioned Plan.

BEING KNOWN AS: 362 Mount Pine Ter n/k/a 36-2 Mount Pine Terrace, Reading, PA 19606

PROPERTY ID NO.: 43532506385348

TITLE TO SAID PREMISES IS VESTED IN Daniel Parmelee and Michele L. Parmelee, husband and wife, as tenants by the entireties by Deed from Chad J. Dupstadt, single individual, Michele L. Keller (erroneously stated as Michelle L. Keller in prior Deed), now by marriage, Michele L. Parmelee, joined by Daniel Parmelee, her husband dated 10/29/2004 recorded 01/28/2005 in Deed Book 4524 Page 1957.

To be sold as the property of: Daniel Parmelee and Michele L. Parmelee, husband and wife, as tenants by the entireties.

No. 14-4151

Judgment: \$80,784.46

Attorney: Charles N. Shurr, Jr., Esquire

ALL THOSE CERTAIN four lots or pieces of ground, together with the improvements thereon erected, known as No. 115 West 47th Street, being Lots Numbers 132, 133, 134, and 135, as shown on the Map or Plan of 'Green Tree Acres,' laid out by Harry R. Huyett, said Map or Plan being recorded in the Office for the Recorder of Deeds in and for Berks County in Plan Book 6A, Page 63, situate on the southeasterly side of Forty Seventh Street, between Oak Parkway and Green Tree Road, in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

ON the Northeast by Lot No. 136;

ON the Southeast by Lots Nos. 156, 157, 158, 159;

ON the Southwest by Lot No. 131; and

ON the Northwest by Forty Seventh Street.

CONTAINING in front in width or breadth along Forty Seventh Street a distance of two

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hundred feet and in depth or length of equal width or breadth a distance of one hundred sixty-five feet.

BEING THE SAME PREMISES which Deutsche Bank National Trust Company as Trustee for First Franklin Mortgage Loan Trust 2006-FF11 by Wells Fargo Bank NA, its Attorney-in-Fact by Power of Attorney, by its Deed dated February 10, 2011 and recorded on March 9, 2011 as Instrument No. 2011010041, Berks County Records, granted and conveyed unto Riegel Real Estate, LLC.

BEING KNOWN AS: 115 W. 47th Street, Reading, Pennsylvania 19606

PARCEL NUMBER: 43532507699170

ACCOUNT NO. 43038669

SEE BERKS COUNTY INSTRUMENT NO. 2011010041

To be sold as the property of Riegel Real Estate, LLC

No. 14-4152

Judgment: \$117,433.57

Attorney: Charles N. Shurr, Jr., Esquire

ALL THAT CERTAIN lot or piece of ground, together with the one and one half (1-1/2) story brick dwelling house with attached one (1) story frame and brick garage erected thereon and known as No. 35 West Forty Seventh Street, situate on the Northeastern corner of Oak Parkway and West Forty Seventh Street, in the Township of Exeter, County of Berks and State of Pennsylvania, as shown on a revised Map or Plan of a Development of Building Lots known as Green Tree Acres, as laid out by Harry R. Huyett in July 1954, recorded in the Office of the Recorder of Deeds, in and for Berks County, at Reading, Pennsylvania, in Plan Book 14, Page 35, bounded on the Northwest by West Forty Seventh Street (50 ft. wide), on the Northeast by a twenty feet (20') wide alley, on the Southeast by House No. 4709 Oak Parkway, property belonging to Robert R. Ibach and Nellie J. Ibach, his wife, and on the Southwest by Oak Parkway (50 ft. wide), and being more fully bounded and described, as follows, to wit:

BEGINNING at a corner marked by a marble stone on the Northeastern building line of Oak Parkway at the beginning of a curve connecting the aforesaid Northeastern building line of Oak Parkway with the Southeastern building line of West Forty Seventh Street; thence along the aforesaid curve bearing to the right, having a radius of twenty five feet (25'), a central angle of seventy four degrees thirty two minutes (74° 32'), a tangent distance of nineteen feet and one fourth inch (19' 0-1/4") and a distance along the arc of thirty two feet six and one fourth inches (32' 6 1/4"), having a chord with a bearing of North eleven degrees eighteen minutes West (N. 11° 18' W.), a distance of thirty feet three and three eighth inches (30' 3-3/8") to a corner marked by a marble stone on the Southeastern building line of the aforesaid West Forty Seventh

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Street; thence along same, North twenty five degrees fifty eight minutes East (N. 25° 58' E.) a distance of one hundred thirty seven feet nine and three eighth inches (137' 9-3/8") to a corner marked by a marble stone at the intersection of the Southwestern side of a twenty feet (20') wide alley; thence along the Southwestern side of the aforesaid twenty feet (20') wide alley, South forty eight degrees thirty six minutes East (S. 48° 36' E.), a distance of two hundred thirty seven feet ten and one half inches (237' 10 1/2") to a corner marked by a marble stone; thence leaving the aforesaid twenty feet (20') wide alley and along House No. 4709 Oak Parkway, property belonging to Robert R. Ibach and Nellie J. Ibach, his wife, South forty one degrees twenty six minutes West (S. 41° 26' W.), a distance of one hundred fifty one feet three and one eighth inches (151' 3-1/8") to a corner marked by a marble stone in the Northeastern building line of the aforesaid Oak Parkway; thence along same, North forty eight degrees thirty four minutes West (N. 48° 34' W.), a distance of one hundred seventy seven feet and one fourth inch (177' 0-1/4") to the place of BEGINNING.

CONTAINING thirty two thousand seven hundred thirty three and seventy one one-hundredths (32,733.71) square feet.

SUBJECT TO all restrictions, easements, and exceptions of record.

BEING THE SAME PREMISES which Robert F. Pettit, Jr., Executor of the Estate of Dorothy M. Pettit, by his Deed dated September 22, 2009 and recorded on September 28, 2009 as Instrument No. 2009045617, Berks County Records, granted and conveyed unto Riegel Real Estate, LLC.

BEING KNOWN AS: 35 W. 47th Street, Reading, Pennsylvania 19606

PARCEL NUMBER: 43532507791422

ACCOUNT NO. 43038629

SEE Berks County Instrument No. 2009045617

To be sold as the property of Riegel Real Estate, LLC

No. 14-454

Judgment Amount: \$180,814.60

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot of ground, together with the improvements erected thereon, being No. 993 Grouse Way in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, and shown as Lot No. 239 on the Plan of 'Pleasant Run, Section 3' recorded in Plan Book 151, Page 22, Berks County Records, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the southeast line of Grouse Way, said point being 195.00 feet southwest of the westerly end of the curve connecting the southeast line of Grouse Way with the southwest line of Pleasant Run and said point also being on the division line between Lot No.

238 and No. 239 on the aforesaid Plan; thence along said Lot No. 238, South 49 degrees 53 minutes 32 seconds East, 103.00 feet to a point in line of an open space; thence along same, South 40 degrees 06 minutes 28 seconds West, 68.67 feet to Lot No. 240; thence along same, North 58 degrees 58 minutes 04 seconds West, 101.74 feet to a point on the southeast line of Grouse Way; thence along same the two (2) following courses and distances: (1) in a northeasterly direction, on a radius of 202.32 feet, curving to the right, the arc distance of 32.05 feet to a point, and (2) North 40 degrees 06 minutes 28 seconds East, 47.00 feet to Lot No. 238, being the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Evelia Vaquero, by Deed from Richard A. Wall and Jean M. Wall, h/w, as tenants by the entirety, dated 10/22/2007, recorded 10/24/2007 in Book 5244, Page 1638.

BEING KNOWN AS 993 Grouse Way, Reading, PA 19606-3517.

Residential property

TAX PARCEL NO.: 43-5325-10-47-3073

TAX ACCOUNT: 43201204

SEE Deed Book 5244 Page 1638

To be sold as the property of Evelia Vaquero.

No. 14-4659

Judgment Amount: \$166,842.34

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

Purpart No. 1

ALL THAT CERTAIN irregular tract or parcel of land together with the building and improvements thereon erected, situate on the southerly side of South Twenty-Fifth Street, between Grandview Avenue and Fairview Avenue, in the Borough of Mt. Penn. County of Berks and State of Pennsylvania, and being more fully bounded and described in accordance with a revised Plan of Survey made by A.K. Naylor, Registered Surveyor, on August 14, 1957, as follows, to wit:

BEGINNING AT AN IRON PIN in the southerly building line of South Twenty-Fifth Street (a 50 foot wide street as shown on the topographical survey of the Borough of Mt. Penn), said iron pin being a distance of 92.04 feet measured in a northwesterly direction along the southerly building line of South Twenty-Fifth Street from the intersection of the southerly building line of South Twenty-Fifth Street with the northerly building line of Grandview Avenue (a 25 foot wide street as shown on the aforementioned topographical survey of the Borough of Mt. Penn); thence leaving the southerly building line of South Twenty-Fifth Street and extending in a southwesterly direction, forming an interior angle of 83 degrees 54 minutes with the southerly building line of South Twenty-Fifth Street, a distance of 59.86 feet to an iron pin in the northerly building line of Grandview Avenue; thence extending along the northerly building line of Grandview

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Avenue and in a westerly direction, forming an interior angle of 127 degrees 16 minutes with the last described line, a distance of 104.46 feet to an iron pin in the northerly building line of Grandview Avenue; thence leaving the northerly building line of Grandview Avenue and extending in a northeasterly direction, forming an interior angle of 73 degrees 26 minutes with the northerly building line of Grandview Avenue, a distance of 117.37 feet to a point in the southerly building line of South Twenty-Fifth Street; thence extending along the southerly building line of South Twenty-Fifth Street and in a southeasterly direction, forming an interior angle of 75 degrees 24 minutes with the last described line, a distance of 125.33 feet to a place of beginning.

CONTAINING IN AREA 9,416.17 square feet of land, more or less.

Purpart No. 2

ALL THAT CERTAIN triangular plot of ground, situate at the northeastern intersection of South Twenty-Fifth Street and Grandview Avenue, in the Borough of Mt. Penn, County of Berks and State of Pennsylvania, being more particularly bounded and described as follows, to wit:

BEGINNING AT AN IRON PIN on the southern side of South Twenty-Fifth Street 92.04 feet from the intersection of said South Twenty-Fifth Street and Grandview Avenue, said iron pin being situate on the boundary line of land presently owned by Berks County Trust Company, Trustees; thence southeasterly along the westerly side of South Twenty-Fifth Street, a distance 92.04 feet to a point; thence by an interior angle of 31 degrees 10 minutes along Grandview Avenue, in westerly direction, a distance of 115.01 feet to an iron pin; thence by an interior angle of 52 degrees 84 minutes along the boundary line of the said property presently owned by Parks County Trust Company, Trustee, a distance of 59.86 feet to said iron pin, being the place of beginning.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 104 South 25th Street, Reading, PA 19606

TAX PARCEL #64531612971081

ACCOUNT: 64016225

SEE Deed Book 05230, Page 0337

Sold as the property of: Berta Escoriaza and Jose L. Escoriaza

No. 14-478

Judgment: \$69,566.40

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

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 Chestnut Street, between South Sixth and Plum Streets, being No. 617 Chestnut Street in the City of Reading, County of Berks and State of Pennsylvania, bounded on the North by property now or late of Albert F. and Elizabeth Mertz, on the East by 619 Chestnut Street, on the

South by said Chestnut Street, and on the West by property now or late of Clara and Shirley Donofrio, being more particularly bounded and described as follows, to wit:

BEGINNING at a point on the North side of Chestnut Street eighty (80) feet West of the West side of Plum Street; thence in a northerly direction at right angles to Chestnut Street, eighty-two (82) feet nine (9) inches to a point; thence in an easterly direction at right angles to the last described line, thirteen (13) feet nine (9) inches to a point; thence in a southerly direction at right angles to last described line, twenty-two (22) feet nine (9) inches to a point, thence in an easterly direction at right angles to last described line six (6) feet three (3) inches to a point; thence in a southerly direction at right angles to last described line, sixty (60) feet to the North side of Chestnut Street; thence in a westerly direction along the North side of Chestnut Street twenty (20) feet to the place of BEGINNING.

SUBJECT to the free and uninterrupted right, liberty and privilege on the part of the owners and occupants of the dwelling house adjoining on the East, to the joint use of a two (2) feet two (2) inch wide alleyway extending along the East side of the Premises No 619 Chestnut Street, for a distance of twenty-two (22) feet, one (1) inch, North of the northern building line of said Chestnut Street in common with the owners of said premises, their heirs and assigns.

TAX I.D. #04530627895183

BEING KNOWN AS: 617 Chestnut Street, Reading, Pennsylvania 19602.

TITLE TO SAID PREMISES is vested in Rafael S. Diaz by Deed from Rafael S. Diaz dated June 19, 2007 and recorded June 19, 2007 in Deed Book 5161, Page 946.

To be sold as the property of Rafael S. Diaz

No. 14-5046

Judgment: \$103,619.02

Attorney: Richard M. Squire, Esq.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the two-story brick dwelling house erected thereon, situate on the South side of Pennsylvania Avenue, between State and Brobst Streets, in the Borough of Shillington, County of Berks and Commonwealth of Pennsylvania, being the eastern five feet of Lot No. 295 and Lot No. 296 on Map or Plan of Allendale as laid out by Allen E. Hildebrand and recorded in Plan Book 7, Page 1, bounded and described as follows, to wit:

NORTHWARDLY by Pennsylvania Avenue; EASTWARDLY by property now or late of Homer William Koch and Ruth Elizabeth Koch, his wife;

SOUTHWARDLY by a twenty feet wide alley; and

WESTWARDLY by Lot No. 297 on said Plan.

CONTAINING in front on said Pennsylvania Avenue, in width or breadth, twenty-five feet

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and in depth or length of equal width or breadth, one hundred thirty-five feet to said twenty feet wide alley.

KNOWN AS 132 Pennsylvania Avenue, Shillington, PA 19607

PARCEL NO. 4395-07-79-0917

ACCOUNT NO. 77-038070

BEING THE SAME PREMISES which Danielle Pflum granted and conveyed unto Jamie R. Wanner and Crystal L. Wanner by Deed dated December 10, 2003 and recorded January 15, 2004 in the Office of the Recorder of Deeds for Berks County, Pennsylvania in Deed Book 3969, Page 577.

No. 2014-217

Judgment: \$83,270.04

Attorney: Richard M. Squire, Esq.

**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 North side of Sunset Road, between Third Avenue and Fifth Avenue, being House Numbered 428 Sunset Road, in the Borough of West Reading, County of Berks and State of Pennsylvania, more particularly described as follows:

BEGINNING at a point in the North property line of Sunset Road whence the Northeast intersection corner of Sunset Road and Fifth Avenue bears South 65 degrees 51 1/2 minutes West 80 feet for the South West corner of this survey; thence North 65 degrees 51 1/2 minutes East with said North line of Sunset Road, a distance of 20 feet to the Southeast corner of this survey and Southwest corner of House Lot Number 426; thence North 24 degrees 8 1/2 minutes West with the dividing line between this survey and said House Lot Number 426, a distance of 100 feet to the South line of a 12 feet side alley for the Northeast corner of this survey; thence South 65 1/2 degrees 51 1/2 minutes West with said South line of alley, a distance of 20 feet to the Northwest corner of this survey and Northeast corner of House Lot Number 430; thence South 24 degrees 8 1/2 minutes East with the dividing line between this survey and House Lot Number 430, a distance of 100 feet to the BEGINNING.

KNOWN AS 428 Sunset Road, West Reading, PA 19611

PARCEL NO. 5306-05-27-4987

ACCOUNT NO. 93-125400

BEING THE SAME PREMISES WHICH Calvin F. Bonawitz, Jr., Executor of the Estate of Esther M. Bonawitz, deceased granted and conveyed unto Shannon M. Renninger by Deed dated April 8, 2005 and recorded June 7, 2005 in the Office of the Recorder of Deeds for Berks County, Pennsylvania in Deed Book 4699, Page 1990.

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 5, 2014 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given. All claims to funds realized from the real estate sold by the Sheriff shall be filed by the respective Claimants with the Sheriff within five (5) days after the time of said Sheriff's Sale.

**CHARTER APPLICATION**

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

The name of the proposed corporation is **Interventional Vein and Vascular Institute, P.C.**

The Articles of Incorporation have been filed on June 20, 2014.

The purposes for which it was organized are: medical services and all other lawful activity.

**Jeffrey B. Sansweet, Esq.**

Suite 704, 987 Old Eagle School Road  
Wayne, PA 19087

**CIVIL ACTION**

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY, PENNSYLVANIA  
CIVIL ACTION-EJECTMENT  
NO. 2014-2433

FULTON BANK, N.A., Plaintiff

vs.

GARY M. WAGNER, TRACYA. WAGNER,  
AND ANY AND ALL OCCUPANTS OF THE  
PREMISES LOCATED AT 325 WEST HIGH  
STREET, WOMELSDORF, PENNSYLVANIA,  
Defendant

**NOTICE**

TO: Gary M. Wagner, Tracy A. Wagner and any and all occupants of the premises located at 325 West High Street, Womelsdorf, Pennsylvania

**IMPORTANT NOTICE**

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED

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AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS.

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

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

Lawyer Referral Service  
Berks County Bar Association  
544 Court Street, P.O. Box 1058  
Reading, PA 19603  
Telephone: (610) 375-4591  
SHAWN M. LONG, ESQUIRE  
BARLEY SNYDER, LLP  
126 East King Street  
Lancaster, PA 17062-2893  
(717) 299-5201

## 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

#### **COMINS, CONSTANTINE P., dec'd.**

Late of Wyomissing.  
Executrix/Trustee: JAYME E. COMINS,  
235 Reading Boulevard,  
Wyomissing, PA 19610.  
ATTORNEY: JACK G. MANCUSO, ESQ.,  
BRUMBACH, MANCUSO & FEGLEY,  
P.C.,  
50 N. 5th Street, 4th Fl., P.O. Box 8321,  
Reading, PA 19603-8321

#### **ESTERLY, LULU AGNES, dec'd.**

Late of 1424 Old Airport Road,  
Amity Township.  
Administratrix: MARY ELLEN PROUT,  
19 Spots Mill Road,  
Douglassville, PA 19518.  
ATTORNEY: ROBIN S. LEVENGOOD,  
ESQ.,  
1136 Penn Avenue,  
Wyomissing, PA 19610

#### **GANNETT, PEARL, dec'd.**

Late of 515 Harvest Drive,  
Blandon, Maiden creek Township.

Executors: SIMON GANNETT,  
33 Broadway,  
Clark, NJ 07066 and  
LISA MESSINA,  
36 Mine Rd.,  
Fleetwood, PA 19522.

#### **KRENZEL, LOUISA T., dec'd.**

Late of 530 Long Lane, Pike Township.  
Executor: STEPHEN A. SHELLY,  
ESQUIRE,  
525 Broad Street,  
Quakertown, PA 18951.  
ATTORNEY: JOHN J. GRENKO, ESQ.,  
519 Walnut Street,  
Reading, PA 19601

#### **LEWIS, HAZEL V., dec'd.**

Late of Borough of Kenhorst.  
Administrator: JOHN R. LEWIS,  
41 Alsace Avenue, Temple, PA 19560.  
ATTORNEY: ELIZABETH K. MORELLI,  
ESQ.,  
5 Hearthstone Court, Suite 201,  
Reading, PA 19606

#### **MUELLER, JOYCE R., dec'd.**

Late of 9 Heidelberg Drive,  
Borough of Wernersville.  
Executor: JOSEPH MUELLER,  
206 Eagle Path,  
Mountville, PA 17544.

ATTORNEY: JAY W. WALDMAN, ESQ.,  
WALDMAN LAW GROUP, P.C.,  
3 Park Plaza,  
Wyomissing, PA 19610

#### **OPIEKUN, WALTER J., dec'd.**

Late of 185 Faith Drive,  
Blandon, Maiden creek Township.  
Executrix: KATHLEEN J. MALLOY,  
181 Faith Drive,  
Blandon, PA 19510.  
ATTORNEY: ROBERT P. GRIM, ESQ.,  
262 West Main Street,  
Kutztown, PA 19530

#### **OVERHOLTZER, GLORIA F., dec'd.**

Late of 120 West Fifth Street,  
Borough of Boyertown.  
Executor: HARRY W. OVERHOLTZER, II,  
515 Bentzel Road,  
Shermans Dale, PA 17090.

ATTORNEY: ROBIN HOLMAN LOY,  
ESQ.,  
HOLMAN & HOLMAN,  
16 East Main Street, P.O. Box 97,  
New Bloomfield, PA 17068

#### **RHINE, CURTIS W., dec'd.**

Late of 90 West Wesner Road, Blandon.  
Executors: CURTIS B. RHINE,  
110 West Wesner Road,  
Blandon, PA 19510 or  
KIMBERLY R. MESSINGER,  
780 Union Street,  
Millersburg, PA 17061.  
ATTORNEY: ALLEN R.  
SHOLLENBERGER, ESQ.,  
LEISAWITZ HELLER ABRAMOWITZ

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PHILLIPS, P.C.,  
2755 Century Boulevard,  
Wyomissing, PA 19610

**RODRIGUEZ, LUIS M., dec'd.**  
Late of 4421 Bittner Avenue,  
Borough of Sinking Spring.  
Executrix: ROSE FLYNN,  
c/o Lengert Law, LLC,  
210 West Penn Avenue, P.O. Box 223,  
Robesonia, PA 19551.  
ATTORNEY: KIM L. LENGERT, ESQ.,  
LENGERT LAW, LLC,  
210 West Penn Avenue, P.O. Box 223,  
Robesonia, PA 19551

**ROTHENBERGER, MARY L., dec'd.**  
Late of 2000 Cambridge Avenue,  
Borough of Wyomissing.  
Executor: MARK KNAUER,  
c/o Brian F. Boland, Esq.,  
Kozloff Stoudt,  
2640 Westview Drive,  
Wyomissing, PA 19610.  
ATTORNEY: BRIAN F. BOLAND, ESQ.,  
KOZLOFF STOUTD,  
2640 Westview Drive,  
Wyomissing, PA 19610

**SLICHTER, JEANNE S., dec'd.**  
Late of 120 Trexler Avenue,  
Borough of Kutztown.  
Executors: JEFFREY L. SLICHTER,  
8 Scenic Drive, Hamburg, PA 19526 and  
BETH A. HECKART,  
11 Erin Way, Mohrsville, PA 19541.  
ATTORNEY: WALTER M. DIENER, JR.,  
ESQ.,  
KOZLOFF STOUTD,  
2640 Westview Drive,  
Wyomissing, PA 19610

**SMOOT, JEANNETTE, dec'd.**  
Late of 1 Heidelberg Dr.,  
Borough of Wernersville.  
Executor: JAMES R. FEGLEY,  
1920 N. 17th Street,  
Reading, PA 19604.

**SPATZ, FLORENCE L. F., dec'd.**  
Late of Manor Care Health Services,  
425 Buttonwood St.,  
Borough of West Reading.  
Executrix: MILDRED P. RIMBY,  
61 Tully Drive, Bernville, PA 19506.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
ROLAND STOCK, LLC,  
627 North Fourth Street, P.O. Box 902,  
Reading, PA 19603

**STUPAK, STEPHEN I., dec'd.**  
Late of 3001 Octagon Avenue,  
Spring Township.  
Executor: TIMOTHY S. STUPAK,  
3103 Shalimar Court,  
Bensalem, PA 19020.  
ATTORNEY: VICTORIA A. GALLEN  
SCHUTT, ESQ.,  
ROLAND STOCK, LLC,  
627 North Fourth Street, P.O. Box 902,

Reading, PA 19603

**UNGVARY, LOIS MAE**  
**also known as UNGVARY, LOIS MAE**  
**EVANS, dec'd.**  
Late of Borough of Leesport.  
Executor: ROBERT JAMES UNGVARY, II,  
734 Rugby Road,  
Bryn Mawr, PA 19010.  
ATTORNEY: JOHN A. GOLDSTAN, ESQ.,  
LEISAWITZ HELLER ABRAMOWITZ  
PHILLIPS, P.C.,  
2755 Century Boulevard,  
Wyomissing, PA 19610

**ZUBER, LESTER G., dec'd.**  
Late of 2900 Lawn Terrace,  
Muhlenberg Township.  
Administratrix: PATRICIA A. MAIONE,  
417 Penn Avenue,  
Wernersville, PA 19565.  
ATTORNEY: LOUIS R. RIZZUTO, ESQ.,  
11 Wyomissing Boulevard  
Wyomissing, PA 19610

**Second Publication**

**AUWAERTER, FRED J., dec'd.**  
Late of 5049 Old Farm Lane, Mohnton,  
Brecknock Township.  
Executor: ROBERT F. AUWAERTER,  
120 Ocean Beach Trail,  
Indian River Shores, FL 32963.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
ROLAND STOCK, LLC,  
627 North Fourth Street, P.O. Box 902,  
Reading, PA 19603

**BERRYMAN, BETTY E.**  
**also known as BERRYMAN, BETTY,**  
**dec'd.**  
Late of 93 Southwick Drive,  
Hereford Township.  
Executors: TERRY BERRYMAN and  
LARRY BERRYMAN,  
c/o Mullaney Law Offices,  
598 Main Street, P.O. Box 24,  
Red Hill, PA 18076-0024.  
ATTORNEY: CHRISTOPHER P.  
MULLANEY, ESQ.,  
MULLANEY LAW OFFICES,  
598 Main Street, P.O. Box 24,  
Red Hill, PA 18076-0024

**BOONE, NORMAN P., dec'd.**  
Late of 228 Bard Ave.,  
Spring Township.  
Executrix: BARBARA KELLER,  
110 Conestoga Dr.,  
Sinking Spring, PA 19608.  
ATTORNEY: JOHN A. HOFFERT, JR.,  
ESQ.,  
536 Court Street,  
Reading, PA 19601

**BROWER, GEORGE J., JR., dec'd.**  
Late of 1447 Cold Springs Road,  
Union Township.  
Executrix: GRETCHEN K. BROWER,  
c/o James D. Scheffey, Esquire,

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1129 E. High St., P.O. Box 776,  
Pottstown, PA 19464-0776.  
ATTORNEY: JAMES D. SCHEFFEY,  
ESQ.,  
1129 E. High St., P.O. Box 776,  
Pottstown, PA 19464-0776

**KERR, WILLIAM C., JR., dec'd.**

Late of 281 Mine Road, Oley,  
Pike Township.  
Executor: MICHAEL E. KERR,  
281 Mine Road,  
Oley, PA 19547.  
ATTORNEY: H. CHARLES MARKOFSKI,  
ESQ.,  
1258 E. Philadelphia Avenue,  
Gilbertsville, PA 19525

**MEREDITH, CAROL A., dec'd.**

Late of 273 Kindt Corner Road,  
Borough of Leesport.  
Administratrix: LISA A. M. MEREDITH,  
217 Broadway Avenue,  
Horsham, PA 19044.  
ATTORNEY: FRANCIS X. DILLON, ESQ.,  
680 Middletown Boulevard,  
Langhorne, PA 19047

**MILICI, MARY T.**

also known as **MILICI, MARY  
THERESA and  
MILICI, MARIA, dec'd.**

Late of 800 Court Street, Apt. 208,  
City of Reading.  
Executrix: BARBARA BERMUDEZ,  
1410 Alsace Road,  
Reading, PA 19604.  
ATTORNEY: CHERYL J. ALLERTON,  
ESQ.,  
HARTMAN SHURR,  
Suite 301,  
1100 Berkshire Boulevard,  
Wyomissing, PA 19610

**NAGLE, DOUGLAS C., dec'd.**

Late of 1802 Moselem Springs Road,  
Hamburg, Richmond Township.  
Administratrix: HEATHER D. NAGLE,  
234 S. Moss Alley,  
Fleetwood, PA 19522.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
ROLAND STOCK, LLC,  
627 North Fourth Street, P.O. Box 902,  
Reading, PA 19603

**SEIDEL, GRACE E., dec'd.**

Late of 1105 North Water Street,  
Womelsdorf.  
Executor: GLENN R. SEIDEL,  
1101 North Water Street,  
Womelsdorf, PA 19567.  
ATTORNEY: CHRISTOPHER J.  
HARTMAN, ESQ.,  
HARTMAN SHURR,  
Suite 301, 1100 Berkshire Boulevard,  
Wyomissing, PA 19610

**SHELLEY, ESTHER L., dec'd.**

Late of 608 Covered Bridge Road,  
Oley Township.

Executor: LAURENCE F. WARD,  
425 Museum Road,  
West Reading, PA 19611.  
ATTORNEY: ALFRED W. CRUMP, JR.,  
ESQ.,  
520 Washington Street, P.O. Box 1496,  
Reading, PA 19603

**SONSINI, MIRIAM T., dec'd.**

Late of Spring Township.  
Executrices: CELESTE SONSINI;  
ANNE MARIE CONNELLY and  
LISA MARIE DALLACHIESA,  
c/o Michael C. McBratnie, Esq.,  
P.O. Box 673, Exton, PA 19341.  
ATTORNEY: MICHAEL C. McBRATNIE,  
ESQ.,  
FOX ROTHSCHILD, LLP  
P.O. Box 673, Exton, PA 19341

**Third and Final Publication****COSTELLO, MARY J., dec'd.**

Late of City of Reading.  
Executrix: MARY LOEB,  
5000 Stoney Run Drive,  
Reading, PA 19606.  
ATTORNEY: ANTHONY R. DISTASIO,  
ESQ.,  
LINTON, DISTASIO & EDWARDS, P.C.,  
1720 Mineral Spring Road, P.O. Box 461,  
Reading, PA 19603-0461

**DIENER, ARLIN D., dec'd.**

Late of 2007 Cleveland Ave.,  
W. Wyomissing, Spring Township.  
Administrator: NEVIN DIENER,  
c/o Blakinger, Byler & Thomas, P.C.,  
28 Penn Square,  
Lancaster, PA 17603.

**DIETRICH, BRYAN**

also known as **DIETRICH, BRYAN  
RICHARD, dec'd.**

Late of Borough of Wyomissing.  
Executrix: JENNIFER DIETRICH,  
1413 Old Mill Road,  
Wyomissing, PA 19610.  
ATTORNEY: ELIZABETH K. MORELLI,  
ESQ.,  
5 Hearthstone Court, Suite 201,  
Reading, PA 19606

**DOGANES, HELEN R., dec'd.**

Late of 516 N. 25th St.,  
Borough of Mt. Penn.  
Executrix: FRANCES L. KEMP,  
2408 Lexington Drive,  
Wyomissing, PA 19610.

**DRAGAN, JOSEPH S., dec'd.**

Late of 802 Jerome Place,  
Spring Township.  
Executors: DAVID J. DRAGAN,  
1 Swallowtail Court,  
Shillington, PA 19607 and  
JEFFREY S. DRAGAN,  
200 Smith Street,  
Merrick, NY 11566.  
ATTORNEY: ROBIN S. LEVENGOOD,

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ESQ.,  
1136 Penn Avenue,  
Wyomissing, PA 19610

**FRONHEISER, CLARA T., dec'd.**

Late of Washington Township.  
Executors: GERARD M. FRONHEISER,  
JR. and  
LINDA M. HICKS,  
c/o E. Kenneth Nyce Law Office, LLC,  
105 East Philadelphia Avenue,  
Boyertown, PA 19512.  
ATTORNEY: JESSICA R. GRATER, ESQ.,  
E. KENNETH NYCE LAW OFFICE, LLC,  
105 E. Philadelphia Avenue,  
Boyertown, PA 19512

**HARRISON, REBECCA J., dec'd.**

Late of 301 Sycamore Road,  
Borough of West Reading.  
Administrators: MICHAEL C. HARRISON  
and  
NANCY J. HARRISON,  
10 Jane Drive, Hamburg, PA 19526.  
ATTORNEY: ALLEN R.  
SHOLLENBERGER, ESQ.,  
LEISAWITZ HELLER ABRAMOWITZ  
PHILLIPS, P.C.,  
2755 Century Boulevard,  
Wyomissing, PA 19610

**HESS, EDNA LILLIAN**

**also known as HESS, EDNA L. and  
HESS, EDNA, dec'd.**

Late of Borough of Wernersville.  
Executors: JANE E. HODGKINS and  
GERALD E. HESS,  
c/o The Roth Law Firm,  
123 North Fifth Street,  
Allentown, PA 18102.  
ATTORNEY: LISA A. BARTERA, ESQ.,  
THE ROTH LAW FIRM,  
123 North Fifth Street,  
Allentown, PA 18102

**JEHAN, JOAN**

**also known as JEHAN, JOAN B., dec'd.**

Late of 602 Maplewood Avenue,  
Borough of Mohnton.  
Executors: JOSHUA CUTTS,  
2806 A2 Wyoming Drive,  
Sinking Spring, PA 19608 and  
ELEISHA CUTTS MORENO,  
612 Maplewood Avenue,  
Mohnton, PA 19540.  
ATTORNEY: WALTER M. DIENER, JR.,  
ESQ.,  
KOZLOFF STOUTD,  
2640 Westview Drive,  
Wyomissing, PA 19610

**JOHNSON, RALPH H. D., dec'd.**

Late of 141 West Philadelphia Avenue,  
Boyertown.  
Executors: MAEFERN D. HOUCK,  
1 South Reading Avenue,  
Boyertown, PA 19512 and  
DAVID SCHACHTER, ESQUIRE,  
1528 Walnut Street, Suite 1507,

Philadelphia, PA 19102.  
ATTORNEY: DAVID SCHACHTER, ESQ.,  
Suite 1507, 1528 Walnut Street,  
Philadelphia, PA 19102

**KOCHISH, STEPHEN J., dec'd.**

Late of 120 West Fifth Street,  
Borough of Boyertown.  
Administratrix: JULIA M. SABO,  
183 Evans Road,  
Perkiomenville, PA 18074.  
ATTORNEY: ADAM J. SAGER, ESQ.,  
SAGER & SAGER ASSOCIATES,  
43 High Street,  
Pottstown, PA 19464

**LIPTON, ADELINE K., dec'd.**

Late of Douglass Township.  
Executrix: BOBBI GAIL LIPTON,  
c/o William Morrow, Esq.,  
One Montgomery Plaza, Ste. 902,  
Norristown, PA 19401.  
ATTORNEY: WILLIAM MORROW, ESQ.,  
One Montgomery Plaza, Ste., 902,  
Norristown, PA 19401

**MCDONNELL, ELIZABETH M., dec'd.**

Late of Borough of Boyertown.  
Executrix: PATRICIA M. SCHULTZ,  
c/o James M. Pierce, Esq.,  
125 Strafford Ave., Ste. 110,  
Wayne, PA 19087.  
ATTORNEY: JAMES M. PIERCE, ESQ.,  
PIERCE, CANIGLIA & TAYLOR  
125 Strafford Ave., Ste. 110,  
P.O. Box 312,  
Wayne, PA 19087

**SKIMSKI, WALTER W.**

**also known as SKIMSKI, WALTER  
WESTLEY, dec'd.**

Late of 927 McKnight Street, Reading.  
Administratrix: CHARLENE S. SKIMSKI,  
927 McKnight Street, Reading, PA 19601.  
ATTORNEY: DAVID SCHACHTER, ESQ.,  
Suite 1507, 1528 Walnut Street,  
Philadelphia, PA 19102

**WENGERT, WALTER W.**

**also known as WENGERT, WALTER W.,  
JR., dec'd.**

Late of 5116 Old Route 22, Hamburg,  
Upper Bern Township.  
Executor: MICHAEL J. WENGERT,  
5116 Old Route 22,  
Hamburg, PA 19526.  
ATTORNEY: ALLEN R.  
SHOLLENBERGER, ESQ.,  
LEISAWITZ HELLER ABRAMOWITZ  
PHILLIPS, P.C.,  
2755 Century Boulevard,  
Wyomissing, PA 19610

**WHALEN, BARBARA A.**

**also known as WHALEN, BARBARA  
ANN, dec'd.**

Late of 847 Carsonia Ave., Apt. A,  
Borough of Mt. Penn.  
Administratrix: KAREN L. KOHL,  
c/o Mitchell A. Sommers, Esq.,

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107 West Main Street,  
Ephrata, PA 17522.  
ATTORNEY: MITCHELL A. SOMMERS,  
ESQ.,  
107 West Main Street,  
Ephrata, PA 17522

**ZERR, ANNA MARIE, dec'd.**

Late of 803 Penn Street, City of Reading.  
Executrices: RUTH A. FRANTZ,  
113 W. Franklin St.,  
New Holland, PA 17557 and  
BETSY H. SPROW,  
522 Washington St.,  
Reading, PA 19601.

ATTORNEY: BETSY HAWMAN SPROW,  
ESQ.,  
DERR, HAWMAN & DERR,  
522 Washington Street, P.O. Box 1179,  
Reading, PA 19603

**Marilu Rodriguez, Esq.**  
RB Legal Counsel LLC  
2 Woodland Rd., Suite G  
Wyomissing, PA 19610

**MISCELLANEOUS**

BERKS COUNTY  
COURT OF COMMON PLEAS  
NUMBER: 14-14274  
NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
One West Bank, N.A., Plaintiff

v.  
Robin A. Moyer a/k/a Robin A. Clark, Known  
Surviving Heir of Anna Mae Moyer, Deceased  
Mortgagor and Real Owner and Unknown  
Surviving Heirs of Anna Mae Moyer, Deceased  
Mortgagor and Real Owner, Defendants

**TO: Unknown Surviving Heirs of Anna  
Mae Moyer, Deceased Mortgagor and Real  
Owner.**

Premises subject to foreclosure: 474 Sycamore  
Road, Douglassville, Pennsylvania 19518.

**NOTICE**

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 the plaintiff, you may  
lose money or property or other rights important  
to you.

You should take this notice to your lawyer  
at once. If you do not have a lawyer, go to or  
telephone the office set forth below. This office  
can provide you with information about hiring  
a lawyer. If you cannot afford to hire a lawyer,  
this office may be able to provide you with  
information about agencies that may offer legal  
services to eligible persons at a reduced fee or  
no fee.

Lawyer Referral Service  
Berks County Bar Association  
544-546 Court Street, P.O. Box 1058  
Reading, PA 19603  
(610) 375-4591  
MCCABE, WEISBERG & CONWAY, P.C.  
Attorneys for Plaintiff  
123 S. Broad St., Ste. 1400  
Phila., PA 19109  
215-790-1010

**FICTITIOUS NAME**

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

**JD's Backyard Auto** with its principal place  
of business at 1147 E. Main St., Douglassville,  
PA 19518.

The name and address of the person owning or  
interested in said business is: Jonathan Dunning,  
1147 E. Main St., Douglassville, PA 19518.

The application was Filed on June 01, 2014.

**LIMITED LIABILITY COMPANY**

Notice is hereby given that a Certificate of  
Organization was filed with the Pennsylvania  
Department of State for **MGH Co. LLC**, in  
accordance with the provisions of the Limited  
Liability Act of 1994.

The Certificate of Organization was approved  
on June 9, 2014.

**Marilu Rodriguez, Esq.**  
RB Legal Counsel LLC  
2 Woodland Rd., Suite G  
Wyomissing, PA 19610

Notice is hereby given that a Certificate of  
Organization was filed with the Pennsylvania  
Department of State for **Smartz Studios LLC**,  
in accordance with the provisions of the Limited  
Liability Act of 1994.

The Certificate of Organization was approved  
on April 21, 2014.

**PUBLIC NOTICE**

The Colebrookdale Township Board of  
Commissioners will consider approval of  
Ordinance Number 1-2014 at its regularly  
scheduled public meeting to be held on the 4th  
day of August, 2014, at 7:30 p.m. in the Township  
Building, 765 West Philadelphia Avenue,  
Boyertown, Pennsylvania. Members of the  
public are invited to attend the meeting and offer

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comment regarding the proposed Ordinance. The title of the proposed Ordinance is as follows:

**ORDINANCE NO. 1-2014**

**MS4 STORMWATER MANAGEMENT ORDINANCE**

The Ordinance sets forth a comprehensive program of stormwater management, including regulation of development and activities which cause accelerated stormwater runoff, prescribes the design and management of facilities to control stormwater runoff, attempts to maintain groundwater recharge facilities, and provides standards for the same and penalties for the violation of the Ordinance.

The complete text of the entire Ordinance is available for review weekdays during regular office hours at the following locations: (1) Colebrookdale Township Municipal Building, 765 West Philadelphia Avenue, Boyertown; (2) at the office of Berks-Mont Newspapers, 24 North Hanover Street, Pottstown, Pennsylvania; and (3) at the Law Library in the Berks County Court House, Sixth and Court Streets, Reading, Pennsylvania.

Jeffrey C. Karver, Solicitor

**NOTICE OF DEFAULT AND FORECLOSURE SALE**

Re: ESTATE OF STERLING M. HEIM  
2149 Cleveland Avenue, Reading, PA 19609  
DAVID J. HEIM

Co-Executor of the Estate of STERLING M. HEIM known heir of STERLING M. HEIM and 2149 Cleveland Avenue, Reading, PA 19609 and 2333 Noble Street, West Lawn, PA 19609

MICHAEL P. HEIM

Co-Executor of the Estate of STERLING M. HEIM and known heir of STERLING M. HEIM and 210 Lilac Lane, Douglassville, PA 19518

WHEREAS, on February 11, 2004, a certain Mortgage was executed by Sterling M. Heim, as Mortgagor in favor of Wells Fargo Home Mortgage, Inc. as Mortgagee, and was recorded on February 19, 2004 in Mortgage Book 3995, Page 1401, in the Office of the Recorder of Deeds, Berks County, Pennsylvania; and

WHEREAS, the Mortgage is now owned by the Secretary of Housing and Urban Development of Washington, D.C. (the Secretary) pursuant to an Assignment recorded on March 5, 2012 at Instrument No. 2012008731 in the Office of the Recorder of Deeds, Berks County, Pennsylvania.

WHEREAS, a default has been made in the covenants and conditions of the Mortgage in that the Mortgagor has failed to timely pay the real estate taxes for the property secured by her Mortgage as required by the terms of the Mortgage.

NOW, THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. § 3751 et seq., by 24 CFR part 27, Subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, recorded on July 31, 2008, in

Book 5396, Page 1381, Notice is hereby given that on August 8, 2014, at 12:00 P.M. local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

ALL THAT CERTAIN lot or piece of ground, together with the two story stucco house hereon erected, being the Western half of a twin dwelling, situate on the North side of Cleveland Avenue, between West Lawn and Morwood Avenue, and being now No. 2149 Cleveland Avenue, formerly known as No. 1941 Cleveland Avenue, in the Village of West Wyomissing, Township of Spring, County of Berks and Commonwealth of Pennsylvania, and being Lot No. 14, as shown on the map of plan, surveyed by E. Kurtz Wells, dated April 1920, and recorded in the Recorder's Office of Berks County in Plan Book Volume 6, Page 48, and being further bounded and described as follows, to wit:

ON the North by a fifteen (15') feet alley; on the East by property now or late of Raymond S. Lerch; on the South by Cleveland Avenue, and on the West by Lot No. 13 on said Plan.

CONTAINING in front or breadth on said Cleveland Avenue, twenty (20') feet in depth of equal width or breadth to said alley, one hundred thirty-five (135') feet.

COUNTY Parcel No. 80-4396-09-06-8330.

BEING the same premises which David C. Pettis and Ann Marie Pettis, husband and wife, by Deed dated January 15, 2003 and recorded February 6, 2003, in the Recorder of Deeds Office in and for Berks County, Pennsylvania, in Volume 3690, Page 1438, granted and conveyed unto Sterling M. Heim. Sterling M. Heim died February 7, 2012, and David J. Heim and Michael P. Heim were appointed Executors of the Estate of Sterling M. Heim, Berks County File No. 08-12-0242.

The Sale will be held at the Berks County Courthouse, on the outside main steps of the Berks County Court House, 633 Court Street, Reading, Pennsylvania. The Secretary of Housing and Urban Development will bid \$96,864.32.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$9,686.43 (10% of the Secretary's bid) in the form of a certified check or cashier's check made out to the Secretary of HUD. Each oral bid need not be accompanied by a deposit. If the successful bid is oral, a deposit of \$9,686.43 must be presented before the bidding is closed. The deposit is non-refundable. The remainder of the purchase price must be delivered within thirty (30) days of the sale or at such other time as the Secretary may determine for good cause shown, time being of

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the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the high bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveyancing fees, all real estate and other taxes that are due on or after the delivery of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee to be paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the Sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD Field Office representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD Field Office Representative, offer the Property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The amount that must be paid to pay off the Mortgage prior to the scheduled sale is \$96,864.32, as of August 8, 2014, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

/s/ Leon P. Haller

Leon P. Haller

Foreclosure Commissioner

Purcell, Krug & Haller

1719 North Front Street  
Harrisburg, PA 17102  
(717) 234-4178 (voice)  
(717) 234-0409 (fax)

**SALE OF REAL ESTATE**

**Notice of U.S. Marshals Real Estate Sale  
IN THE UNITED STATES DISTRICT  
COURT FOR**

**THE EASTERN DISTRICT OF PENNSYLVANIA**

**NO: 5:13-CV-02146-MSG**

**STABILIS MASTER FUND III, LLC.  
Plaintiff**

**v.**

**2703 HOLLYWOOD COURT, LP. Defendant  
U.S. Marshals Sale of Real Estate on August  
27, 2014, at 10:00 A.M., at the U.S. Marshals  
Service, 2110 U.S. Courthouse, 601 Market  
Street, Philadelphia, PA 19106.**

**DESCRIPTION OF PROPERTY**

All that certain lot or piece of land together with the eight (8) three-story brick apartment buildings, three (3) one-story brick garages and other Improvements erected thereon, located on the north side of Hollywood Court, east side of Brighton Avenue and the south side of Filbert Avenue, as shown on Property Survey No. TRG-D-2101, dated April 29, 1985, by Thomas R. Gibbons, Professional Land Surveyor, and situate in the Borough of Mt. Penn, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

Beginning at a steel pin on the point of intersection of the north topographical building line of Hollywood Court (40 feet wide) with the east topographical building line of Brighton Avenue (50 feet wide), said point being the southwestern most corner of the herein described piece of land;

Thence extending in a northwesterly direction along the east topographical building line of Brighton Avenue on a line bearing North 28 degrees 23 minutes West, a distance of 187.26 feet to a steel pin on the point of intersection of the east topographical building line of Brighton Avenue with the south topographical building line of Filbert Avenue (60 feet wide);

Thence extending in a northeasterly direction along the south topographical building line of Filbert Avenue on a line bearing North 65 degrees 49 minutes East, a distance of 359.34 feet to a steel pin in line of the Development of "Pennside East Addition" recorded in Plan Book 5A, page 10, and Plan Book 6, page 58, Berks County Records;

Thence extending in a southeasterly direction along the aforementioned Development of "Pennside East Addition" on a line bearing South 30 degrees 52 minutes 03 seconds East, a distance of 403.75 feet to a steel pin, a corner of property

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belonging to Edward J. Miller and Margaret L. Miller, his wife;

**THE ROBERT J. MOSEMAN  
IRREVOCABLE TRUST**

Thence extending in a southwesterly direction along property belonging to Edward J. Miller and Margaret L. Miller, his wife, on a line bearing South 61 degrees 37 minutes West, a distance of 102.89 feet to a steel pin on a curve in the north topographical building line of Hollywood Court;

ROBERT J. MOSEMAN, Deceased  
Late of 3000 Windmill Road, Sinking Spring  
All persons having claims or demands against the Trust of ROBERT J. MOSEMAN, deceased to make known the same and all persons indebted to the decedent to make payment without delay to:

Thence extending in a northwesterly direction along said curve in the north topographical building line of Hollywood Court, deflecting to the left, having a radius of 296.32 feet, having a central angle of 76 degrees 03 minutes 13 seconds, having a tangent of 231.74 feet, having a chord of 365.09 feet, and a chord bearing of North 76 degrees 46 minutes 33 seconds West, a distance along the arc of 393.33 feet to the place of Beginning.

**Trustee:** Craig R. Moseman  
60 Berne Road, Hamburg, PA 19526  
**Trustee's Attorney:** Scott C. Painter, Esquire  
906 Penn Ave., P.O. Box 6269  
Wyomissing, PA 19610

Containing in area: Two acres and three hundred eighty-nine thousandths of one acre (2.389 acres) of land.

PARCEL NO. 5326-05-08-5779

Seized in Execution as the property of Hollywood Court, L.P. Judgment Amount \$2,643,298.29, plus interest and costs through the date of the U.S. Marshals Sale.

The improvements are: Commercial.

10% of the bid is due at the time of sale in the form of money order, cashier's check or certified funds (no cash); the balance is due 10 days after the Court confirms the sale. Other terms and conditions to be announced at the sale. Schedule of Distribution will be filed by Receiver's Attorney within 30-days of date of sale.

For more information contact Kevin A. Moore, Esquire at (610) 372-3500.

**TRUST NOTICES**

**First Publication**

**THE LEROY W. MOYER AND  
ANNA G. MOYER  
IRREVOCABLE TRUST**

LEROY W. MOYER, Deceased  
Late of 501 Hoch Road, Apartment 343,  
Maidencreek Township

The LEROY W. MOYER and ANNA G. MOYER IRREVOCABLE TRUST is in existence, and that LEROY W. MOYER is deceased. ALL persons indebted to the Trust or to the above named Decedent are requested to make payment, and those having claims or demands against the same will make them known without delay to:

**Trustee:** Lois A. Bentley  
9 Westfield Place, Fleetwood, PA 19522  
**Trustee's Attorney:** Scott C. Painter, Esquire  
906 Penn Ave., P.O. Box 6269,  
Wyomissing, PA 19610