

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 **January 9, 2015** at 10:00 o'clock A.M. .*

AUDITORIUM, SECOND FLOOR, BERKS COUNTY COURTHOUSE 633 COURT STREET, READING, PENNSYLVANIA.

The following described Real Estate. To wit:.

Second Publication

No. 08-7652

Judgment: \$353,460.21

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

TAX I.D. #24-5365-19-60-5800

ALL THAT CERTAIN Lot or piece of ground situate in Amity Township Berks County Pennsylvania, bounded and described according to a Final Plan of Highmeadow Estates, Phase 1, drawn by Brinjac Engineering, Inc., dated December 11, 2002 said Plan recorded in Berks County in Plan Book 300, Page 162, as follows, to wit:

BEGINNING at a point on the westerly side of Shadybrooke Drive North (50 feet wide), said point being a corner of Lot No. 1 on said Plan, thence extending from said point of beginning along Lot No. 1, North 80 degrees 20 minutes 40 seconds West 195.00 feet to a point on the easterly side of Pine Lane (T-476) thence extending along same North 09 degrees 39 minutes 20 seconds East 117.55 feet to a point, a corner of Lot No. 3 on said Plan, thence extending along same South 80 degrees 20 minutes 40 seconds East 195.00 feet to a point on the westerly side of Shadybrooke Drive North, thence extending along same South 09 degrees 39 minutes 20 seconds West 117.55 seconds West 117.55 feet to the first mentioned point and place of beginning.

CONTAINING 22,923.07 square feet of land being Lot No. 1 as shown on the above mentioned Plan.

SUBJECT TO A PORTION of a proposed easement extending along side of premises.

TOGETHER WITH ALL AND SINGULAR the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim, and demand whatsoever of the grantor in law, as in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

BEING KNOWN AS: 209 Shadybrooke Drive N, Douglassville, Pennsylvania 19518.

TITLE TO SAID PREMISES is vested in Ernesto Flores a/k/a Ernesto Flores-Tovar and Jennifer Flores, husband and wife, by Deed from Heritage-High Meadow, L.P. dated February 23, 2006 and recorded March 17, 2006 in Deed Book 4825, Page 1150.

To be sold as the property of Ernesto Flores a/k/a Ernesto Flores-Tovar and Jennifer Flores

No. 10-08995

Judgment Amount: \$1,411.99

Attorney: James R. Wood, Esquire

ALL THAT CERTAIN three-story brick dwelling house with store front and Lot or piece of ground upon which the same is erected, situate on the West side of North Ninth Street, No. 418, between Buttonwood and Green 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 formerly of Elizabeth Rapp, now or late of Benjamin Sulman; ON the East by said North Ninth Street;

ON the South by property formerly of Charles Eck, now or late of Jennie Swartz; and,

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

CONTAINING in front on said North Ninth Street, North and South, twenty feet (20'), and in depth, East and West, to said ten feet (10') wide alley, one hundred ten feet (110').

TAX PARCEL NO. 11-5307-68-92-9636

PROPERTY ADDRESS: 418 N. 9th Street, Reading, Pennsylvania 19601

To be sold as the property of: Jose L. Loiza; Martha I. Loiza

No. 10-10246

Judgment Amount: \$74,904.77

Attorney: KML Law Group, P.C

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground upon which is erected a two-story brick, mansard, roof stone front, cement block dwelling house and store, being No. 1031 Amity Street, situate on the North side of said Amity Street, between North Tenth and North Eleventh Streets, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by a five feet wide alley;

ON the East by Mulberry Street;

ON the West by property now or late of Ann Eliza Hoffman, being No. 1029 Amity Street; and ON the South by said Amity Street.

CONTAINING in front on said Amity Street, in width or breadth sixteen feet, and in depth or length of equal width or breadth, ninety feet to said five feet wide alley.

12/25/2014

Vol. 107, Issue 13

TOGETHER with the free and uninterrupted use forever, or said five feet wide alley in the rear on the North, in common with the owners or occupiers of the property No. 1512 Mulberry Street, and in common with the owners or occupiers of the other properties on said Amity Street, abutting on said five feet wide alley.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1031 Amity Street, Reading, PA 19604

TAX PARCEL #17531729088409

ACCOUNT: 17244900

See Deed Book Instrument #2006040503

PAGE INSTRUMENT #2006040503

Sold as the property of: Kenneth Dinham

No. 10-12315

Judgment Amount: \$47,866.75

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground together with the two-story brick dwelling house and garages thereon erected, situate on the South side of Marion Street, between North Twelfth and Birch Streets, being Number 1212 Marion 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 Marion Street;

ON the East by property now or late of Elizabeth Lebo;

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

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

CONTAINING in front or width on Marion Street, twenty-four feet (24 feet) and in depth of equal width one hundred feet (100 feet).

BEING KNOWN AS 1212 Marion Street, Reading, PA 19604-2124.

Residential property

TAX PARCEL NO. 13-5317-38-16-8711

TAX ACCOUNT: 13487480

SEE Deed Book 4837 Page 195

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

No. 10-15299

Judgment Amount: \$186,909.89

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

PREMISES A

ALL THOSE THREE CERTAIN Lots or pieces of ground situate in the Township of Cumru, County of Berks, Commonwealth of Pennsylvania, bounded and described according to a Plan of Fairview, laid out by The Frederick Bechtel Estate, drawn by William H. Dechant & Sons, dated August, 1917, said Plan recorded in Berks County in Plan Book 8, Page 19, as follows, to wit:

BEGINNING at a point on the Southerly side of Bare Avenue (60 feet wide) said point being a corner of Lot No. 1067 on said Plan;

THENCE extending from said point of beginning Eastwardly along the Southerly side of Bare Avenue 60 feet to a point, a corner of Lot No. 1071 on said Plan; thence extending along same, Southwardly along a line forming a right angle with the last described line 115 feet to a point on the Northerly side of a 20 feet wide alley; thence extending along same Westwardly along a line forming a right angle with the last described line 60 feet to a point, a corner of Lot No. 1067 on said Plan; thence extending along same Northwardly along a line forming a right angle with the last described line 115 feet to the first mentioned point and place of beginning.

BEING Lots Nos. 1068, 1069 and 1070 as shown on the above mentioned Plan.

PREMISES B

ALL THOSE CERTAIN four Lots or pieces of ground, situated in the Township of Cumru, County of Berks and Commonwealth of Pennsylvania, being Lots No. 1107, 1108, 1109 and 1110, in the Plan of Lots known as 'Fairview' as drawn by William H. Dechant & Son, C H said Plan recorded in the Recorder's Office at Reading in Plan Book No. 2, Page 41, bounded and described as follows, to wit:

ON the North by a 20 feet wide alley, on the South by Hill Circle, on the East by Lot No. 1106, and on the West by Lot No. 1111.

LOT NO. 1107, containing a frontage on Hill Circle of 20 feet, more or less, along aforesaid alley 32 feet 7 1/4 inches, along Lot No. 1106 of 140 feet 9 3/8 inches, and along Lot No. 1108, 133 feet, 9 5/8 inches.

LOT NO. 1108, containing a frontage on Hill Circle of 20 feet, more or less, along aforesaid alley 31 feet 7 1/2 inches, along Lot 1107, 133 feet 9 5/8 inches, and along Lot No. 1109, 129 feet 8 5/8 inches.

LOT NO. 1109, containing a frontage on Hill Circle of 20 feet, more or less, along aforesaid alley 31 feet 1 3/8 inches, along Lot No. 1108, 129 feet 8 5/8 inches, and along Lot No. 1110, 128 feet 4 1/2 inches.

LOT NO. 1110, containing a frontage on Hill Circle of 20 feet, more or less, and of equal width, a depth of 128 feet 41/2 inches to aforesaid 20 foot wide alley.

TITLE TO SAID PREMISES IS VESTED IN Devon S. Smith, by Deed from Prudential Relocation, Inc., a Colorado Corporation, dated 01/05/2009, recorded 01/13/2009 in Instrument Number 2009001463.

BEING KNOWN AS 17 Bare Avenue, Reading, PA 19607-1327.

Residential property

TAX PARCEL NO. 1: 39-4396-20-92-1108

TAX ACCOUNT 1: 39300518

SEE Deed Book 2009 Page 1463

TAX PARCEL NO. 2: 39-4396-20-92-1043

TAX ACCOUNT 2: 39361570

SEE Deed Book 2009 Page 1463

To be sold as the property of Devon S. Smith.

12/25/2014

Vol. 107, Issue 13

No. 10-15550

Judgment: \$338,125.68

Attorney: Andrew J. Marley, Esquire

ALL THAT CERTAIN Lot or piece of ground situate in Spring Township, County of Berks, Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at a point on the southeast side of Augusta Drive a corner in common with Lot 63 on above mentioned Plan; thence along the Southeast side of Augusta Drive North 35 degrees 52 minutes 00 seconds East a distance of 80.00 feet to a point a corner in common with Lot 61 on above mentioned Plan; thence along Lot 61 South 54 degrees 08 minutes 00 seconds East a distance of 125.00 feet to a point on line of open space on the above mentioned Plan; thence along said open space South 35 degrees 52 minutes 00 seconds West a distance of 80.00 feet to a point a corner in common with the aforementioned Lot 63; thence along Lot 63 North 54 degrees 08 minutes 00 seconds West a distance of 125.00 feet to a point on the southeast side of Augusta Drive, the Place of beginning.

CONTAINING 10,000 square feet.

BEING Lot 62 on the above mentioned Plan.

BEING the same premises which Phillip Ebdlahad and Lauret Ebdlahad, by Deed dated September 7, 2004 and recorded October 6, 2004 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 4166 Page 948, granted and conveyed unto Catalin Vargas.

TAX PARCEL: 80438618321337

MAP PIN: 438618321337

BEING KNOWN AS 403 Augusta Drive East, Reading, PA 19608 a/k/a 403 August Drive East, Sinking Spring, PA 19608

To be sold as the property of Nicholas Catalin Stone a/k/a Catalin Vargas

No. 10-18405

Judgment Amount: \$144,281.59

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

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

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

ON the South by Girard Avenue;

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

Estate; and

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

CONTAINING in front along Girard Avenue forty-four feet (44 feet) and in depth of equal width ninety feet (90 feet).

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

Residential property

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

TAX PARCEL NO.: 66530812965223

TAX ACCOUNT: 662820000

SEE Deed Instrument #2009030916

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

No. 11-00881

Judgment Amount: \$195,952.73

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground situate in Muhlenberg Township, Berks County, Commonwealth of Pennsylvania, bounded and described according to a Final Plan of the Saylor Farm Estates, drawn by Vitillo Corporation dated April 7, 2004 and last revised January 18, 2005, said Plan recorded in Berks County in Plan Book 300, Page 370, as follows, to wit:

BEGINNING at a point of curve on the Northeasterly side of Crystal Rock Road (53 feet wide), said point being a corner of Lot No. 68 on said Plan, thence extending from said point of beginning along Lot No. 68 the two following courses and distances, (1) North 27 degrees 30 minutes 31 seconds East 37.19 feet to a point, a corner, and (2) North 60 degrees 41 minutes 22 seconds East 89.71 feet to a point, a corner of Lot No. 44 on said Plan; thence extending along same South 38 degrees 37 minutes 51 seconds East 43.07 feet to a point, a corner of Lot No. 70 on said Plan; thence extending along same the two following courses and distances, (1) South 60 degrees 41 minutes 22 seconds West 76.69 feet to a point, a corner, and (2) South 40 degrees 09 minutes 45 seconds West 35.81 feet to a point of curve on the Northeasterly side of Crystal Rock Road; thence extending along same Northwestwardly along the arc of a circle curving to the left having a radius of 176.50 feet the arc distance of 38.98 feet to the first mentioned point and place of BEGINNING.

CONTAINING 5,065 square feet of Land.

BEING Lot No. 69 as shown on the abovementioned Plan.

SUBJECT TO a portion of a utility easement extending along front of premises.

BEING KNOWN AS 334 Crytsal Rock Road, Temple, PA 19560.

Residential property

TITLE TO SAID PREMISES VESTED

12/25/2014

Vol. 107, Issue 13

IN Juan C. Mendieta and Zoraida Mendieta, by previous Deed from Forino Co., L.P., a Pennsylvania Limited Partnership, by its Attorney-in-Fact, John G. Smith, dated 2/8/2007, recorded 3/16/2007 in Book 5093, Page 1525.

TAX PARCEL NO.: 66531806470551

TAX ACCOUNT: 66001621

SEE Deed Book 5093 Page 1525

To be sold as the property of Juan Mendieta, Zoraida Mendieta.

No. 11-17594

Judgment: \$125,409.83

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

TAX I.D. #5327-15-53-2118

ALL THAT CERTAIN Lot or piece of land together with a two-story brick and frame house and other improvements erected thereon located on the North side of Fox Run, a 53.00 feet wide street, and on the East side of Township Road No. T-454 known as "Butter Lane" (60.00 feet wide), and being Lot No. 1 Block M on the Plan of Mountain Park Development, Section 3 House No. 1374 Fox Run, recorded in Plan Book Volume 64, Page 2, Berks County Records, and 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 of curve of a curve connecting the northeasterly right-of-way-line of Fox Run, a 53.00 wide street, with the East right-of-way line of Township Road No. T-454 known as "Butter Lane" (60.00 feet wide).

THENCE EXTENDING in a northeasterly direction along said curve deflecting to the right having a radius of 30.00 feet having a central angle of 87 degrees 55 minutes 05 seconds having a tangent of 28.93 feet having a chord of 41.65 feet a distance along the arc of 46.03 feet to the point of tangency on the East right-of-way line of Butter Lane;

THENCE EXTENDING in a northeasterly direction along the East right-of-way line of Butter Lane on a line bearing North 43 degrees 59 minutes 25 seconds East a distance of 91.15 feet to a point in line of property belonging to Dykes J. Riggs and Elaine C. Riggs, his wife.

THENCE EXTENDING in a southeasterly direction along property belonging to Dykes J. Riggs and Elaine C. Riggs, his wife, on a line bearing South 43 degrees 55 minutes 40 seconds East a distance of 53 25 feet to a point a corner of Lot No. 2.

THENCE EXTENDING in a southwesterly direction along Lot No. 2, passing through a party wall on a line bearing South 46 degrees 04 minutes 20 seconds West a distance of 120.00 feet to a point on the North-right-of-way line of Fox Run.

THENCE EXTENDING in a northwesterly direction along the North right-of-way line of Fox Run on a line bearing North 43 degrees 55 minutes 40 seconds West a distance of 20.00 feet

to the place of beginning.

CONTAINING IN AREA 5,955.878 square feet of land.

BEING KNOWN AS: 1374 Fox Run, Reading, Pennsylvania 19606.

TITLE TO SAID PREMISES is vested in Pamela Echols by Deed from Barry J. Jozniak, Sheriff of the County of Berks dated June 10, 2005 and recorded November 15, 2005 in Deed Book 4711, Page 704.

To be sold as the property of Pamela Echols

No. 11-18626

Judgment: \$132,535.28

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

TAX I.D. #43533515530403

ALL THAT CERTAIN track or piece of land, situate on the Northeast side of Claire Drive, being Lot #55 of the Plan of Lots of Fairview Park, revised, as recorded in Plan Book Volume 16 Page 8, Berks County Records, situate in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point at the intersection of the Northeastern curb line of Clair Drive and the Northwestern curb line of David Street; thence along Northeastern curb line of Clair Drive, 80 feet to a point, a corner of Lot #56; thence along same in a Northeasterly direction by a line making a right angle with Clair Drive, 100 feet to a point; thence in a Southeasterly direction along land of the grantors by a line making an interior angle of 90 degrees with the last described line 80 feet to a point in the Northwestern curb line of David Street; thence along same by a line making an interior angle of 90 degrees with the last described line and a right angle with the first described line 100 feet to a point, the place of BEGINNING.

CONTAINING 8,000.00 square feet.

BEING KNOWN AS: 1447 Claire Drive, Birdsboro, Pennsylvania 19508.

TITLE TO SAID PREMISES is vested in Elizabeth Jo Clark by Deed from Julie A. Baldwin, Executrix of the Estate of Claire R. Clark, Deceased dated August 30, 2010 and recorded September 9, 2010 in Instrument Number 2010034649.

To be sold as the property of Elizabeth Jo Clark

No. 2011-25349

Judgment: \$67,291.33

Attorney: Jeffrey G. Trauger, Esquire

ALL THAT CERTAIN Lot or piece of ground with the buildings and improvements thereon erected, situate on the Northern side of Chestnut Street between North Seventh Street and North Church Street, in the Borough of Bally, County of Berks and State of Pennsylvania, bounded on the North by property belonging to Charles W. Sharrow, Jr. and Alma H. Sharrow, his wife, on the East by property belonging to Mary Augusta Weinrich and Kenneth C. Fronheiser and Edith

12/25/2014

Vol. 107, Issue 13

G. Fronheiser, his wife, respectively, on the South by the aforesaid Chestnut Street (forty-six feet wide), and on the West by properties belonging to Charles L. Letterhouse and Eva E. Letterhouse, his wife, and Edward R. Stoudt, Sr. and Robert R. Stoudt, Sr. respectively, and being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by an iron pin in the Northern topographical building line of Chestnut Street, as laid out on the topographical survey of the Borough of Bally, a distance of one hundred eighty-seven feet five and three-eighths inches (187' 5-3/8") Westwardly from the beginning of a curve, having a radius of twenty (20) feet connecting the Northern topographical building line of aforesaid Chestnut Street with the Western topographical building line of North Seventh Street, THENCE along the Northern topographical building line of the aforesaid Chestnut Street, South forty-one degrees ten minutes West (S. 41 degrees 10' W.) a distance of seventy-five feet no inches (75' 0") to a corner marked by an iron pin, THENCE leaving the aforesaid Chestnut Street and along properties belonging to Charles L. Letterhouse and Eva E. Letterhouse, his wife, and Edward R. Stoudt, Sr. and Robert R. Stoudt, Sr., respectively, North forty-three degrees seventeen minutes West (N. 43 degrees 17' W.) a distance of two hundred fifteen feet eight and five-eighths inches (215' 8-5/8") to a corner marked by an iron pin, THENCE along property belonging to Charles W. Sharrow, Jr. and Alma H. Sharrow, his wife, North forty-eight degrees fourteen minutes East (N. 48 degrees 14' E.) a distance of seventy-five feet no inches (75' 0") to a corner marked by an iron pin, THENCE along property belonging to Mary Augusta Weinrich and Russel Witman and Pauline Witman, his wife, respectively, South forty-three degrees eleven minutes forty seconds East (S. 43 degrees 11' 40" E.) a distance of two hundred six feet five and five-eighths inches (206' 5-5/8") to the place of beginning.

CONTAINING fifteen thousand-seven-hundred-eighty-seven and eighty-one hundredths (15,787.81) square feet.

PARCEL 2:

ALL THAT CERTAIN ten feet (10') wide strip of land, SITUATE on the Northwestern side of Chestnut Street, between North Seventh Street and North Church Street, in the Borough of Bally, County of Berks and State of Pennsylvania, bounded on the North by property now or late of Charles W. Sharrow, Jr. and Alma H. Sharrow, his wife, on the East by property belonging to Kenneth C. Fronheiser and Edith G. Fronheiser, his wife, on the Southeast by the aforesaid Chestnut Street (forty-eight feet wide), and on the Southwest by property belonging to Russel Witman and Pauline Witman, his wife and being more fully bounded and described, as follows, to wit:

BEGINNING at a corner marked by an iron pin in the Northwestern topographical building

line of Chestnut Street, one hundred eighty-seven feet five and three-eighths inches (187' 5-3/8") Southwest of the end of a curve having a radius of twenty feet (20') and joining the Southwestern topographical building line of North Seventh Street with the Northwestern topographical building line of Chestnut Street, said corner being the Easternmost corner of other property belonging to Russel Witman and Pauline Witman, his wife, THENCE along same, leaving the aforesaid Chestnut Street North forty-three degrees eleven minutes forty seconds West (N. 43 degrees 11' 40" W.) a distance of one hundred twenty-six feet five and five-eighths inches (126' 5-5/8") to a corner marked by an iron pin; THENCE along property now or late of Charles W. Sharrow, Jr. and Alma H. Sharrow, his wife, North forty-eight degrees fourteen minutes East (N. 48 degrees 14' E.) a distance of ten feet no inches (10' 0") to a corner; THENCE along property belonging to Mary Augusta Weinrich and Kenneth C. Fronheiser and Edith G. Fronheiser, his wife, respectively, South forty-three degrees ten minutes twenty seconds East (S. 43 degrees 10' 20" E.) a distance of one hundred twenty-five feet three inches (125' 3") to a corner in the aforesaid Northwestern topographical building line of Chestnut Street; THENCE along same, South forty-one degrees ten minutes West (S. 41 degrees 10' W.) a distance of ten feet no inches (10' 0") to the place of beginning.

CONTAINING one thousand two hundred fifty-five and thirty-seven one hundredths (1,255.37) square feet.
The two parcels to be merged to become one parcel.

To be sold as the property of Damian Witman a/k/a Damian P Witman.

No. 11-25818

Judgment: \$114,648.57

Attorney: Scott A. Dietterick, 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

Roger Fay, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and Lots or pieces of ground upon the same is erected, on Plan of Lots laid out by George L. Bechtel, et al, in Oakland, Cumru Township, now Eighteenth Ward, City of Reading, Berks County, Pennsylvania, situated on the North side of Fern Avenue, between Noble Street and Angelica Avenue, known as No. 609 Fern Avenue, and being further known as Lots Nos. 66 and 67 in said Plan aforesaid, having a frontage on Fern Avenue of forty (40) feet and in depth of equal width one hundred and thirty

12/25/2014

five (135) feet to a twenty (20) feet wide alley; bounded and described as follows, to wit:

ON the East by Lot No. 65, in said Plan;
ON the North by a twenty (20) feet wide alley;
ON the West by Lot No. 68 said Plan; and
ON the South by Fern Avenue.

BEING THE SAME PREMISES which Peter E. Condos, II, by Deed dated February 20, 2009 and recorded February 27, 2009 in and for Berks County, Pennsylvania, in Deed Book Volume, Page Instrument #2009008084, granted and conveyed unto Carlos Maldonado Saez.

PARCEL NO.: 18.5306.57.53.6870

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 609 Fern Avenue, Reading, PA, 19611.

To be sold as the property of Carlos Maldonado Saez.

No. 11-27136

Judgment Amount: \$36,015.02

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick and stucco house and the Lot or piece of ground on which the same is erected, hereditaments and appurtenances, situate at the corner of South Twelfth Street and a 10 feet wide alley, being known as No. 515 South Twelfth Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows:

ON the North by said 10 feet wide alley; on the South by property now or late of George P. Ganger; on the East by property of John C. and June E. Lubas, his wife, identified and known as No. 515, Rear, South Twelfth Street; and on the West by said South Twelfth Street.

TITLE TO SAID PREMISES IS VESTED IN Daniel T. Fuller, by Deed from Scott L. Walley and Emily A. Walley, h/w, dated 12/30/2004, recorded 01/03/2005 in Book 4512, Page 1064.

BEING KNOWN AS 515 South 12th Street, Reading, PA 19602-2025.

Residential property

TAX PARCEL NO.: 10531630177618

TAX ACCOUNT: 10200850

SEE Deed Book 4512 Page 1064

To be sold as the property of Daniel T. Fuller.

No. 11-4918

Judgment Amount: \$99,594.12

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground together with the two-story dwelling thereon erected, situate on the South side of Amity Street in the City of Reading, County of Berks and Commonwealth of Pennsylvania. Being bounded and described as follows to wit:

BEGINNING at a point in the Southern building line of said Amity Street at a distance of one hundred five (105) feet East of the Southeast corner of the intersection of Palm and Amity

Vol. 107, Issue 13

Streets, THENCE, from said point of beginning and extending along said Amity Street Eastwardly a distance of thirty-five (35) feet to a point; thence, Southwardly a distance of one hundred (100) feet to a point; thence, Westwardly a distance of thirty-five (35) feet to a point; thence, along property now or late of Samuel M. Sherman and a fifteen feet (15) wide alley Northwardly a distance of one hundred (100) feet to the point and place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Brooke M. Moses, by Deed from 541 Astor Limited Partnership, by ProFuture Properties, Inc., General Partner, dated 11/13/2009, recorded 11/19/2009 in Instrument Number 2009054128.

BEING KNOWN AS 1428 Amity Street, Reading, PA 19604-1838.

Residential property

TAX PARCEL NO. 17-5317-31-38-1353

TAX ACCOUNT: 17245650

SEE instrument #2009054128

To be sold as the property of Brooke M. Moses.

No. 12-17219

Judgment: \$4,120.58

Attorney: Ryan W. McAllister, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN two and one-half story brick dwelling house and Lot on which the same is erected, situate on the North side of Garfield Avenue, being Number 1507 Garfield Avenue, in the Borough of Wyomissing, County of Berks and Commonwealth of Pennsylvania, and being more particularly bounded and described as follows, to wit:

BEGINNING at a point eighty-nine feet (89') Westwardly from the Northwest building corner of Garfield and Wyoming Avenues; thence Northwardly at right angles one hundred fifteen feet (115') to a twelve feet (12') wide alley; thence Eastwardly at right angles thirty-three feet (33') along the said twelve feet (12') wide alley; thence Southwardly at right angles one hundred fifteen feet (115'); thence Westwardly a distance of thirty-three feet (33') to the place of beginning, comprising the Western nineteen feet (19') of Lot No. 152 and the Eastern fourteen feet (14') of Lot No. 151 in Block 17 and having a frontage on said Garfield Avenue of thirty three feet (33') and a depth of equal width one hundred fifteen feet (115') to said twelve feet (12') wide alley.

BEING THE SAME PREMISES WHICH Richard C. Barron and Elizabeth J. Barron, by her agent, Richard C. Barron, husband and wife, by Deed dated April 6, 2010 and recorded April 6, 2010 in the Office of the Recorder of Deeds in and for the County of Berks, and Commonwealth of Pennsylvania, Instrument #2010012411, granted and conveyed unto Megan Stokes.

BEING KNOWN AS: 1507 Garfield Avenue, Wyomissing, Berks County, PA.

PARCEL ID OR PROPERTY ID: 96439611672297

To be sold as the property of Megan Stokes.

12/25/2014

Vol. 107, Issue 13

No. 12-19329

Judgment Amount: \$534,418.02

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or Lot of land situate northeasterly from Township Road T-569, known as Sand Hill Road and northerly from an abandoned Township Road from Sand Hill Road to Pheasant Road in the Township of Ruscombmanor, County of Berks and State of Pennsylvania, more fully shown on Plan of Survey prepared by Andrew F. Kent, Professional Land Surveyor, Plan Number 54-51-84, and described as follows, to wit:

BEGINNING at a point an iron pin a corner of other lands of now or late Larry D. Karpenko and in line of lands of now or late The Sand Hill Partnership and being the southernmost corner of the hereindescribed tract; thence along lands of now or late The Sand Hill Partnership North 08 degrees 20 minutes 49 seconds West 710.00 feet to a planted stone in line of lands of now or late Pricetown Rifle and Pistol Club; thence along same North 82 degrees 38 minutes 42 seconds East 407.02 feet to an iron pin a corner of lands of now or late Larry D. Karpenko; thence along same and along other lands as first abovedescribed of now or late Larry D. Karpenko South 08 degrees 30 minutes 34 seconds East 735.78 feet, passing through an iron pin on line 195.87 feet from the last described point, to an iron pin; thence continuing along lands of now or late Larry D. Karpenko South 86 degrees 14 minutes 29 seconds West 410.36 feet to the point and place of BEGINNING.

CONTAINING 6.77 acres.

TOGETHER WITH THE use at all times hereafter forever as a means of ingress, egress, and regress the fifty-three (53) feet wide right-of-way as described in Deed Book Volume 1870, Page 890, Berks County Records.

SUBJECT TO the use and maintenance of said right-of-way in common with others, may be set forth in Deed Book Volume 1870, Page 890, Berks County Records.

TITLE TO SAID PREMISES IS VESTED IN Michael G. Hoch and J. Anita Hoch a/k/a Anita Hoch, h/w, adult individuals and sui juris, by Deed from Caren A. Comman, f/k/a Caren A. Nygard, adult individual and sui juris, dated 11/27/1996, recorded 12/09/1996 in Book 2789, Page 398.

BEING KNOWN AS 60 Moser Lane, Fleetwood, PA 19522-8882.

Residential property

TAX PARCEL NO. 76-5420-02-65-2441

TAX ACCOUNT: 76049752

SEE Deed Book 2789 Page 398

To be sold as the property of J. Anita Hoch a/k/a Anita Hoch, Michael G. Hoch.

No. 12-20486

Judgment: \$36,940.91

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

TAX I.D. #14-5307-59-84-3928

ALL THAT CERTAIN two-story brick dwelling house, being Number 844 and the Lot or piece of ground upon which the same is erected, situate on the West side of North Sixth 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 North by property now or late of Rebr and Fricker;

ON the East by said North Sixth Street;

ON the South by property now or late of Peter R. Schmucker; and

ON the West by a ten feet wide alley.

CONTAINING in front on said North Sixth Street, twelve feet eight inches (12' 8") and in depth one hundred ten feet (110').

TOGETHER with the use of the joint alley in common with the owner adjoining.

BEING KNOWN AS: 844 North 6th Street, Reading, Pennsylvania 19601.

TITLE TO SAID PREMISES is vested in Kristina E. Roxburgh by Deed from Michael A. Corisdeo dated May 19, 2004 and recorded May 27, 2004 in Deed Book 4071, Page 464.

To be sold as the property of Kristina E. Roxburgh

No. 12-21716

Judgment Amount: \$63,777.13

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground, with the one and one-half story brick dwelling house thereon erected, being No. 146 South Spruce Street, in the Borough of Birdsboro, County of Berks, and State of Pennsylvania, situate on the West side of South Spruce Street aforesaid, bounded and described as follows, to wit:

ON the South by property late of Mary M. Lott, now of Glenn R. Arters and Jean R. Arters, his wife; on the West by Orange Street; on the North by property formerly of Grover C. Wolf, now of Charles H. Evans; and on the East by said South Spruce Street.

CONTAINING in front along said South Spruce Street twenty-five feet (25 feet) and in depth one hundred and fifty feet (150 feet).

TITLE TO SAID PREMISES IS VESTED IN Daniel L. Francis, single man, by Deed from Daniel L. Francis, Executor of the Estate of Raymond Francis, dated 01/30/2006, recorded 02/07/2006 in Book 4779, Page 1146.

BEING KNOWN AS 146 South Spruce Street, Birdsboro, PA 19508-2344.

Residential property

TAX PARCEL NO. 31-5344-14-34-5547

TAX ACCOUNT: 31028440

SEE Deed Book 4779 Page 1146

To be sold as the property of Daniel L. Francis.

12/25/2014

Vol. 107, Issue 13

No. 12-22687

Judgment: \$207,160.73

Attorney: McCabe, Weisberg & Conway, P.C.
TAX I.D. #31-5334-16-82-9717

ALL THAT CERTAIN Lot or piece of ground together with the improvements thereon erected, situate in the Borough of Birdsboro, County of Berks and State of Pennsylvania, bounded and described in accordance with a Subdivision known as Jefferson Heights made by Thomas R. Gibbons, Registered Surveyor, dated 9/28/1987 and last revised 10/27/1987 and recorded in Plan Book 151 Page 12, as follows, to wit:

BEGINNING AT A POINT of tangent on the southeasterly side of Jefferson Street, said point is at the distance of 146.64 feet measured on the arc of a circle curving to the right having a radius of 84.17 feet from a point of curve on the northeasterly side of Cocalico Road; thence extending from said beginning point and along the southeasterly side of Jefferson Street, North 31 degrees 24 minutes 15 seconds East 71.16 feet to a point a corner or Lot 7 as shown on the above mentioned Plan; thence extending along the same South 58 degrees 35 minutes 45 seconds East 120 feet to a point; thence extending South 31 degrees 24 minutes 15 seconds West 150.38 feet to a point on the northeasterly side of Cocalico Road; thence extending along the same the two following courses and distances; (1) North 68 degrees 24 minutes 45 seconds West 21.80 feet to a point of curve and (2) on the arc of a circle curving to the right having a radius of 84.17 feet, the arc distance of 146.64 feet to the first mentioned point and place of beginning.

BEING LOT NUMBER 8 as shown on the above mentioned Plan.

BEING KNOWN AS: 827 Jefferson Street, Birdsboro, Pennsylvania 19508.

TITLE TO SAID PREMISES is vested in Dave Allen George by Deed from Robert F. Shortes, Jr. and Wendy Shortes, husband and wife dated July 21, 2010 and recorded December 13, 2010 in Deed Book Instrument 2010049367

To be sold as the property of Dave Allen George

No. 12-22691

Judgment: \$4,578.22

Attorney: Ryan W. McAllister, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick mansard roof dwelling house and the Lot or piece of ground whereon the same is erected, situate on the North side of Penn Avenue (formerly known as Seitzinger Avenue), and Numbered 445 Penn Avenue, in the Borough of West Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on said Penn Avenue (formerly Seitzinger Avenue) one hundred twenty-two feet five inches (122' 5") West of

the Northwest corner of Tulpehocken Avenue and Penn Avenue (formerly Seitzinger Avenue); thence extending northwardly along property of Frederick K. Graeff, one hundred and fifty feet (150') to a corner in a twenty feet (20') wide street; thence along said street in a Westerly direction fifteen feet (15') more or less, to a corner of property of David F. Kline and wife; thence along same southwardly one hundred fifty (150') to a corner in said Penn Avenue (formerly Seitzinger Avenue); thence eastwardly along said Penn Avenue (formerly Seitzinger Avenue) fifteen feet (15') more or less, to the place of Beginning.

CONTAINING in front on said Penn Avenue (formerly Seitzinger Avenue) fifteen feet (15') more or less, and in depth of equal width one hundred and fifty feet (150') more or less.

BEING THE SAME PREMISES which Woodrow W. Heist and Colleen E. Heist, his wife, be Deed dated February 14, 1992, and recorded in Deed Book Volume 2282, Page 1210, Berks County Records, granted and conveyed unto Loan Phan and Thomas E. Lord as tenants in common.

BEING KNOWN AS: 445 Penn Avenue, West Reading, Berks County, PA.

PARCEL ID OR PROPERTY ID: 93530717204304

To be sold as the property of Loan Phan and Thomas Lord.

No. 12-25050

Judgment Amount: \$204,076.01

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground situate in Muhlenberg Township, Berks County, Commonwealth of Pennsylvania, bounded and described according to a Final Plan of the 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 of curve on the northeasterly side of North Alabama Avenue (53 feet wide) said point being a corner of Lot No. 101 on said Plan; thence extending from said point of beginning along Lot No. 101 North 56 degrees 45 minutes 02 seconds East 102.68 feet to a point in line of lands now or late of Joseph D. DeSante and Thomas T. Matusic; thence extending along said lands South 25 degrees 17 minutes 50 seconds East 99.13 feet to a point, a corner of Lot No. 103 on said Plan; thence extending along same South 64 degrees 42 minutes 10 seconds West 100.00 feet to a point on the northeasterly side of North Alabama Avenue; thence extending along same the two (2) following courses and distances: (1) North 25 degrees 17 minutes 50 seconds West 60.50 feet to a point of curve; and (2) northwestwardly along the arc of a circle curving to the left having a radius of 176.50 feet the arc distance of 24.50 feet to the first mentioned point and place of

12/25/2014

BEGINNING.

CONTAINING 9,222 square feet of land.

BEING Lot No. 102 as shown on the abovementioned Plan.

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.

TITLE TO SAID PREMISES IS VESTED IN Gregory Ely and Lisa Ely, h/w, by Deed from Forino Company, L.P., a Pennsylvania Limited Partnership, by its Attorney-in-Fact, John G. Smith, dated 09/01/2004, recorded 09/16/2004 in Book 4151, Page 1224.

Residential property

TAX PARCEL NO.: 66530913129931

TAX ACCOUNT: 66001120

SEE Deed Book 4151 Page 1224

To be sold as the property of Lisa Ely, Gregory Ely.

No. 12-4801

Judgment: \$74,439.77

Attorney: Leon P. Haller, Esquire

ALL THAT CERTAIN Lot or piece of ground, together with the two-story brick mansard roof dwelling house erected thereon, situate on the East side of Birch Street, between Windsor and Spring Streets, being No. 935, in the City of Reading, 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 Lengel and Hollenbach;

ON the East by a ten foot wide alley; and

ON the West by said Birch Street.

CONTAINING in front along said Birch Street, a width of fourteen (14) feet and in depth of equal width to said alley one hundred (100) feet.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 935 Birch Street, Reading, PA 19604

PARCEL I.D. #13531746159594

BEING THE SAME PREMISES WHICH Douglas Rose by Deed dated 5/25/10 and recorded 5/26/10 in Berks County Instrument No. 2010-019710, granted and conveyed unto Belinda Z. Torres.

To be sold as the property of Belinda Z. Torres

No. 13-13360

Judgment Amount: \$220,857.11

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground, together with the one and one-half story dwelling house thereon erected, situate at the southwest corner of High Street and Philmay Terrace (formerly known as Pennndale Avenue) in the Township of Lower Alsace, County of Berks and Commonwealth of Pennsylvania, being

Vol. 107, Issue 13

further known as Lot No. 213 and a portion of Lot No. 214 as laid out on the Plan of Pennside East Addition, said Plan being recorded in the Recorders Office of Berks County, at Reading, in Plan Book 5A, Pages 10-11, more particularly bounded and described as follows:

BEGINNING at a point by the intersection of the western building line of High Street with the southern building line of Philmay Terrace; thence in a southerly direction along the western building line of High Street, a distance of 90 feet to a point; thence in a westerly direction at right angles to High Street and through Lot No. 214 on said Plan, a distance of 116 feet 2 inches to a point; thence in a northerly direction and making an interior angle of 84 degrees 16 minutes with the last described line, a distance of 90 feet 5-3/8 inches to a point in the southern building line of Philmay Terrace; thence in an easterly direction along the southern building line of Philmay Terrace and making an interior angle of 95 degrees 44 minutes with the last described line, a distance of 107 feet 1-1/2 inches to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Jason M. Evans and Adrienne A. Zemanek, by Deed from Michael W. Barbieri, administrator for the estate of Carl R. Barbieri, dated 02/23/2007, recorded 03/02/2007 in Book 5083, Page 1.

BEING KNOWN AS 2706 Philmay Terrace, Reading, PA 19606-2220.

Residential property

TAX PARCEL NO. 23-5326-05-09-4189

TAX ACCOUNT: 23120700

SEE Deed Book 5083 Page 1

To be sold as the property of Jason M. Evans, Adrienne A. Zemanek.

No. 13-14241

Judgment: \$66,621.91

Attorney: Martha E. Von Rosenstiel, Esquire

Heather Riloff, Esquire

Jeniece D. Davis, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground lying on the eastern side of a public road leading to Christ's Church, together with a one and one-half (1-1/2) story brick and aluminum siding frame dwelling, situate in the Township of Cumru, County of Berks and State of Pennsylvania, being known as 787 High Boulevard, as more fully bounded and described as follows, to wit:

BEGINNING at a point in the middle of a public road leading from Christ's Church to the public road leading from Reading to Grill, said point being North twenty-two (22) degrees seventeen and one-half (17-1/2) minutes West a distance of two hundred eighty-four (284) feet no (0) inches from a spike, a corner in common between property belonging now or late of Martin Gerhard and property now or late of Paul Ulrich (formerly James H. Kitzmiller); thence from the first mentioned point and along the middle of said road North twenty-two (22) degrees seventeen

12/25/2014

Vol. 107, Issue 13

and one-half (17-1/2) minutes West a distance of one hundred (100) feet no (0) inches to a point; thence leaving the aforesaid mentioned public road and extending along property now or late of James H. Kitzmiller of which the herein described Lot is a part, the two following courses and distances, viz: (1) North sixty-seven (67) degrees forty-two and one-half (42-1/2) minutes East a distance of two hundred (200) feet no (0) inches to a point, and (2) South twenty-two (22) degrees seventeen and one-half (17-1/2) minutes East a distance of one hundred (100) feet no (0) inches to a point; a corner of property now or late of Paul Ulrich; thence along property now or late of Paul Ulrich (formerly James H. Kitzmiller) South sixty-seven (67) degrees forty-two and one-half (42-1/2) minutes West a distance of two hundred (200) feet no (0) inches to the place of Beginning.

CONTAINING twenty thousand (20,000) square feet.

PARCEL IDENTIFICATION NO.: 39-5305-11-56-1649

TAX ID #39359338

TITLE TO SAID PREMISES IS VESTED IN Michael Lee Davis, by Deed from Estate of Kirby Davis, deceased, dated 09/10/1992, recorded 09/28/1992 in Book 2344, Page 1947.

Michael Lee Davis is deceased as of 4/6/11.

To be sold as the property of Polly S. King, in her capacity as Executrix and Devisee of the Estate of Michael Lee Davis, Deceased

No. 13-14350

Judgment Amount: \$55,692.44

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 South side of Marion Street, being Number 922, between North Ninth and North Tenth Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows:

ON the North by said Marion Street;

ON the East by property now or late of Aaron Rohrbach;

ON the South by a four feet wide alley; and

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

CONTAINING in front or width on said Marion Street, East and West, fourteen feet (14 feet) and in depth of equal width North and South eighty feet (80 feet).

TITLE TO SAID PREMISES IS VESTED IN Andrew A. Ayres, by Deed from Marvin Hafer, dated 04/27/1989, recorded 04/28/1989 in Book 2066, Page 1446.

Mortgagor ANDREW A. AYRES died on 03/17/2012, and upon information and belief; his surviving heirs are ERIC AYRES and PATRICIA SCHMEER.

BEING KNOWN AS 922 Marion Street, Reading, PA 19604-2136.

Residential property

TAX PARCEL NO. 13-5317-37-06-3732

TAX ACCOUNT: 13486005

SEE Deed Book 2066 Page 1446

To be sold as the property of Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Andrew A. Ayres, Deceased, Eric Ayres, in His Capacity as Heir of Andrew A. Ayres, Deceased, Patricia Schmeer, in Her Capacity as Heir of Andrew A. Ayres, Deceased.

No. 13-14605

Judgment: \$210,908.92

Attorney: William E. Miller

ALL THAT CERTAIN one and one-half story brick dwelling with one-story brick addition and asbestos shingle covered frame garage and other improvements being House No. 41 Ruth Avenue, together with the Lot or piece of ground upon which the same is erected, being the Southeasterly twenty-six feet (26') of Lot No. 54 and the Northwesterly ten feet (10') of Lot No. 53, as shown on the Plan of Building Lots laid out by the Robeson Iron Company, Ltd. said Plan recorded in Plan Book Vol. 6 Page 2 Berks County Records, situate on the Northeasterly side of Ruth Avenue, between Brooke Street and Robeson Street, in the Borough of Robeson, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described in accordance with a survey made by Frankhouser Associates, Inc., of Reading, PA in May 1962, as follows, to wit:

BEGINNING at an iron pin on the Northeasterly building line of Ruth Avenue (sixty feet wide as shown on the topographical survey of the Borough of Robeson) Southeastwardly a distance of 44.75 feet from the intersection of said Northeasterly building line of Ruth Avenue with the Southeasterly building line of Brooke Street (eighty feet wide as shown on the aforesaid topographical survey); thence extending in a Northeasterly direction along House No. 43 Ruth Avenue, the property now or late of George J. Brigel and Mary M. Brigel, his wife, forming an interior angle of 90 degrees 7 minutes with the last described line a distance of 150 feet to an iron pin on the Southwesterly building line of Oak Alley (twenty feet wide as shown on the aforesaid topographical survey); thence extending in a Southeasterly direction along the Southwesterly building line of Oak Alley forming an interior angle of 89 degrees 53 minutes with the last described line a distance of 150 feet to an iron pin on the Northeasterly building line of Ruth Avenue; thence extending in a Northwesterly direction along the Northeasterly building line of Ruth Avenue forming and interior angle of 89 degrees 53 minutes with the last described line a distance of 36 feet to the place of beginning.

BEING the same premises which Kimberly E. Reidler by Deed dated July 24, 2006 and recorded July 26, 2006 in Deed Book 4930 Page 47 as Instrument No. 2006061230, granted and

12/25/2014

conveyed unto Carl E. Reidler, in fee.

PARCEL NO. 4347-12-95-5050

BEING KNOWN AS 41 West Ruth Avenue,
Robesonia, PA 19551

To be sold as the property of Carl E. Reidler

No. 13-15264

Judgment: \$78,146.17

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

TAX I.D. #18-5306-66-63-7324

ALL THAT CERTAIN Lot or piece of ground together with the two-story frame dwelling house thereon erected situate on the Southwestern side of Summit (formerly Myrtle) Avenue, being Numbered 542, between Noble and Grace Streets in the 18th Ward of the City of Reading, County of Berks and Commonwealth of Pennsylvania and being part of Lot Nos. 139 and 140 on a certain Plan of Building Lots called "Plan of Oakland", bounded and described as follows, to wit:

ON the Northwest by said Summit Avenue;

ON the Southwest by part of Lot No. 139 properly now or late of Esther C. and Dominic A. Maurer;

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

ON the Northwest by properly now or late of Mary McKeon.

CONTAINING IN FRONT along Summit Avenue thirteen feet four inches (13' 4"); and in depth of equal width ninety feet (90') twenty feet (20') in depth of the original Lot having been appropriated for street purposes of the City of Reading in the widening of Summit Avenue.

BEING KNOWN AS: 542 Summit Avenue, Reading, Pennsylvania 19611.

TITLE TO SAID PREMISES is vested in Jason Myers and Jennifer Myers, husband and wife, by Deed from John G. Gobright and Donna M. Gobright, husband and wife, dated November 14, 2007 and recorded January 22, 2008.

INSTRUMENT NUMBER 200800361

To be sold as the property of Jason Myers and Jennifer Myers

No. 13-15878

Judgment: \$10,214.05

Attorney: Ryan W. McAllister, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or piece of land situate in the Township of Washington, County of Berks and State of Pennsylvania, bounded and described in accordance with a survey thereof made by F N Benfield, Registered Surveyor in June 1948 as follows, to wit:

BEGINNING at a point in the public road leading from Allentown Reading, known as Route 100; THENCE extending along the Southwest side of a private lane, South forty-eight degrees East a distance of three hundred sixty-three feet to a point; THENCE extending South forty-two degrees West, a distance of one hundred

Vol. 107, Issue 13

ninety-eight feet to a point; THENCE extending South forty-eight degrees East a distance of three hundred thirty feet to a point; THENCE extending South forty one degrees West a distance of three hundred eighty-two and eight tenths feet to a point in the middle of a private road; THENCE extending along the middle of said private road North forty-one and one-half degrees West a distance of seven hundred seven feet to a point in the middle of said public road leading from Allentown Reading, known as Route 100; THENCE extending along the middle of said public road leading from Allentown to Reading, known as Route 100 North forty-three degrees East, a distance of five hundred eight feet to the place of beginning.

CONTAINING 7 acres and 91 perches.

ALSO ALL THAT CERTAIN messuage or tenement and tract of piece of land situate in the Township of Washington, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone in the middle of the public road leading from Schultz's Store to Bechtel's Store, a corner of land now or late of Abraham Ehret and running; THENCE by the same South fifty-five degrees and three quarters East eighty-four perches and four tenths to a stone, North thirty-seven degrees and a half East eighteen perches to a stone and South fifty-three degrees and a half East sixty-five perches and eight tenths to a stone corner in a line of John Kun's land; THENCE by the same South thirty-seven degrees and a half West forty perches to a stone corner of land belonging to the heirs of late Anthony Schultz, dec'd, THENCE by the same the eleven next courses and distances, to wit: North fifty-three degrees and a half West seventy-four perches to a stone wild cherry tree; South thirty-six degrees West ten perches and nine tenths to a stone, North fifty-four degrees West eleven perches to a stone, South thirty-six degrees West thirty-one perches and two tenths, North fifty-three degrees West thirteen perches to a stone, North forty-five degrees and a quarter West nine perches and four tenths to a stone, North thirty-six degrees East twenty-three and two tenths perches to a stone, North fifty-four degrees West twenty perches to a stone, North thirty-six degrees, East twelve perches to a stone, North fifty-four degrees West, twenty-two perches to a stone at the side of said road; THENCE, along the same North thirty-six degrees and a half East twenty-four perches to the place of beginning.

CONTAINING thirty-six acres and thirty-seven perches.

PARCEL NO. 6309-06-48-4993

BEING the same premises which Joseph H. Shuhler and Herman H. Shuhler, by indenture dated October 20, 2006, recorded on November 16, 2006 in the Berks County Recorder of Deeds Office, Book 05013 Page 1041, granted and conveyed unto Bally Group Holdings I, Inc.

12/25/2014

Vol. 107, Issue 13

To be sold as the property of Bally Group Holdings I Inc.

No. 13-16840

Judgment Amount: \$284,500.43

Attorney: Powers, Kirn & Associates, LLC
ALL THAT CERTAIN LOT or piece of ground situate in Amity Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of Rosecliff Pointe Subdivision, drawn by Thomas R. Gibbons & Associates, Inc., dated February 6, 2001 and last revised March 21, 2001, said Plan recorded in Berks County in Plan Book 250 Page 16, Berks County Records, and an Annexation Plan showing revision to Lots 64 & 65 recorded in Plan __ Page __, Berks County Records, as follows, to wit:

BEGINNING AT A POINT on the northerly side of Rising Sun Drive (50 feet wide), said point being a corner of Lot No. 64 on said Plan; thence extending from said point of beginning along Lot No. 64 the following three courses and distances; (1) North 77 degrees 32 minutes 35 seconds East 30.00 feet to a point, (2) South 12 degrees 27 minutes 25 seconds East 3.20 feet to a point, and (3) North 77 degrees 32 minutes 35 seconds East 97.03 feet to a point in line of Lot No. 47 on said Plan; thence extending partly along same and partly along Lot No. 46 South 15 degrees 30 minutes 22 seconds East 96.94 feet to a point, a corner of Lot No. 66 on said Plan; thence extending along same South 77 degrees 32 minutes 35 seconds West 132.19 feet to a point on the northeasterly side of Rising Drive; thence extending along same North 12 degrees 27 minutes 25 seconds West 100.00 feet to the first mentioned point and place of beginning.

CONTAINING 12,642. square feet of land.

BEING THE SAME PREMISES which Forino Co., L.P., a Pennsylvania Limited Partnership, successor by name change and merger to Forino Developers Co., by its Attorney in Fact John G. Smith by Deed dated 06/24/2003 and recorded 07/23/2003 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 3816, Page 951, granted and conveyed unto Scott M. Radman.

BEING KNOWN AS 5017 Rising Sun Drive, Douglassville, PA 19518.

TAX PARCEL NO. 5365-09-15-6029

SEE Deed Book 3816 Page 951

To be sold as the property of Scott M. Radman

No. 13-16889

Judgment: \$439,578.17

Attorney: Andrew J. Marley, Esquire

ALL THAT CERTAIN Lot or piece of ground in the Township of Amity, County of Berks, and Commonwealth of Pennsylvania as shown on the Plan of "Overall Plan of Pleasant Meadows", recorded in Plan Book Volume 258, Page 16, Berks County Records, and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Easterly side of Harmony Lane (50 feet wide) at a corner in common with Lot 14, as shown on said Plan; thence along said Harmony Lane, along a 175 feet radius curve to the left, having a central angle of 32 degrees 44 minutes, 26 seconds and an arc length of 100 feet to a corner of Lot 16; thence along said Lot 16, North 76 degrees, 43 minutes 22 seconds East 275.90 feet to a point in line of Pleasant Meadows, Phase 1 PBV 239, Page 61, thence along the same, South 17 degrees 45 minutes 44 seconds West at 429.66 feet to a corner in common with Lot 14, aforesaid; thence along the same Lot 14, North 70 degrees 32 minutes 12 seconds West 211.51 feet to the first mentioned point and place of beginning.

BEING Lot 15 as shown on said Plan.

BEING the same premises which Scott R. Ayers and Patricia L. Ayers, by Deed dated May 25, 2006 and recorded June 6, 2006 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 4893 Page 2261, granted and conveyed unto Howard Scott, III and Susan Scott, as tenants by the entirety.

PARCEL NO. 24-5366-04-45-0341

PIN NO. 5366-04-53-0341

BEING KNOWN AS 413 Harmony Lane, Douglassville, PA 19518

To be sold as the property of Howard Scott, III and Susan Scott

No. 13-17417

Judgment: \$3,906.62

Attorney: Ryan W. McAllister, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or parcel of land in Washington Township, Berks County, Pennsylvania, known as Lot #7, on a Plan of Serdy, Burisch and Huth dated October 6, 1976, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the centerline of Lenape Road and the northwest corner of Lot #6; thence from said beginning point along Lot #6 South 44 degrees 30 minutes 43 seconds East 1462.26 feet to a point in line of lands now or late David Scholl; thence along the same South 46 degrees 46 minutes 25 seconds West, 330.60 feet to a corner of Lot #8; North 44 degrees 30 minutes 43 seconds West, 1341.22 feet to a point in the centerline of Lenape Road, aforesaid; thence along the centerline the following two courses and distances: (1) North 30 degrees 02 minutes 04 seconds East, 187 feet and (2) North 36 degrees 36 minutes 01 seconds East, 151.73 feet to the first mentioned point and place of beginning.

CONTAINING 10.501 acres of land, be the same more or less.

BEING the same parcel of land which Richard A. Minford and Marie E. Minford, by Deed dated November 15, 1995, and recorded in Record Book 2683 Page 435, in the Office of the Recorder of Deeds of Berks County, granted and conveyed unto Richard A. Minford and Marie E.

12/25/2014

Minford, husband and wife.

TOGETHER and along with:

ALL THAT CERTAIN tract or parcel of land situated in Washington Township, Berks County, Pennsylvania, known as Lot #8 on a Plan of Serdy, Burdish and Huth, Inc., dated October 6, 1976, being fully bounded and described as follows, to wit:

BEGINNING at a point in the centerline of Lenape Road and the Northwest corner of Lot #7, thence from said beginning point along Lot #7 South 44 degrees 30 minutes 43 seconds East 1341.22 feet to a point in line of lands now or late of David Scholl; thence along the same South 45 degrees 46 minutes 25 seconds West 363.17 feet to a stone heap in line of lands now or late Manasses K. Treichler Estate; thence along the same North 45 degrees 00 minutes 25 seconds West 1227.76 feet to a spike in the centerline of Lenape Road aforesaid; thence along the centerline the following three course and distances: (1) North 47 degrees 15 minutes 13 seconds East 96.14 feet; (2) North 13 degrees 43 minutes 47 seconds East 130.68 feet; and (3) North 30 degrees 02 minutes 04 seconds East, 172.71 feet to the first mentioned point and place of Beginning.

CONTAINING 10.303 acres of land be the same more or less.

BEING the same parcel of land which Richard A. Minford and Marie E. Minford, by Deed dated November 15, 1995, and recorded in Record Book 2683 Page 435, in the Office of the Recorder of Deeds of Berks County, granted and conveyed unto Richard A. Minford and Marie E. Minford, husband and wife.

BEING KNOWN AS: 585 Lenape Road, Bechtelsville, PA

TAX ID NO. - PROPERTY ID NO.: 89-5490-03-01-9070 & 89-5490-03-11-1342

To be sold as the property of Richard A. Minford and Marie E. Minford

No. 13-18160

Judgment Amount: \$296,325.89

Attorney: KML Law Group, P.C

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground, together with the buildings erected thereon, being Number 1225 Delaware Avenue, situate on the North side of Delaware Avenue, between Lake Avenue and Berks Place, in the Borough of Wyomissing, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the northern property line of Delaware Avenue said point two hundred and nine feet two inches (209 feet 2 inches) from the northwest corner of Delaware Avenue and Berks Place and measured along the aforesaid northern property line of Delaware Avenue, being also a corner in the property line of now or late Adam B. Rieser; thence in a Northerly direction along the property line now or late of the

Vol. 107, Issue 13

above named Adam B. Rieser a distance of one hundred and fifteen feet (115 feet) to a point in the Southern line of a fifteen feet (15 feet) wide alley; thence along the said fifteen feet (15 feet) wide alley in a Westerly direction a distance of forty six feet six inches (46 feet 6 inches) to a point being also a corner in the property now or late of William A. Hazen; thence in a Southerly direction along the property line now or late of the aforesaid William A. Hazen a distance of one hundred and fifteen feet (115 feet) to a point in the Northern property line of said Delaware Avenue a distance of forty six feet six inches (46 feet 6 inches) to the place of BEGINNING.

SAID Lot being composed of the western ten feet ten inches (10 feet 10 inches) to Lot Number 115, all of Lot Number 114 and the eastern ten feet eight inches (10 feet 8 inches) of Lot Number 113, in Block 3 on the Map or Plan of said Wyomissing, surveyed by William H. Dechant and bearing date June, 1896, which said Map of Plan is recorded in the Recorder's Office of Berks County, Pennsylvania, in Plan Book Volume 1, Page 1.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1225 Delaware Avenue, Wyomissing, PA 19610

TAX PARCEL #96439607782725

ACCOUNT: 96022000

SEE Deed Book Instrument #2010024522

PAGE INSTRUMENT #2010024522

Sold as the property of: Mark G. Orr and Eufemia R. Plimpton

No. 13-18673

Judgment Amount: \$228,937.38

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or Lot of land situate on the Easterly side of Ginna B. Drive in the Township of Heidelberg, County of Berks, and Commonwealth of Pennsylvania, being Lot No. 13 on the Plan of 'Brossman Heights Subdivision' recorded in Plan Book Volume 147, Page 35, Berks County Records, more fully bounded and described as follows to wit:

BEGINNING at a point on the Easterly right-of-way line of Ginna B. Drive, also being a corner in common with Lot No. 12, as shown on said Plan; thence along Lot No. 12, North 34 degrees 14 minutes 23 seconds East, 187.36 feet to a point along lands N/F of Clarence D. Gelsinger and Esther L. Gelsinger, husband and wife, as shown on said Plan; thence along the same South 55 degrees 45 minutes 37 seconds East, 227.53 feet to a point, also being a corner in common with Lot No. 14, as shown on said Plan; thence along the same two (2) following courses and distances, viz: (1) South 69 degrees 09 minutes 50 seconds West, 210.72 feet to a point, (2) South 62 degrees 22 minutes 48 seconds West, 40.00 feet to a point along the Easterly right-of-way line of Ginna B. Drive; thence along the same by a line curving to the left having a central angle of 28 degrees

12/25/2014

08 minutes 25 seconds, a radius of 175.00 feet and a distance along the arc of 85.95 feet to the point and PLACE OF BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Robert A. Arthur and Thelly D. Arthur, h/w, by Deed from Robert A. Arthur, dated 09/24/2002, recorded 10/01/2002 in Book 3613, Page 558.

BEING KNOWN AS 17 Ginna B Drive, Robesonia, PA 19551-9670.

Residential property

TAX PARCEL NO. 48-4347-0147-2367

TAX ACCOUNT: 48003100

SEE Deed Book 3613 Page 558

To be sold as the property of Thelly D. Arthur, Robert A. Arthur.

No. 13-19211

Judgment Amount: \$101,222.82

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick semi-bungalow, and the Lot or piece of ground upon which the same is erected, situate on the Southeast of Fern Avenue, being No. 536 in the Eighteenth Ward, in the City of Reading, aforesaid bounded and described as follows, to wit:

ON the Northwest by Fern Avenue;

ON the Northeast by property now or late of Charles L. Kantner;

ON the Southeast by Woodbine Street; and

ON the Southwest by other property now or late of Charles L. Kantner.

CONTAINING in front or width on said Fern Avenue twenty-two (22) feet, and in depth of equal width one hundred thirty-five (135) feet.

TITLE TO SAID PREMISES IS VESTED IN Erica E. Golowski, by Deed from Philip L. Moore, Jr., dated 09/28/2007, recorded 10/02/2007 in Book 5231, Page 620.

BEING KNOWN AS 536 Fern Avenue, Reading, PA 19611-1910.

Residential property

TAX PARCEL NO. 18-5306-57-53-9990

TAX ACCOUNT: 18375275

SEE Deed Book 5231 Page 620

To be sold as the property of Erica E. Golowski a/k/a Erica Golowski.

No. 13-20232

Judgment: \$77,119.02

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

TAX I.D. #39-4395-13-14-9628

ALL THAT CERTAIN LOT or piece of ground, together with the 2 story brick and frame dwelling house erected thereon, being known as House No. 704 Grove Avenue, situate on the western side of Grove Avenue, between Fairmont Avenue and Green Terrace, in the Township of Cumru, County of Berks and State of Pennsylvania, being Lots Nos. 592, 593, 594, 595, 596, 597, as shown on a Map or Plan of "Mohnton Lawn", which aforesaid Map or Plan Book Volume 7, Page 10, bounded on the North

Vol. 107, Issue 13

by Lot No. 598, property now or late George W. Davis and Elizabeth Davis, his wife; on the East by the aforesaid Grove Avenue; on the South by Lot No. 59; property now or late of Charles Imes; and on the West by a 14 feet wide alley, and being more fully bounded and described as follows, to wit:

BEGINNING AT A CORNER marked by an iron pin in the western building line of Grove Avenue, said corner being the northeastern corner of the herein described property and being on the division line between Lots Nos. 597 and 598: thence in a southerly direction along the western building line of the aforesaid Grove Avenue, distance of 120 feet to a corner marked by an iron pin; thence leaving and making a right angle with the aforesaid Grove Avenue and in a westerly direction along the northern side of Lot No. 591, property now or late of Charles Imes, a distance of 135 feet to a corner marked by an iron pin in the eastern side of a 14 feet wide alley; thence in a northerly direction along same, making a right angle with the last described line, a distance of 120 feet to a corner marked by an iron pin; thence leaving and making a right angle with the aforesaid 14 feet wide alley and in an easterly direction along the southern side of Lot No. 598. Property now or late of George W. Davis and Elizabeth Davis, his wife, a distance of 135 feet to a making a right angle with the aforesaid Grove Avenue at the place of beginning.

CONTAINING 16,200 square feet.

THE IMPROVEMENTS THEREON BEING KNOWN AS 704 Grove Avenue, Cumru, Pennsylvania 19540.

BEING KNOWN AS: 704 Grove Avenue, Mohnton, Pennsylvania 19540.

TITLE TO SAID PREMISES is vested in Brian R. Killeen by Deed from Brian R. Killeen and Sue A. Killeen, his wife, dated December 7, 2009 and recorded December 21, 2009 in Instrument Number 2009058650.

To be sold as the property of Brian R. Killeen

No. 13-20235

Judgment: \$118,298.04

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

TAX I.D. #46-4494-10-36-0496

ALL THAT CERTAIN Lot or piece of ground, being Lot No. 7 as shown on the Plan of Hawk Ridge revised, said Plan recorded in Plan Book Volume 205 Page 32, Berks County Records, situate on the Southwesterly side of the cul-de-sac at the Northerly end of Broad-Winged Circle, in the Borough of Hamburg, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows: to wit:

BEGINNING at a point on the Southwesterly building line of the cul-de-sac at the Northerly end of Broad-Winged Circle, on the division line between Lot No. 7 and Lot No. 8; thence extending along said Southwesterly building line, the following two (2) directions and distances: (1) in a Southeasterly direction along the arc

12/25/2014

of a curve deflecting to the left having a radius of 60.00 feet, a central angle of 33 degrees 00 minutes 43.9 seconds, a distance along the arc of 34.57 feet to a point of reverse curvature; and (2) continuing in a Southeasterly direction along the arc of a curve deflecting to the right having a radius of 20.00 feet, a central angle of 27 degrees 46 minutes 34.9 seconds, a distance along the arc of 9.70 feet to a point; thence leaving said street and extending along Lot No. 6, South 78 degrees 21 minutes 00 seconds West, a distance of 183.82 feet to a point; thence extending along land now or late of Jennie L. Bickel Estate, North 1 degree 28 minutes 00 seconds West, a distance of 29.01 feet to a point; thence extending along Lot No. 8, North 76 degrees 13 minutes 22 seconds East, a distance of 151.58 feet to the place of Beginning.

BEING KNOWN AS: 4 Broad Winged Circle, Hamburg, Pennsylvania 19526.

TITLE TO SAID PREMISES is vested in Carol A. Vansciver and Robert C. Vansciver, husband and wife, by Deed from Denver Development Co., A Partnership dated August 31, 1995 and recorded September 6, 1995 in Deed Book 2664, Page 1014.

To be sold as the property of Carol A. Vansciver and Robert C. Vansciver

No. 13 21565

Judgment Amount: \$273,653.48

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground shown as Lot 3 of 'WEL' Subdivision, situate on the Southerly side of Kriebel Road in Hereford Township, Berks County, Commonwealth of Pennsylvania, bounded and described according to a survey dated October 28, 1981 revised December 8, 1981 by Rockland Surveyors, Inc., as follows:

BEGINNING at a railroad spike set this survey in the bed of Kriebel Road T-926, said spike being the Northerly corner of the herein described Lot 3 and the Westerly corner of Lot 2, said spike being 2431.13 feet measured North 51 degrees 16 minutes 50 seconds East from a railroad spike in the intersection of Kriebel Road, Captain Wolfe Road, Nanny Goat Hill Road and Grouse Hill Road; thence from said point of beginning passing through a 5/8 inch rebar set this survey on line at 30.00 feet, crossing a small stream of water, along Lot 2 and Lot 1 South 40 degrees 48 minutes 20 seconds East 607.50 feet to a 5/8 inch rebar set this survey, in a line of residue lands of John and Angelo Welker of which this was a part; thence by the same South 39 degrees 36 minutes 30 seconds West 328.19 feet to a 5/8 inch rebar set this survey a corner of Lot 4; thence by the same passing through a 5/8 inch rebar set this survey on line 30.00 feet from the line terminus North 30 degrees 18 minutes 30 seconds West 683.40 feet to a railroad spike set this survey in the bed of Kriebel Road; thence by the same the two following courses and distances: (1) North 59

Vol. 107, Issue 13

degrees 41 minutes 30 seconds East 53.86 feet to a railroad spike found; (2) crossing a bridge over said small stream of water North 49 degrees 11 minutes 40 seconds East 146.14 feet to the place of Beginning.

CONTAINING 3.789 acres.

TITLE TO SAID PREMISES IS VESTED IN Paul E. Giangiacomo, by Deed from Connie Giangiacomo and Paul Giangiacomo, dated 06/28/2011, recorded 06/29/2011 in Instrument Number 2011024164.

BEING KNOWN AS 95 Kriebel Road, Barto, PA 19504-8927.

Residential property

TAX PARCEL NO.: 52640100826192

TAX ACCOUNT: 52014425

To be sold as the property of Paul E. Giangiacomo, Connie A. Giangiacomo

No. 13-22396

Judgment Amount: \$81,304.89

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground together with the two-story and attic frame dwelling house erected thereon, situate in the Village of Stony Creek Mills, Township of Lower Alsace, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner marked by a crosscut in concrete state highway known as Friedensburg Road, said crosscut being a distance of five feet nine and one half inches (5 feet 9 1/2 inches) northwesterly from the center line of same, and also being the northeast corner of property now or late of Arthur Wilkins and Fern E. Wilkins, his wife; thence in and along the aforesaid concrete state highway known as Friedensburg Road the two (2) following courses and distances, viz: (1) North 42 degrees 30 minutes East a distance of 53 feet to a corner marked by a crosscut in the concrete 1 foot 9 1/2 inches northwesterly from the center line of same; (2) North 38 degrees 00 minutes East a distance of 45 feet 1 1/4 inches to a corner marked by an old iron pin in the center line of same, said corner being the northwest corner of property now or late of Melvin H. Ehst and Ruth E. Ehst, his wife; thence leaving the aforesaid concrete state highway known as Friedensburg Road and along property of the same, passing a distance of 2 feet 6 1/4 inches from the rear corner of the herein described dwelling house, South 37 degrees 45 minutes East, a distance of 70 feet 3 inches to a corner marked by an iron pin; thence along other lands of Alexander Misianszek South 36 degrees 17 minutes West a distance of 86 feet 6 inches to a corner marked by an iron pin in the easterly line of lands now or late of Arthur Wilkins; thence along same North 47 degrees 30 minutes West a distance of 75 feet 2 1/2 inches to the point, the place of BEGINNING.

CONTAINING in area 7,850 square feet of land.

12/25/2014

Vol. 107, Issue 13

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

BEING KNOWN AS 1351 Friedensburg Road, Reading, PA 19606-1010.

Residential property

TAX PARCEL NO. 23-5327-14-34-2720

TAX ACCOUNT: 23017600

SEE Deed Book 3199 Page 1940

To be sold as the property of Dina M. Madara a/k/a Dina Madara, Christopher G. Madara a/k/a Christopher Madara.

No. 13-25152

Judgment Amount: \$202,573.21

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

PREMISES A:

ALL THAT CERTAIN two-story frame dwelling and out buildings and Lot of ground situate on the northern side of Cocalico Road, a short distance West of the Borough of Birdsboro, situate in the Township of Robeson, County of Berks and State of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the Northern side of said Cocalico Road and corner of land now or late of E. & G. Brooke Land Co.; thence along the Northern side of said Cocalico Road North eighty-three and one-half degrees (83-1/2 degrees) East two hundred sixty feet (260 feet) to a point in land now or late of E. & G. Brooke Land Co.; thence along lands now or late of E. & G. Brooke Land Co., North six and one-half degrees (6-1/2 degrees) West one hundred fifty feet (150 feet) to a point and South eighty-three and one-half degrees (83-1/2 degrees) West two hundred sixty feet (260 feet) to a point and South six and one-half degrees (6-1/2 degrees) East one hundred fifty feet (150 feet) to a point in the Northern side of said Cocalico Road, the place of Beginning.

CONTAINING in width along said Cocalico Road two hundred sixty feet (260 feet) and in depth of equal width one hundred fifty feet (150 feet) and an area of thirty-nine thousand (39,000) square feet.

PREMISES B:

ALL THAT CERTAIN triangular Lot or piece of ground situate on the Northerly side of the public township road known as Cocalico Road, leading from the Borough of Birdsboro to Cedar Hill in the Township of Robeson, County of Berks and State of Pennsylvania, bounded on the Northeast by residue property belonging to the E. & G. Brooke Land Company; on the South by the aforesaid public township road known as Cocalico Road and on the West by other property belonging to Laverne W. Myers and Thelma I. Myers, his wife, being more fully bounded and described as follows:

BEGINNING at a corner marked by a marble stone on the Northerly side of the public township road known as Cocalico Road leading from the Borough of Birdsboro to Cedar Hill, said corner being the Southeast corner of present property belonging to Laverne W. Myers and Thelma I. Myers, his wife; thence along same North sixty degrees thirty minutes West (N. 60 degrees 30 minutes W.) a distance of one hundred fifty feet no inches (150 feet 0 inches) to a corner marked by a marble stone; thence along residue property belonging to the E. & G. Brooke Land Company, South fifty-three degrees forty-one minutes forty seconds East (S. 53 degrees 41 minutes 40 seconds E.) a distance of two hundred forty-seven feet four and three-fourths inches (247 feet 4-3/4 inches) to a corner marked by a marble stone on the Northerly side of the aforesaid public township road known as Cocalico Road; thence along the same South eighty-nine degrees eleven minutes thirty seconds West (S. 89 degrees 11 minutes 30 seconds W.) a distance of one hundred eighty-two feet four and three-fourths inches (182 feet 4-3/4 inches) to the place of beginning.

CONTAINING fifty (50) perches.

BEING KNOWN AS 1364 Cocalico Road, Birdsboro, PA 19508-8555.

Residential property

TAX PARCEL NO.: 73533419616514

TAX ACCOUNT: 73081065

SEE Instrument Number 2010050698.

To be sold as the property of Katherine L. Jenkin, Donald E. Resh, III.

No. 13-25520

Judgment: \$207,698.55

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

TAX I.D. #61-5421-19-71-2136

ALL THAT CERTAIN LOT or piece of ground situate in Maiden Creek Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of Limestone Acres, Phase II and III, drawn by Motley Engineering Co., Inc. Consulting Engineers, dated March 16, 1992 and last revised July 29, 1992, said Plan recorded on Berks County in Plan Book 195, Page 43, as follows, to wit:

BEGINNING AT A POINT on the northerly side of South View Road (53 feet wide), said point being a corner of Lot 91A on said Plan, thence extending from said point of beginning along Lot No. 91A North 4 degrees 5 minutes 56 seconds West 194.97 feet to a point in line of Lot No. 82B on said Plan, thence extending partly along same and partly along Lot No. 82A North 61 degrees 45 minutes 48 seconds East 58.45 feet to a point, a corner of Lot 90A on said Plan, thence extending along same South 4 degrees 5 minutes 56 seconds East 218.88 feet to a point on the northerly side of South View Road, thence extending along same South 85 degrees 54 minutes 4 seconds West 53.34 feet to the first mentioned point and place of beginning.

CONTAINING 11,037 square feet of land

12/25/2014

BEING Lot No 91B as shown on the abovementioned Plan

BEING KNOWN AS: 189 South View Road, Fleetwood, Pennsylvania 19522.

TITLE TO SAID PREMISES is vested in David W. Coates and Jennifer L. Coates, husband and wife, by Deed from Robert E. Cressman II and Shelly J. Cressman, husband and wife, dated May 12, 2005 and recorded July 6, 2005 in Deed Book 4621, Page 938.

To be sold as the property of David W. Coates and Jennifer L. Coates

No. 13-25869

Judgment: \$160,890.38

Attorney: Leon P. Haller, Esquire

ALL THAT CERTAIN Lot or piece of ground, being House Lot No. 723 Lehigh Street and a small portion of House Lot No. 725 Lehigh Street as shown on the Plan of Berkshire Greens, said Plan recorded in Plan Book 5A Page 31, Berks County Records, situate on the Westerly side of Lehigh Street, between Howard Place and Greenview Avenue, in the City of Reading, County of Berks and State of Pennsylvania, more fully bounded and described as follows:

BEGINNING at an iron pin on the Westerly lot line of Lehigh Street (60 feet wide as shown on the topographical survey of the City of Reading) Northward a distance of two hundred eighty-four and forty-one hundredths feet (284.41') from the point of curvature in the Westerly lot line of Lehigh Street; thence in a Westerly direction along House Lot No. 721 Lehigh Street by a line radical to the curve in the Westerly lot line of Lehigh Street a distance of one hundred thirty-five and eighty-one hundredths feet (135.81') to an iron pin; thence in a Northerly direction partly along the rear of House Lot No. 722 and House Lot No. 724 Warren Street along the arc of a curve deflecting to the right having a radius of eight hundred four and twelve hundredths feet (804.12'), a central angle of four (04°) no minutes (00') twelve seconds (12'') concentric with the curve in the Easterly lot line of Warren Street, the tangent of said curve forming an interior angle of eighty-four degrees (84°) three minutes (3') twenty seconds (20'') with the last described line, a distance along the arc of fifty-six and eighteen hundredths (56.18') feet to an iron pin; thence in an Easterly direction along the Northernmost portion of House Lot No. 725 Lehigh Street forming an interior angle of ninety-nine degrees (99°) thirty-nine minutes (39') five seconds (05'') with the tangent of the last mentioned curve, a distance of one hundred twenty-nine and thirty-three hundredths (129.33) (erroneously described as 129.44 feet on prior Deed) to an iron pin; thence in a Southerly direction along the Westerly lot line of Lehigh Street along the arc of a curve deflecting to the left having a radius of one thousand one hundred thirty-nine and twenty hundredths (1139.20') a central angle of two degrees (02°) forty-five minutes (45') fifty-eight

Vol. 107, Issue 13

seconds (58'') the tangent of said curve forming an interior angle of eighty-seven degrees (87°) thirty-one minutes (31') forty-nine seconds (49'') with the last described line, a distance along said arc of fifty-five feet (55') to the place of BEGINNING.

HAVING THEREON erected a two and one-half story brick dwelling and garage known as: 723 Lehigh Street, Reading, PA 19601.

PARCEL I.D. 19530723288869

BEING the same premises which Bruce M. McAfee and Ingeborg L. McAfee by Deed dated May 17, 2010 and recorded May 24, 2010, in the Recorder of Deeds Office in and for Berks County at Instrument No. 2010019274, granted and conveyed unto Hector Seda.

To be sold as the property of Hector Seda

No. 13-26483

Judgment: \$189,977.85

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

TAX I.D. #93-5307-17-21-3172

ALL THOSE CERTAIN LOTS or pieces of land, with the brick dwelling house thereon erected, being known as 406 Walnut Street, situate, lying and being in the subdivision known as "Northside", in the Borough of West Reading, County of Berks and State of Pennsylvania, and which by a certain Map or Plan, entitled "Map of property belonging to George Bornemann, situate in the Borough of West Reading, Pennsylvania", surveyed by Wm. H. Kams, Civil Engineer and Surveyor, and duly recorded in the Office of the Recorder of Deeds for Berks County on the eleventh day of September A.D. 1908, and later revised, known as Lots numbered the eastern fifteen (15) feet of Lot No. ninety-three (93), all of Lot No. ninety-two (92) and the western fifteen (15) feet of Lot No. ninety-one (91), and being bounded and described as follows:

BEGINNING AT A POINT on the southern building line of Walnut Street, Borough aforesaid, said point being two hundred (200) feet East of the southeast building corner of Tulpehocken and Walnut Streets, thence extending in a southern direction on a line parallel with said Tulpehocken Avenue a distance of one hundred and twenty (120) feet to a point on the northern side of a ten feet wide alley; thence extending in an eastern direction along the northern line of said ten (10) feet wide alley and on a line parallel with said Walnut Street, a distance of fifty (50) feet to a point; thence extending in a northern direction on a line parallel with said Tulpehocken Avenue, a distance of one hundred and twenty (120) feet to a point on the said southern building line of Walnut Street, thence extending in a western direction along the southern building line of Walnut Street, a distance of fifty (50) feet to a point, the place of beginning.

BEING KNOWN AS: 406 Walnut Street, Reading, Pennsylvania 19611.

TITLE TO SAID PREMISES is vested in Eduardo Canas by Deed from Robert M. Hug,

12/25/2014

Vol. 107, Issue 13

by his Agent Shirley A. Shuker dated November 14, 2005 and recorded February 7, 2006 in Deed Book 04779, Page 0073.

To be sold as the property of Eduardo Canas

No. 13-26772

Judgment Amount: \$209,380.41

Attorney: Powers, Kirn & Associates, LLC

ALL THAT CERTAIN 1-1/2 story stuccoed dwelling, together with the tract or piece of land upon which the same is erected, situate on the northern side of U.S. Traffic Route No. 422, eastbound lane, leading from the Reading to Pottstown, in the Township of Amity, County of Berks, and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING AT A POINT in U.S. Traffic Route No. 422, eastbound lane, in line of land now or late of Nancy K. Kerper, thence leaving said highway and extending along land now or late of Nancy K. Kerper, North 17 degrees 54-3/4 minutes East, passing through an iron pin at a distance of 31.22 feet, a total distance of 447.15 feet to an iron pin, thence extending along land now or late of Harry Swoyer, North 88 degrees 33-3/4 minutes East a distance of 62.54 feet to an iron pin, thence extending along land now or late of the Estate of Charles H. Haag, South 17 degrees 54-3/4 minutes West, passing through an iron pin at a distance of 433.66 feet, a total distance of 466.72 feet to a point in U.S. Traffic Route No. 422, eastbound land, North 70 degrees 20-1/4 minutes West, a distance of 60.00 feet to the place of beginning.

BEING THE SAME PREMISES which Leonides Perez by Deed dated 7/29/2005 and recorded 11/15/2005 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 4710, Page 80, granted and conveyed unto James O'Keefe and Mandi O'Keefe, husband and wife.

BEING KNOWN AS 35 Ben Franklin Highway, Birdsboro, PA 19508.

TAX PARCEL NO. 24-5345-19-50-9055

SEE Deed Book 4710 Page 80

To be sold as the property of James O'Keefe and Mandi O'Keefe

No. 13-27302

Judgment Amount: \$48,393.95

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

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

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

ON the East by property now or late of David

B. Fisher;

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

ON the West by said North Tenth Street.

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

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

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

BEING KNOWN AS 617 N 10th St, Reading, PA 19604.

Residential property

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

TAX ACCOUNT: 12139975

SEE Deed Book 4906 Page 702

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

No. 13-3592

Judgment Amount: \$52,321.19

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house with mansard roof and the Lot or piece of ground upon which the same is erected, situate on the North side of Green Street, now Green Terrace, between North Fourth Street and Centre Avenue, and being known as City No. 413 Green Terrace, in the City of Reading, County of Berks and State of Pennsylvania, and being more fully bounded and described as follows, to wit:

ON the East by property now or late of Minnie M. Grauer;

ON the North by property now or late of the Reading Company;

ON the South by said Green Terrace; and

ON the West by property now or late of H. R. Willis Bland.

CONTAINING in front or width on said Green Terrace, 26 feet and in depth or length of equal width or breadth, 115 feet more or less, the eastern building line beginning at a point 182 feet West from the corner of said Green Terrace and Centre Avenue.

TITLE TO SAID PREMISES IS VESTED IN Jose M. Del Cid, by Deed from Daryl D. Horst and John R. Sauppee, IV, dated 09/29/2005, recorded 12/05/2005 in Book 4725, Page 983.

BEING KNOWN AS 413 Green Terrace, Reading, PA 19601-2879.

Residential property

TAX PARCEL NO. 07-5307-66-73-4188

TAX ACCOUNT: 07401875

SEE Deed Book 4725 Page 983

To be sold as the property of Jose M. Del Cid.

12/25/2014

No. 13-4415

Judgment Amount: \$288,239.94

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground, situate on the North side of Center Avenue, being Lot No. 135 as shown on a Plan of Lots known as Morlyn III as shown on a drawing prepared by Ludgate and Kent, No. D2127B, dated 2/2/1977 (revised), SITUATE in the Township of Caernarvon, County of Berks, Pennsylvania, being bounded and described as follows, to wit:

BEGINNING at a point on the Northern building line of Center Avenue (53 feet wide), a corner of Lot No. 134; thence along Lot No. 134 in a Northerly direction, 124.45 feet to a point in line of Lot No. 130; thence along Lot No. 130 in an Easterly direction by a line making an interior angle of 99 degrees 53 minutes 11 seconds with the last described line, 7.70 feet to a point, a corner of Lot No. 130 and Lot No. 135; thence along Lot No. 135 continuing in an Easterly direction by a line making an interior angle of 158 degrees 05 minutes 00 seconds with the last described line, 87.33 feet to a point, a corner of Lot No. 136; thence along Lot No. 136 in a Southerly direction by a line making an interior angle of 93 degrees 29 minutes 33 seconds with the last described line, 114.51 feet to a point in the Northern building line of Center Avenue; thence along the Northern building line of Center Avenue in a Westerly direction by a line curving to the left, having a radius of 511.86 feet, a central angle of 08 degrees 32 minutes 16 seconds, and distance along the arc of 76.27 feet to a point, the place of beginning, said curve being radial to the last described line and radial to the first described line.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 107 Center Avenue, Morgantown, PA 19543

TAX PARCEL #35532009151909

ACCOUNT: 35013963

SEE Deed Book

Instrument #2009050164

Page Instrument #2009050164

Sold as the property of: Theresa A. Waibel and Richard W. Waibel

No. 13-4717

Judgment Amount: \$131,175.50

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground with a two-story brick dwelling house erected thereon, situate in the Village of Lyons Station, Borough of Lyons, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the State Road at property of the Estate of Amos Rapp, deceased, and running, thence by said State Road Northeasterly 48 feet to a corner of property of

Vol. 107, Issue 13

Moses Kutz; thence by the same Easterly 150 feet to a corner and alley; thence by said alley Southwardly 48 feet to a corner of said property of Amos Rapp Estate, thence by the same Westerly 150 feet to the place of BEGINNING.

CONTAINING 7,200 00 square feet

AND the said Roslyn A. Heinly has since married Thomas F. Fenerty, Jr. and is now known as Roslyn A. Fenerty

TITLE TO SAID PREMISES IS VESTED IN Thomas F. Fenerty, Jr. and Roslyn A. Fenerty, husband and wife, by Deed from Thomas F. Fenerty, Jr. and Roslyn A. Heinly, now known as Roslyn A. Fenerty, dated 08/24/2005, recorded 08/29/2005, in Book 04656, Page 0265.

BEING KNOWN AS 106 South Kemp Street, Lyon Station, PA 19536.

Residential property

TAX PARCEL NO. 60-5452-14-34-9081

TAX ACCOUNT: 60015229

SEE Deed Book 4656 Page 265

To be sold as the property of Thomas F. Fenerty, Jr. and Roslyn A. Fenerty, husband and wife.

No. 13-5746

Judgment: \$271,683.21

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

TAX I.D. #66-4399-2081-1988

ALL THAT CERTAIN Lot or parcel of land together with the improvements thereon erected, known as 926 Sullen Drive, being Lot No. 17 in Block "D" as said Lot is shown on the Final Plan of "Whitford Hill", recorded in Plan Book Volume 41, Page 9, Berks County Records, situate in the Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the southwesterly lot line of Suellen Drive (53 feet wide), said point being a corner in common with Lot No. 16 in Block "D" on said Final Plan of "Whitford Hill"; thence extending in a southeasterly direction along the southwesterly lot line of Suellen Drive, a distance of 80.00 feet to said lot line, a corner in common with Lot No. 18 in Block "D"; thence leaving the southwesterly lot line of Suellen Drive and extending in a southeasterly direction along said Lot No. 18 in Block "D", property now or late of Geoffrey L. Wert and Diana L. Wert, his wife, by a line forming an interior angle of 90 degrees with the said southwesterly lot line of Suellen Drive, a distance of 100.00 feet to a point, a corner in common with said Lot No. 18 and Lot Nos. 11 and 12 in Block "D"; thence extending a northwesterly direction along Lot No. 12 in Block "D", property now or late of Kirk C. Barrus and Karen L. Barrus, his wife, by a line forming an interior angle of 90 degrees with the last described line, a distance of 80.00 feet to a point, a corner in common with said Lot No. 12 and Lot No. 13 and 16 in Block "D"; thence extending in a northeasterly direction along Lot No. 16 in Block "D", property now or late of

12/25/2014

Vol. 107, Issue 13

David B. Campbell and Vlacia Z. Campbell, his wife, by a line forming an interior angle of 90 degrees with the said southwesterly lot line of Suellen Drive, a distance of 100.00 feet to the place of BEGINNING.

CONTAINING in area 8,000 square feet of land.

BEING KNOWN AS: 926 Suellen Drive, Reading, Pennsylvania 19605.

TITLE TO SAID PREMISES is vested in Glynis M. Brice by Deed from Michael W. Brice and Glynis M. Brice, his wife, dated April 2, 1999 and recorded April 14, 1999 in Deed Book 3064, Page 2234.

To be sold as the property of Glynis M. Brice

No. 14-00382

Judgment: \$244,141.50

Legal Description

ALL THAT CERTAIN MESSUAGE, tract or piece of land, together with the 2-1/2 story stone dwelling, frame barn, and other improvements thereon erected, situate on the Northeasterly side of the public road leading from North Church Street in the Borough of Bally to the Village of Dale in the Township of Washington, County of Berks, and Commonwealth of Pennsylvania, more fully bounded and described as follows to wit:

BEGINNING at a point in or near the middle of the public road leading from North Church Street in the Borough of Bally to Dale, in line of land now or late of Clarence Lesser and Mary M. Lesser, his wife; thence extending along said public road leading from Bally to Dale the three (3) following courses and distances: (1) North 39 degrees 1 minute 58 seconds West a distance of 511.05 feet to a concrete monument; (2) extending along land now or late of the Borough of Bally North 7 degrees 37 minutes 43 seconds West a distance of 197.00 feet to a point in or near the middle of said public road; (3) continuing along land now or late of the Borough of Bally North 4 degrees 54 minutes 58 seconds East a distance of 20.36 feet to a point in or near the middle of said public road; thence leaving said public road extending along land now or late of Leonard Melcher the two 2 following courses and distances: (1) North 53 degrees 30 minutes 6 seconds East a distance of 288.75 feet to a point; (2) South 31 degrees 2 minutes 46 seconds East a distance of 375.50 feet to a point; thence extending along land now or late of Leonard Melcher and Gertrude M. Melcher, husband and wife, South 39 degrees 59 minutes 3 seconds East a distance of 299.64 feet to a point; thence continuing partly along land now or late of Leonard Melcher and Gertrude M. Melcher, his wife, and partly along land now or late of Clarence Lesser and Mary M. Lesser, his wife, South 49 degrees 26 minutes 30 seconds West a distance of 358.03 feet to the place of BEGINNING.

CONTAINING in area 5 acres and 90 perches

of land.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM ALL THAT CERTAIN tract or parcel of land situate in the Township of Washington, County of Berks and Commonwealth of Pennsylvania bounded and described in accordance with a survey made by Ralph E. Shaner & Son Engineering Company, as follows, to wit:

BEGINNING at a spike set for a corner other lands of Leonard Melcher, said point being in the bed of a public road leading from Church Street, Borough of Bally to Dale; thence leaving said road and along other lands of Leonard Melcher the following courses and distances, to wit: North 53 degrees 30 minutes 6 seconds East 288.75 feet to an iron pin, a corner; South 31 degrees 2 minutes 48 seconds East 375.50 feet to an iron pin, a corner; South 39 degrees 59 minutes 3 seconds East 80 feet to a corner, other lands of Paul H. Bauer; thence along the latter lands, the following three (3) courses and distances to wit: (1) South 50 degrees 00 minutes 57 seconds West 200 feet to a corner; (2) North 39 degrees 59 minutes 3 seconds West 70 feet to a corner; and (3) South 57 degrees 1 minute 15 seconds West 153.93 feet to a corner in the middle of the aforesaid public road (33 feet wide); thence along the same North 39 degrees 10 minutes 58 seconds West 198.40 feet to a concrete monument, North 7 degrees 37 minutes 43 seconds West 197 feet to a spike, and North 4 degrees 54 minutes 68 seconds East 20.63 feet to the place of BEGINNING.

CONTAINING 3 acres and 75.53 perches.

BEING Property Parcel No. 5399-02-97-7266.

BEING THE SAME PREMISES which Carmine J. Giglio by Deed dated even date herewith and intended to be forthwith recorded, granted and conveyed unto Michael A. Lowe and Giannina M. Lowe, husband and wife.

No. 14-123

Judgment: \$154,352.41

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

TAX I.D. #4366-11-76-0868

ALL THAT CERTAIN Lot or piece of ground with the two-story brick dwelling house thereon erected, situate on the South side of Penn Avenue, formerly called Market Street, between Reber Street and Church Street, in the Borough of Wernersville, County of Berks, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by aforesaid Penn Avenue;

ON the East by property now or late of William Knorr;

ON the South by a twenty feet wide alley; and

ON the West by property now or late of Paul Boyer.

CONTAINING in front on said Penn Avenue a width of 24 feet, more or less, and in depth of equal width throughout to aforesaid twenty feet wide alley of 160 feet, more or less.

BEING KNOWN AS: 252 East Penn Avenue,

12/25/2014

Vol. 107, Issue 13

Wernersville, Pennsylvania 19565.

TITLE TO SAID PREMISES is vested in Timmie L. Wagner and Beth R. Wagner, husband and wife, by Deed from Tim Wagner, also known as Timmie L. Wagner dated August 9, 2002 and recorded November 4, 2002 in Deed Book 3637, Page 0112.

To be sold as the property of Timmie L. Wagner and Beth R. Wagner

No. 14-12918

Judgment Amount: \$214,060.25

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

PREMISES A

ALL THAT CERTAIN Lot or parcel of land situate in the Township of Muhlenberg, County of Berks, and Commonwealth of Pennsylvania, being Lot No. 15 as shown on the Final Plan of 'Willingham Park, recorded in Plan Book Volume 165, Page 41, Berks County Records and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the northeastern right-of-way line of Willingham Avenue (53 feet wide), said point being a corner of Lot No. 16 as shown on the aforesaid Plan of Willingham Park; thence extending in a northeasterly direction along said Lot No. 16 by a line radial with the line to be described last, a distance of 202.85 feet to a point in line of residue lands now or late of Heritage Investment Group, Ltd. as shown on the aforesaid Plan of Willingham Park; thence extending in a southeasterly direction along said residue lands by a line having an interior angle of 55 degrees 24 minutes 10 seconds with the last described line, a distance of 111.73 feet to a point a corner of Lot No. 14 as shown on the aforesaid Plan of Willingham Park; thence extending in a southwesterly direction along said Lot No. 14 by a line having an interior angle of 108 degrees 21 minutes 58 seconds with the last described line, a distance of 152.53 feet to a point on the northeastern right-of-way line of Willingham Avenue; thence extending in a northwesterly direction along said right-of-way line by a line along the arc of a curve deflecting to the left, having a radius of 176.50 feet, a central angle of 16 degrees 13 minutes 52 seconds and a distance along the arc of 50.00 feet to a point, the place of beginning.

CONTAINING in area 13,031.69 square feet of land, more or less.

PREMISES B

PURPART 1

ALL THAT CERTAIN Lot or parcel of land situate in Township of Muhlenberg, County of Berks, and Commonwealth of Pennsylvania, being Lot No. 15A as shown on the Resubdivision Final Plan of Willingham Park, prepared by Mast Engineering Co., Inc. dated April 28, 1989, Drawing No. D-12168-1, last revised August 24, 1993 and recorded in Plan Book Volume 199, Page 47, Berks County Records and being more

fully bounded and described as follows, to wit:

BEGINNING at a point on the northeastern side of Lot No. 15 as shown on the aforesaid Resubdivision Final Plan of Willingham Park, said point being a corner of Lot No. 16A; thence extending in a northeasterly direction along said Lot No. 16A by a line having an interior angle of 124 degrees 35 minutes 50 seconds with the line to be described last, a distance of 125.22 feet to a point in line of lands of Reading Railroad; thence extending in a southeasterly direction along said lands of Reading Railroad by a line having an interior angle of 60 degrees 00 minutes 46 seconds with the last described line, a distance of 117.78 feet to a point marked by an iron pin; thence continuing in a southeasterly direction along said lands of Reading Company by a line having an interior angle of 170 degrees 17 minutes 15 seconds with the last described line, a distance of 29.03 feet to a point, a corner of Lot No. 14A; thence extending in a southwesterly direction along said Lot No. 14A by a line having an interior angle of 113 degrees 28 minutes 07 seconds with the last described line, a distance of 115.86 feet to a point, a corner of Lot No. 15; thence extending in a northwesterly direction along said Lot No. 15 by a line having an interior angle of 71 degrees 38 minutes 02 seconds with the last described line, a distance of 111.73 feet to a point, the place of beginning.

CONTAINING in area 14,216.72 square feet of land, more or less.

SUBJECT to a 20 foot wide easement as shown on aforementioned Plan. Also subject to underground pipe line easement as shown on the aforementioned Plan.

PURPART 2

ALL THAT CERTAIN Lot or parcel of land situate in the Township of Muhlenberg, County of Berks, and Commonwealth of Pennsylvania, being Lot No. 16A as shown on the Resubdivision Final Plan of Willingham Park, prepared by Mast Engineering Co., Inc. dated April 28, 1989, Drawing No. D-12168-1, last revised August 24, 1993 and recorded in Plan Book Volume 199, Page 47, Berks County Records and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the northeastern side of Lot No. 16 as shown on the aforesaid Resubdivision Final Plan of Willingham Park, said point being a corner of lands of Corp. of the Presiding Bishop of The Church of Jesus Christ of the Latter Day Saints; thence extending in a northeasterly direction along said lands by a line having an interior angle of 88 degrees 22 minutes 21 seconds with the line to be described last, a distance of 100.00 feet to a point marked by an iron pin in line of lands of Reading Railroad; thence extending in and southeasterly direction along said lands of Reading Railroad by a line having an interior angle of 96 degrees 14 minutes 15 seconds with the last described line, a distance of 38.77 feet to a point, a corner of Lot No. 15A; thence extending in a southwesterly direction

12/25/2014

Vol. 107, Issue 13

along said Lot No. 15A by a line having an interior angle of 119 degrees 59 minutes 14 seconds with the last described line a distance of 125.22 feet to a point, a corner of Lot No. 16; thence extending in a northwesterly direction along said Lot No. 16 by line having an interior angle of 55 degree 24 minutes 10 seconds with the last described line, a distance of 112.58 feet to a point, the place of beginning.

CONTAINING in area 7,728.92 square feet of land, more or less.

SUBJECT to a 20 feet wide easement as shown on the aforementioned Plan. Also subject to an underground pipe line easement as shown on the aforementioned Plan.

TITLE TO SAME PREMISES IS VESTED IN Andrea J. Haas and Justin Englebach, as joint tenants with the right of survivorship and not tenant in common, by Deed from Andrea J. Haas, dated 05/25/1999, recorded 06/08/1999 in Book 3085, Page 2153

BEING KNOWN AS 3629 Willingham Avenue, Reading, PA 19605-1157.

Residential property

TAX PARCEL NO. 66-5309-14-42-0524

TAX ACCOUNT: 66172734

SEE Deed Book 3085 Page 2153

To be sold as the property of Justin S. Englebach a/k/a Justin Englebach, Andrea J. Haas.

No. 14-12974

Judgment: \$184,289.94

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

TAX I.D. #61-5421-1701-0296

ALL THAT CERTAIN Lot or tract of ground situate in Maiden Creek Township, Berks County, Pennsylvania (bounded and described according to a Final Plan of Blandon Meadows IV- Phase 4 Part 2 and Part 3 recorded in Plan Book Volume 161 Page 19, Berks County Records, as follows:

BEGINNING at a point on the Northeast side of Sooner Lane (53 feet wide), a corner in common with Lot 147 on the abovementioned Plan, thence northwesterly along the northeast side of Sooner Lane the following two courses and distances: (1) North 37° 00' 00" West a distance of 41.88 feet to a point, and (2) along the arc of a circle curving to the right having a radius of 973.50 feet, an arc distance of 29 feet to a point, a corner in common with Lot No. 145 on the above mentioned Plan. Thence along Lot No. 145 North 45° 42' 25" East a distance of 138.37 feet to a point on line of Lot No. 140 on the above mentioned Plan. Thence along Lot No. 140 in and through a 20 foot storm water easement South 30° 22' 36" East a distance of 60.94 feet to a point a corner in common with the above mentioned Lot No. 147; Thence along Lot No. 147 South 50° 37' 25" West a distance of 141.93 Feet to a point on the Northeast side of Sooner Lane the piece of beginning.

BEING LOT NO. 2146 on the abovementioned Plan

BEING KNOWN AS: 313 Sooner Lane, Blandon, Pennsylvania 19510.

TITLE TO SAID PREMISES is vested in George J. Newton by Deed from Matthew E. Woods and Kristine W. Woods, husband and wife dated October 23, 2001 and recorded December 6, 2001 in Deed Book 3441, Page 1673.

To be sold as the property of George J. Newton

No. 14-1320

Judgment Amount: \$93,153.19

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground, together with the two and one-half story brick dwelling house thereon erected, situate at the Northwest corner of Pike and Linden Streets, being No. 1400 Linden Street in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the intersection of the Northern, building line of said Pike Street with the Western building line of said Linden Street; thence extending West along the Northern building line of said Pike Street; a distance of ninety feet (90') to the East side of a fifteen (15') wide alley; thence extending North along the same, a distance of thirty feet (30') to a point; thence extending East at right angles to last described line, a distance of ninety feet (90') to the Western building line of said Linden Street; thence extending South along the same, a distance of thirty feet (30') to a point, the place of BEGINNING.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1400 Linden Street, Reading, PA 19604

TAX PARCEL #17531730273981

ACCOUNT: 17457400

SEE Deed Book Instrument #2011017356

PAGE INSTRUMENT #2011017356

Sold as the property of: Kevin T. O'Brien

No. 14-13565

Judgment Amount: \$217,210.00

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or parcel of land, situate in Colebrookdale Township, Berks County, Pennsylvania, as shown on Final Plan of Brookview, dated 6/7/1971, made by Gibbons and Hat, Inc., recorded in Plan Book Volume 33, Page 20, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Queen Anne Drive (50 feet wide), said point being a corner in common with Lot 98 of said Plan; thence extending in a Southwesterly direction along the Northwesterly side Queen Anne Drive, by a line forming an interior angle of 90 degrees with the line to be described last, a distance of 67.00 feet to a point, a corner in common with Lot 96 of said Plan; thence

12/25/2014

Vol. 107, Issue 13

leaving Queen Anne Drive and extending in a Northwesterly direction along said Lot 96, forming an interior angle of 90 degrees with the said Northwesterly side of Queen Anne Drive, a distance of 125.00 feet to a point in line of a proposed recreation area, as shown on said Plan; thence extending in a Northeasterly direction along the same by a line forming an interior angle of 90 degrees with the last described line, a distance of 67.00 feet to a point, a corner in common with the aforementioned Lot 98 of said Plan; thence extending in a Southeasterly direction along said Lot 98, by a line forming an interior angle of 90 degrees with the last described line, a distance of 125.00 feet to the point and place of beginning.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 7 Queen Anne Drive, Boyertown, PA 19512

TAX PARCEL #38538710354715

ACCOUNT: 38050650

SEE Deed Book 05234, Page 1931

Sold as the property of: Stacy Gorman

No. 14-1399

Judgment: \$46,743.07

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

TAX I.D. #14530750751001

ALL THAT CERTAIN two-story brick dwelling house and the Lot or piece of ground on which the same is erected, situate on the East side of Rose Street, between Douglass and Windsor Streets being Number 847, in the Reading City, County of Berks, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING AT A POINT on the East side of Rose Street, one hundred twenty feet (120') South of and from the southern building line of Windsor Street; thence East along the southern line of a ten feet wide alley fourteen feet four inches (14' 4"); thence West along property now or late of Edward G. Scholl one hundred feet (100') to said Rose Street; thence along the eastern side of said Rose Street fourteen feet four inches (14' 4") to the place of beginning.

CONTAINING IN FRONT on said Rose Street fourteen feet four inches (14' 4") and in depth one hundred feet (100').

BEING KNOWN AS: 847 Rose Street, Reading, Pennsylvania 19601.

TITLE TO SAID PREMISES is vested in Maria M. Leonardo by Deed from Christopher Hawkes and Betty J. Smith dated October 30, 2006 and recorded November 8, 2006 in Deed Book 05007, Page 1014.

To be sold as the property of Maria M. Leonardo

No. 14-14263

Judgment Amount: \$49,817.16

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

BEING PARCEL NUMBER 03-5316-21-09-8162

ALL THAT CERTAIN two-story brick dwelling house together with the Lot or piece of ground upon which the same is erected, situate on the North side of Chestnut Street, No. 1033, between South Tenth and South Eleventh Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded on the North by property of Jeremiah Shirk and Elizabeth M., his wife, on the South by said Chestnut Street, on the East by property of Joseph Grossman, Sr., and on the West by property of Jeremiah Shirk and Elizabeth M., his wife.

CONTAINING in front along said Chestnut Street 14.18 feet and in the rear along property of Jeremiah Shirk and Elizabeth M., his wife, 13.80 feet and in depth 59.45 feet.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1033 Chestnut Street, Reading, PA 19602

TAX PARCEL #03531621098162

ACCOUNT: 03308855

SEE Deed Book 05244, Page 0094

Sold as the property of: Alex Munoz

No. 14-14332

Judgment: \$165,857.75

Attorney: Andrew J. Marley, Esquire

ALL THAT CERTAIN message, tenement and two adjoining lots of ground upon which the same is erected, situate in the Township of Spring (formerly the Borough of West Lawn), Berks County and Commonwealth of Pennsylvania, designated as Nos. 627 and 628 on a certain Plan or Draft of Lots known as West Lawn, bounded and described as follows:

BEGINNING at a point, a corner on the western side of Woodside Avenue in line of Lot No. 626, thence along said Lot No. 626 westward one hundred forty-one feet and six inches to a point, a corner in the eastern line of a fifteen feet alley; thence along the eastern line of said alley northward fifty feet to a point, a corner of Lot No. 629; thence along the same eastward one hundred and forty-two feet three inches to a point in the western side of said Woodside Avenue; thence southward along the same fifty feet to the place of beginning.

CONTAINING seven thousand and ninety-three and three-quarters square feet of land, more or less.

AND PURSUANT TO an Order entered 12/29/2008 in the United States Bankruptcy Court for the Eastern District of Pennsylvania to No. 08-21664-ref, Giuseppe Piraino and Norina Piraino were authorized to sell 108 Woodside Avenue, Spring Township, Berks County, PA free and clear of liens, encumbrances, and other interests to Raul E. Tolentino.

12/25/2014

Vol. 107, Issue 13

BEING the same premises which Giuseppe Piraino, by his agent Norina Piraino and Norina Piraino, husband and wife, by Deed dated December 31, 2008 and recorded January 8, 2009 in the Office of the Recorder of Deeds in and for Berks County in Deed Instrument Number 2009000809, granted and conveyed unto Raul E. Tolentino.

TAX PARCEL 80438612972398

MAP PIN 438612972398

BEING KNOWN AS 108 Woodside Avenue, West Lawn, PA 19609

To be sold as the property of Raul E. Tolentino

No. 14-14865

Judgment Amount: \$169,166.19

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground, together with the detached brick dwelling house thereon erected, located at the Southeast corner of Olive and Exeter Streets, being No. 1621 Olive Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point formed by the Southern building line of Exeter Street with the Eastern building line of Olive Street, thence extending East along said Southern building line of Exeter Street, a distance of one hundred fifty-four feet (154 feet), seven and three-quarter inches (7 3/4 inches) to the Western side of a fifteen foot (15 foot) wide alley; thence extending along the Western boundary of said alley in a Southwesterly direction, a distance of sixty-six feet (66 feet) one-quarter inch (1/4 inch) to a point; thence extending West at right angles to Olive Street, a distance of one hundred twenty-seven feet (127 feet) one and three-eighths (1-3/8 inches) to a point in the Eastern building line of said Olive Street; thence extending North along said Eastern building line of Olive Street, a distance of sixty feet (60 feet) to a point, the place of Beginning.

TITLE TO SAID PREMISES IS VESTED IN Carmen Labrador, by Deed from Nancy C. Kaucher, dated 01/14/2010, recorded 01/20/2010 in Instrument Number 2010002436.

BEING KNOWN AS 1621 Olive Street, Reading, PA 19604-1729.

Residential property

TAX PARCEL NO.: 17531723396453

TAX ACCOUNT: 17560250

SEE Deed Book 2010 Page 2436

To be sold as the property of Carmen Labrador.

No. 14-15164

Judgment Amount: \$42,115.12

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or parcel of land situate in Rockland Township, Berks County, Pennsylvania, bounded and described according

to a Final Plan of Brandywine Crossing recorded in Plan Book 267 Page 17, Berks County Records, as follows:

BEGINNING at a point on the cul-de-sac of Black Bear Run, a corner in common with Lot 3 on the abovementioned Plan, thence along Lot 3 the following two courses and distances: (1) North 00 degree 00 minute 00 second East a distance of 50.00 feet to a point, and (2) North 55 degrees 11 minutes 40 seconds East a distance of 143.76 feet to a point on line of lands now or late of Steven L. Smith and Mary Jo Carabello; thence along the same the following four courses and distances: (1) South 34 degrees 48 minutes 20 seconds East a distance of 46.03 feet to a point, (2) North 86 degrees 53 minutes 30 seconds East a distance of 258.80 feet to a point, (3) South 07 degrees 16 minutes 00 second East a distance of 244.60 feet to a point, and (4) North 83 degrees 01 minute 35 seconds East a distance of 227.37 feet to a point, a corner in common with lands now or late of Dennis J. Reider and Patricia Reider; thence along the same and along lands now or late of James E. Ludwig, Jr. and Diann I. Ludwig South 38 degrees 51 minutes 45 seconds West a distance of 325.92 feet to a point on line of lands now or late of Dennis B. Schaeffer and Violet M. Schaeffer; thence along the same North 73 degrees 05 minutes 00 second West a distance of 348.03 feet to a point, a corner in common with Lot 5 on the abovementioned Plan; thence along Lot 5 North 31 degrees 27 minutes 36 seconds West a distance of 173.58 feet to a point on the cul-de-sac of Black Bear Run; thence along the same on the arc of a circle curving to the left having a radius of 60.00 feet an arc distance of 282.74 feet to the point and place of Beginning. CONTAINING 4.087 acres (gross).

BEING Lot 4 on the abovementioned Plan.

TITLE TO SAID PREMISES IS VESTED IN Luckana Martinez, by Deed from Quest Land Development, LLC., dated 08/30/2007, recorded 09/12/2007 in Book 5219, Page 680.

BEING KNOWN AS 16 Black Bear Run, Fleetwood, PA 19522-9081.

Residential property

TAX PARCEL NO: 75544104637255

TAX ACCOUNT: 75000293

SEE Deed Book 5219 Page 680

To be sold as the property of Luckana Martinez.

No. 14-15169

Judgment Amount: \$60,587.05

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house with mansard roof and the Lot or piece of ground upon which the same is erected.

SITUATE on the South side of Muhlenberg Street, being Number 1328 between Thirteenth and Fourteenth Streets, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows to wit:

12/25/2014

Vol. 107, Issue 13

ON the North by said Muhlenberg Street: On the East by property now or late of William E. Hauf; and on the South and West by property now or late of G. Frederick Mertz and Johanna H., his wife and John F. Christman and Caroline M. Christman, his wife.

CONTAINING in front or width on said Muhlenberg Street, East and West, fourteen (14) feet more or less and in depth, North and South, of an equal width 100 feet more or less.

ACCOUNT NO. 524050.

TITLE TO SAID PREMISES IS VESTED IN Doris Nolan, by Deed from Stephen E. DePalantino and Christine M. DePalantino, h/w and Duncan F. Swezey and Laura F. Swezey, h/w, dated 06/30/2000, recorded 07/11/2000 in Book 3218, Page 242.

BEING KNOWN AS 1328 Muhlenberg Street, Reading, PA 19602-2126.

Residential property

TAX PARCEL NO. 16-5316-30-28-4160

TAX ACCOUNT: 16524050

SEE Deed Book 3218 Page 242

To be sold as the property of Doris Nolan.

No. 14-15170

Judgment Amount: \$126,329.48

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and stone from and mansard roof and lot of ground situate on the North side of Douglass Street, being No. 203 Douglass Street, between North Second and Thorn Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded:

ON the North by property now or late of Samuel F. Blatt;

ON the West by property now or late of Edwin Delong;

ON the East by property now or late of Edith E. Sharman; and

ON the South by said Douglass Street.

CONTAINING in front or width on said Douglass Street sixteen feet and three inches and in depth of that width one hundred and thirty feet. The Western boundary line of the above described property being twenty-five feet three inches East of the Eastern building line of said Second Street.

TITLE TO SAID PREMISES IS VESTED IN Gokhan G. Hos, by Deed from William J. Moyer, Jr. and Frances Pascuzzi-Moyer, dated 03/13/2007, recorded 05/29/2007 in Book 5144, Page 1351.

BEING KNOWN AS 203 Douglass Street # 2, a/k/a 203 Douglass Street, Reading, PA 19601-2511.

Residential property

TAX PARCEL NO: 14530758642783

TAX ACCOUNT: 14345525

SEE Deed Book 5144 Page 1351

To be sold as the property of Gokhan G. Hos.

No. 14-15271

Judgment: \$304,205.69

Attorney: George J. Shoop, Esquire

ALL THAT CERTAIN tract or parcel of land situate in the rear of property belonging to Robert A. Sproesser, Harry R. Sproesser and Martha M. Sproesser, his wife, and Harry L. Sproesser and Evelyn K. Sproesser, his wife, just West of Macadam Township Road T-766, known as Zion's Church Road being approximately .2 mile Southwest of the Village of Windsor Castle in the Township of Windsor, County of Berks and State of Pennsylvania, being bounded and more fully described as follows, to wit:

BEGINNING at an iron pin, said corner being the Northeast corner of herein described Lot and also being the Northwest corner of property belonging to Robert A. Sproesser, thence;

(1.) along property belonging to Robert A. Sproesser and Harry R. Sproesser and Martha M. Sproesser, his wife, South five degrees eighteen minutes West (S. 5° 18' W.) two hundred forty-five feet (245.00') to an iron pin, a common corner of property belonging to Harry R. Sproesser and Martha M. Sproesser, his wife, and property of Harry L. Sproesser and Evelyn K. Sproesser, his wife, thence;

(2.) along property belonging to Harry L. Sproesser and Evelyn K. Sproesser, his wife, South twenty-one degrees forty-five minutes West (S. 21° 45' W.) one hundred fifty-five and four hundredths feet (155.04') to an iron pin, a corner of property belonging to Harry L. Sproesser and Evelyn K. Sproesser, his wife, thence;

(3.) along other property belonging to Leroy W. Dietrich, the three (3) following courses and distances, viz:

(a.) North eighty degrees fifty minutes West (N. 80° 50' W.) eighty-one feet (81.00') to an iron pin, thence;

(b.) North six degrees ten minutes twenty-eight seconds East (N. 6° 10' 28" E.) three hundred seventy-three and five hundredths feet (373.05') to an iron pin, thence;

(c.) North eighty-eight degrees East (N. 88° 00' E.) one hundred twenty feet (120.00') to the place of BEGINNING.

CONTAINING: one (1.000) Acre.

BEING the same premises which Leroy W. Dietrich, a single man, by Deed dated June 15, 1978, and recorded on June 19, 1978, in the Office of the Recorder of Deeds in and for the County of Berks, Commonwealth of Pennsylvania in Record Book 1738, Page 300, granted and conveyed unto Harry R. Sproesser and Martha M. Sproesser, his wife.

MORE COMMONLY KNOWN AS: Zion's Church Road, Hamburg, PA 19526

TAX PARCEL NUMBER: 94540403320766.

To be sold as the property of Harry R. Sproesser and Martha M. Sproesser.

12/25/2014

Vol. 107, Issue 13

No. 14-15311

Judgment Amount: \$267,447.55

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or parcel of ground situate in Cumru Township, Berks County, Pennsylvania bounded and described according to a Plan of 'Grings Hill Estates Section 4 Revised' recorded in Plan Book 301, Page 227, Berks County Records, as follows:

BEGINNING at a point on the South side of Matthew Drive (60 feet wide) a corner in common with Lot 10 on the abovementioned Plan; thence Easterly along the South side of Matthew Drive the following two courses and distances: (1) along the arc of a circle curving to the right having a radius of 377.00 feet an arc distance of 14.39 feet to a point, and (2) North 86 degrees 43 minutes 09 seconds East a distance of 53.61 feet to a point a corner in common with Lot 8 on the abovementioned Plan; thence along the same South 03 degrees 16 minutes 51 seconds East a distance of 137.14 feet to a point in line of lands now or late of Dennis G Lengel; thence along the same South 86 degrees 43 minutes 09 seconds West a distance of 68.00 feet to a point a corner in common with the aforementioned Lot 10; thence along Lot 10 North 03 degrees 16 minutes 51 seconds West a distance of 136.86 feet to the point and place of Beginning

CONTAINING 9,324 square feet.

BEING Lot 9 on the abovementioned Plan.

TITLE TO SAID PREMISES IS VESTED IN Craig L. Eberhart and Susan L. Frymoyer, by Deed from GG & F Construction, Inc., dated 03/21/2008, recorded 04/09/2008 in Book 5335, Page 1546.

BEING KNOWN AS 129 Matthew Drive, Sinking Spring, PA 19608-9418.

Residential property

TAX PARCEL NO. 39-4385-14-43-8811

TAX ACCOUNT: 39000434

SEE Deed Book 5335 Page 1546

To be sold as the property of Susan L. Frymoyer, Craig L. Eberhart.

No. 14-1535

Judgment: \$282,835.51

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

TAX I.D. #33-5387-20-90-2829

ALL THAT CERTAIN Lot or piece of ground with a two-story brick dwelling house and store with mansard roof and butchering establishment thereon erected, situate on the South side of East Philadelphia Avenue, in the Borough of Boyertown, County of Berks, and State of Pennsylvania, bounded and described as follows, to wit: (Being #114/116 East Philadelphia Avenue).

BEGINNING at a point on building range of East Philadelphia Avenue, thence Southwesterly along land now or late of John A. Hadjidemetri one hundred thirteen feet more or less to a corner of a ten feet wide private alley and a corner of

land now or late of the said John A. Hadjidemetri; thence eastwardly thirty-six feet and one inch to property now or late of P. & R. Railroad Company (Colebrookdale Branch); thence Northwardly along same one hundred thirteen feet to building range to said East Philadelphia Avenue, thence along the same Westwardly thirty-five feet and one inch to the place of beginning.

ALSO GRANTING and confirming unto the said Grantee, his heirs and assigns, the full and uninterrupted use, liberty, and privilege of a certain open alley sixteen feet wide extending from Chestnut Street Eastward along the rear of formerly Harrison Houck's now or late William B. Keely's property to said road, together with the full and undisturbed use, liberty and privilege of an alley-way or passage over a certain Lot of ground situated immediately at the rear and adjoining above described tract of land, having a width of twenty feet from the railroad to formerly Houck's barn, now or late William B. Keely's property, and depth of fifty-two feet from the middle of said sixteen feet alley to the rear end of above described premises, with free ingress, egress and regress to and for the said Grantee, his heirs and assigns, tenants and under-tenants and occupiers of said premises above described, at all times and seasons of the year, in common with him, the said Harrison W. Houck, his heirs and assigns and his tenants and occupiers.

ALSO, ALL THAT CERTAIN Lot or piece of ground situate in the Borough of Boyertown, County of Berks, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the Westerly side of Philadelphia Avenue, said point being located twenty-three feet measured at right angles in a Northwestern direction from the center line of the Colebrookdale Branch of the Railroad of Reading Company, thence South fifty-two degrees fifty-one minutes West through lands of Reading Company, parallel with and twenty-three feet distance Northwestwardly from said center line, one hundred sixty-one and one-tenth feet to the Easterly side of a certain alley; thence North thirty-nine degrees ten minutes West along said Easterly side of alley five and nineteen one-hundredths feet to a corner; thence North fifty degrees fifty minutes East along the line dividing lands of Earl F. Dotterer, and wife, and Ralph A. Stauffer, and wife, from lands of Reading Company one hundred sixty-one feet to the Westerly side of Philadelphia Avenue; thence South thirty-nine degrees ten minutes East along said Westerly side of Philadelphia Avenue ten and eighty-six one-hundredths feet to the point of beginning.

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

BEING KNOWN AS: 116 East Philadelphia Avenue, Boyertown, Pennsylvania 19512.

TITLE TO SAID PREMISES is vested in Carmelo Leggio and Jole Leggio by Deed from Ruth A. Dierolf, single woman and John

12/25/2014

Vol. 107, Issue 13

F. Dierolf, Jr., single man, dated May 21, 2001 and recorded June 13, 2001 in Deed Book 3349, Page 1000.

To be sold as the property of Carmelo Leggio and Jole Leggio

No. 14-16322

Judgment: \$134,131.68

Attorney: Leon P. Haller, Esquire

ALL THAT CERTAIN Lot or piece of ground, together with the two-story, stucco dwelling house erected thereon, being No. 2174 Reading Avenue, situate at the Southeast corner of Reading and West Lawn Avenues (being Lot No. 1 and part of Lot No. 2 on Plan of Lots laid out by George Neizel and dated May 1923), in the Village of West Lawn, Spring Township, Berks County, Pennsylvania, said Lot bounded and described as follows:

BEGINNING at a point being the Southeast corner of said Reading and West Lawn Avenues; thence East along said Reading Avenue forty feet eight and three-quarter inches (40' 8-3/4") to a point in Lot No. 2 of said Plan, property now or formerly of Ray Lerch; thence South along said property now or formerly of Ray Lerch one hundred forty feet (140') to a point in the North side of a fifteen feet (15') wide alley; thence West along said alley thirty-four feet ten and one-half inches (34' 10-1/2") to a point in the East side of said West Lawn Avenue; thence North along said West Lawn Avenue one hundred forty feet one and one-half inches (140' 1 1/2 ") to a point being the place of BEGINNING.

HAVING THEREON ERECTED a dwelling house known as: 2174 Reading Avenue, West Lawn, PA 19609

PARCEL I.D. 80439609064452

PIN 4396-09-06-4452

BEING the same premises which Diane L. Xavios now known as Diane Essick by Deed dated December 16, 2009 and recorded December 18, 2009, in the Recorder of Deeds Office in and for Berks County, Pennsylvania, at Instrument No. 2009058452, granted and conveyed unto Kyle E. Fadigan.

To be sold as the property of Kyle E. Fadigan

No. 14-16507

Judgment Amount: \$111,611.85

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house with mansard roof and two-story brick back building attached, together with the Lot of ground upon which the same are erected, situate on the East side and known as No. 321 North Sixth Street, between Elm and Buttonwood Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded:

ON the North by property now or late of Evan L. Shomo,

ON the South by property now or late of

Thomas B. O'Brien,

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

ON the West by North Sixth Street.

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

TITLE TO SAID PREMISES IS VESTED IN Eddie Gonzalez, by Deed from Berks County Mortgage Company, Inc., a PA Corporation and Mario Uceta, as equitable owner and Ana V. Mosquera, as equitable owner, dated 07/20/2005, recorded 09/02/2005 in Book 4660, Page 1316.

BEING KNOWN AS 321 North 6th Street, Reading, PA 19601-3036.

Residential property

TAX PARCEL NO. 07-5307-75-82-4188

TAX ACCOUNT: 07087700

SEE Deed Book 04660 Page 1316

To be sold as the property of Eddie Gonzalez.

No. 14-16511

Judgment Amount: \$41,562.80

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN three-story brick dwelling house and Lot or piece of ground upon which the same is erected, situate on the West side of North Tenth Street, No. 730, between Oley and Douglass Streets, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of Gideon Breidegam;

ON the South by property now or late of Charles Smith;

ON the East by said North Tenth Street; and

ON the West by a twenty feet wide alley.

CONTAINING in front on said North Tenth Street, North and South, 15 feet, and in depth to said twenty feet wide alley, 100 feet.

TITLE TO SAID PREMISES IS VESTED IN Barry J. Fisher and Elke Fisher, his wife, by Deed from Jane E. Delong, surviving trustee, dated 02/26/1991, recorded 02/27/1991 in Book 2194, Page 574.

BEING KNOWN AS 730 North 10th Street, Reading, PA 19604-2502.

Residential property

TAX PARCEL NO. 12-5317-53-04-4387

TAX ACCOUNT: 12141400

SEE Deed Book 2194 Page 574

To be sold as the property of Barry J. Fisher, Elke Fisher.

No. 14-16626

Judgment Amount: \$108,067.32

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THOSE CERTAIN Lots or pieces of ground situate in Lower Alsace Township, County of Berks and Commonwealth of Pennsylvania, as shown by the Map or Plan surveyed by E. Kurtz Wells, C. E., bearing date April 1915

12/25/2014

Vol. 107, Issue 13

and recorded in the Recorder's Office of Berks County, Pennsylvania in Plan Book Volume 1, Page 35 and laid out by McIlvain Bowman Realty Company and known as Sylvan Dell, more particularly bounded and described as follows:

LOT Nos. 15 and 16 situate on the southeast side of Oak Lane, between Carsonia and Roosevelt Avenue on said Plan, bounded:

ON the northeast by Woodside lots;
ON the southeast by Lot No. 17;
ON the southwest by Oak Lane; and
ON the northwest by Lot No. 14.

CONTAINING in front along Oak Lane, forty feet, more or less, and in depth one hundred twenty feet, more or less, to said Woodside lots.

TITLE TO SAID PREMISES IS VESTED IN Irene Caraballo, by Deed from Jesse M. Duffy and Sherry V. Duffy, h/w, dated 09/04/2008, recorded 09/05/2008 in Book 5413, Page 1039.

BEING KNOWN AS 105 Oak Lane, Reading, PA 19606-1340.

Residential property

TAX PARCEL NO: 23532714341087

TAX ACCOUNT: 23099600

SEE Deed Book 5413 Page 1039

To be sold as the property of Irene Caraballo.

No. 14 16774

Judgment Amount: \$165,802.73

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN messuage, tenement and tract of land with the buildings, thereon erected, situate in Greenwich Township, Berks County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the middle of an abandoned road, thence in and along the said road, South 4-1/4 degrees East 318 feet to a point in the said road, thence South 87-1/2 degrees West 17 feet to a point 16-1/2 feet from the center of a concrete highway leading from Kutztown to Krumsville, thence along the right of the said Highway North 16-3/4 degrees West 310-2/10 feet to an iron pin, at the said right of way, thence along the land about to be conveyed to Harold and Helen Buck North 75 degrees 50 minutes East 84-7/10 feet to the place of beginning, an iron pin being set back 20 feet to a hickory tree.

CONTAINING 15,994 Square Feet.

TITLE TO SAID PREMISES IS VESTED IN Richard A. Bowdy and Rhonda L. Bowdy, by Deed from Dane C. Synnestvedt, dated 07/31/2006, recorded 08/04/2006 in Book 4938, Page 1128.

BEING KNOWN AS 1233 Krumsville Road, Lenhartsville, PA 19534-9217.

Residential property

TAX PARCEL NO. 45-5435-04-93-2435

TAX ACCOUNT: 45040400

SEE Deed Book 4938 Page 1128

To be sold as the property of Richard A. Bowdy, Rhonda L. Bowdy.

No. 14-16778

Judgment Amount: \$170,411.06

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of land situate in Caernarvon Township, Berks County, Pennsylvania, as shown on the Plan of Highcroft Estates recorded in Berks County in Plan Book 247 Page 24, more fully bounded and described as follows, to wit:

BEGINNING at a point on the Northeasterly side of Oxford Drive, a corner of Lot No. 58 on said Plan; thence along said Oxford Drive, North 64 degrees 44 minutes 21 seconds West, 75.00 feet to a point, a corner of Lot No. 60 on said Plan; thence along same, North 25 degrees 15 minutes 39 seconds East, 128.42 feet to a point in line of Lot No. 49 on said Plan; thence along same and Lot No. 50 on said Plan, South 64 degrees 44 minutes 21 seconds East, 75.00 feet to a point, a corner of said Lot No. 58; thence along same, South 25 degrees 15 minutes 39 seconds West, 128.42 feet to the above first mentioned point and place of beginning.

BEING Lot No. 59 as shown on the above mentioned Plan.

TITLE TO SAID PREMISES IS VESTED IN William G. Taylor and Arnetta M. Taylor, h/w, by Deed from Heritage-Highcroft Estates, L.P., dated 04/18/2003, recorded 04/25/2003 in Book 3747, Page 105.

THE SAID William G. Taylor died on 4/7/11, vesting sole ownership in Arnetta M. Taylor as surviving tenant by the entirety.

BEING KNOWN AS 17 Oxford Drive, Morgantown, PA 19543-8835.

Residential property

TAX PARCEL NO: 35532002567875

TAX ACCOUNT: 35000688

SEE Deed Book 3747 Page 105

To be sold as the property of Arnetta M. Taylor.

No. 14-16780

Judgment Amount: \$39,486.69

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground together with the brick dwelling house erected thereon, situate on the western side of and known as No. 104 Virginia Avenue, between Fairmount Avenue and Washington Drive, in the Township of Exeter, County of Berks and State of Pennsylvania, being Lot No. 43 as shown on a Map or Plan of a Development of Building Lots known as 'Linstead, Section No. 1', (formerly Glamaur), as laid out by Richard H. Rhoads, and surveyed by Walter E. Spotts and Associates, Registered Professional Engineers and Land Surveyors, in May, 1956, which aforesaid Map or Plan is recorded in the Office of the Recorder of Deeds, in and for Berks County at Reading, Pennsylvania, in Plan Book Volume 16, Page 21, bounded on the North by Lot No. 42, upon which is erected No. 108 Virginia Avenue, on the East

12/25/2014

by the aforesaid Virginia Avenue (90 ft. wide), on the South by Lot No. 44, upon which is erected No. 100 Virginia Avenue, and on the West by the rear of Lot No. 11, Block No. 14, as laid out on the former Plan of Glamour, and a portion of the rear of Lot No. 29, upon which is erected No. 101 Fairmount Avenue, and being more fully bounded and described as follows, to wit:

BEGINNING at a corner in the western building line of Virginia Avenue, a distance of fifty feet no inches (50 feet 00 inches) northwardly from the beginning of a curve, having a radius of twenty feet (20 feet) connected the western building line of the aforesaid Virginia Avenue with the northern building line of Washington Drive; thence leaving and making a right angle with the aforesaid Virginia Avenue and in a westerly direction along Lot No. 44, upon which is erected No. 100 Virginia Avenue, a distance of one hundred forty feet no inches (140 feet 00 inches) to a corner in the rear of Lot No. 29, upon which is erected No. 101 Fairmount Avenue; thence in a northerly direction along same, and along the rear of Lot No. 11, Block No. 14, as laid out on the former Plan of Glamour, making a right angle with the last described line and passing through the center line of a ten feet (10 feet) wide reservation for public utilities, a distance of sixty feet no inches (60 feet 00 inches) to a corner; thence making a right angle with the last described line and in an easterly direction along Lot No. 42, upon which is erected No. 108 Virginia Avenue, a distance of one hundred forty feet no inches (140 feet 00 inches) to a corner in the western building line of the aforesaid Virginia Avenue; thence in a southerly direction along same, making a right angle with the last described line, a distance of sixty feet no inches (60 feet 00 inches) to the place of Beginning.

UNDER AND SUBJECT to restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN David J. Schaeffer and Melissa A. Schaeffer, h/w, by Deed from Henry Z. Moskal and Judy A. Moskal, h/w, dated 05/16/1997, recorded 06/25/1997 in Book 2842, Page 1547.

BEING KNOWN AS 104 Virginia Avenue, Reading, PA 19606-3643.

Residential property

TAX PARCEL NO. 43-5335-10-36-0952

TAX ACCOUNT: 43032389

SEE Deed Book 2842 Page 1547

To be sold as the property of David J. Schaeffer a/k/a David Schaeffer, Melissa A. Schaeffer a/k/a Melissa Ann Fiato a/k/a Melissa Schaeffer.

No. 14-17135

Judgment: \$4,966.41

Attorney: Ryan W. McAllister, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or piece of ground, with buildings and erected thereon, situate in Douglass Township, Berks County, Pennsylvania, bounded and described in accordance with a

Vol. 107, Issue 13

survey made by George F. Shaner, C.E., dated 7/15/1959, Numbered 2/6526-F, as follows, to wit:

BEGINNING at a corner of land, now or late, of Mahlon Frick, said point being in a public road leading from Pottstown to Pine Forge; thence along the Southern side of Frick's land North 61 degrees 20 minutes East 230.44 feet to a corner on the Western right of way of the Colebrookdale branch of the Reading Company; thence along said right of way South 44 degrees 50 minutes East 80.65 feet to a point of curvature; thence by a curve curving to the right having a radius of 1351.50 feet and the following chord bearing and lengths; South 44 degrees 41 minutes East 21.02 feet; and South 44 degrees 32 minutes East 104 feet to a corner of other lands of the Grantors; thence along the same South 60 degrees 46 minutes West 285.69 feet to a point in the aforesaid public road; thence in and along said road North 29 degrees 14 minutes 200.02 feet to the place of beginning.

CONTAINING 1 acre and 29 perches and being Lots 1 and 2 in the aforesaid Plan of Lots.

PARCEL NO. 41537504603524

SEE Deed Book 3345 Page 1530

BEING the same premises which Eric J. Weaknecht, Sheriff of Berks County, by indenture dated October 3, 2012, recorded on October 3, 2012 in the Berks County Recorder of Deeds Office, Instrument #2012041519, granted and conveyed unto Easy Mooves.com LLC.

To be sold as the property of Easy Mooves.com LLC

No. 14-17272

Judgment Amount: \$80,601.22

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN three-story brick dwelling house and the Lot or piece of ground whereon the same is erected, situate on the North side of Greenwich Street, No. 809, between North Eighth and Cedar Streets, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by a four feet six inches wide alley;

ON the East by property now or late of Alice A. Leinbach, being No. 311 Greenwich Street;

ON the South by said Greenwich Street; and

ON the West by property now or late of Ella S. Detwiler, being No. 807 Greenwich Street.

CONTAINING IN FRONT on said Greenwich Street 16 feet and in depth North and South, along the eastern line 91 feet 8 inches and along the western line 91 feet 3-1/4 inches, the eastern and western lines are parallel and the eastern line is 156 feet 4 inches West of the western building line of Cedar Street.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 809 Greenwich Street, Reading, PA 19601

TAX PARCEL #12530768935673

12/25/2014

ACCOUNT: 12405450
 SEE Deed Book 05217, Page 2219
 Sold as the property of: Jose Grullart-Urena

No. 14-1732

Judgment: \$75,164.76

Attorney: LeeAne O. Huggins, Esquire

ALL THAT CERTAIN dwelling House, No. 334, and the Lot or piece of ground upon which the same is erected, Situate on the West side of North Eleventh Street, between Elm and Buttonwood 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 Edward Pearson;

ON the East by North Eleventh Street;

ON the South by property now or late of Jacob Duser, Sr.; and

ON the West by a 10 feet wide alley.

CONTAINING in front on said North Eleventh Street, North and South, 20 feet and in depth East and West, 110 feet.

BEING the same premises which Kathleen Rhode, by Deed dated 7/12/07 and recorded 7/19/07 in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 5183, Page 301, granted and conveyed unto Winston R. Adames.

TAX PARCEL NO. 09531769120129

BEING KNOWN AS 334 North 11th Street, Reading, PA 19604

Residential Property

To be sold as the property of Winston R. Adames

No. 14-17466

Judgment Amount: \$89,489.58

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground, together with the one-story frame bungalow type dwelling house thereon erected.

SITUATE on the Westerly side of and being known as No. 1407 Bleeker Avenue, between Bellefonte Avenue and Milford Avenue, in the Borough of Kenhorst, County of Berks and State of Pennsylvania, being the Northerly 30 feet of Lot No. 374 and the Southerly 20 feet of Lot No. 375 as shown on a Map or Plan of "Ridge Park Addition", Section 3, as surveyed by E. Kurtz Wells, in April, 1927 and recorded in the Recorder's Office at Reading, Berks County of Pennsylvania, in Plan Book Vol. 8 Page 11, being more fully bounded and described as follows, to wit:

BEGINNING at a corner in the Western topographical building line of Bleeker Avenue a distance of 60 feet Southwardly from the Southwestern topographical building corner of the intersection of Bellefonte Avenue and Bleeker Avenue; thence in a Southwardly direction along

Vol. 107, Issue 13

the aforesaid Western topographical building line of Bleeker Avenue, a distance of 50 to a corner; thence leaving and making a right angle with the aforesaid Bleeker Avenue and in a Westerly direction along the residue portion of Lot No. 374 a distance of 110 feet to a corner in the Eastern side of a 15 feet wide alley; thence in a Northerly direction along same, making a right angle with the last described line, a distance of 50 feet to a corner; thence leaving and making a right angle with the aforesaid alley and in an Easterly direction along the residue portion of Lot No. 375 a distance of 110 feet to the place of beginning.

CONTAINING 5,500 square feet.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1407 Bleeker Avenue, Borough of Kenhorst, PA 19607

TAX PARCEL #54530506491735

ACCOUNT: 54001700

SEE Deed Book 2584, Page 569

Sold as the property of: Donna M. Bunting and Robert Bunting a/k/a Robert G. Bunting

No. 14-17478

Judgment Amount: \$141,473.59

Attorney: Shawn M. Long, Esquire

ALL THAT CERTAIN two-story brick dwelling house with mansard roof and the Lot or piece of ground, upon which the same is erected, situate on the West side of North 11th Street, being Number 214 North 11th Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BOUNDED on the North by property now or late of Mrs. Augustus Schmidt; on the East by said North 11th Street; on the South by property now or late of William H. Greth; and on the West by property now or late of John George Schumacher.

CONTAINING in front or width on said North 11th Street, North and South, 18 feet and in depth of an equal width East and West, 100 feet, more or less.

BEING PARCEL NO. 09531769110520

BEING THE SAME PREMISES which Kevin J. Myers, Dale R. Gresh, and Mitchell O. Fasnacht by his Power of Attorney/Agent Kevin J. Myers by Deed dated October 8, 2007 and recorded October 10, 2007 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania in Record Book 5237, Page 218, granted and conveyed unto Dale R. Gresh and Susanne A. Gresh, husband and wife.

To be sold as the premises of Dale R. Gresh and Susanne A. Gresh

No. 14-17690

Judgment: \$195,303.99

Attorney: Udren Law Offices, P.C.

ALL THAT CERTAIN parcel of ground or units, situate in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, as

12/25/2014

Vol. 107, Issue 13

set forth in that certain declaration of covenants, conditions, easements and restrictions for Woodgate Village, Section III, a Planned Community recorded with the Berks County Recorder of Deeds in Deed Book 4840 Page 2145, which has been submitted to the provisions of the Pennsylvania Planned Community Act, 68 PA C.S.A. Section 5101, et seq., as follows to wit:

BEING UNIT #24G as shown on said declaration

BEING PARCEL #43-5235-06-37-5630

ALL THAT CERTAIN LOT or tract of ground situated in Exeter Township, Berks County, Pennsylvania, being the exterior limits of Unit 24G as shown on a Plan set entitled in part "Land Development Plans prepared for Woodgate, Elliot Building Group" as prepared by Van Cleef Engineering Associates, dated January 21, 2005, said exterior unit limits also being shown on an Exhibit Plan, attached hereto and made a part hereof, entitled in part "Individual Unit Exhibit Plan-Building 24, Woodgate Section III" as prepared by Van Cleef Engineering Associates dated June 29, 2009 and being more particularly described as follows:

BEGINNING AT A POINT within the lands now or formerly of Harleysville National Bank & Trust (43-5325-06-37-2501), said point being located the following two courses and distances from a corner common to the lands now or formerly of Harleysville National Bank & Trust and lands now or formerly of Edward H. Connelly, III (43-5325-06-37-7554) and in line of lands now or formerly of Michael Heffner & Lori D. Maxton (43-5325-06-37-7618):

THENCE (1) along the land now or formerly of Heffner & Maxton and then along lands now or formerly of Neversink Road, Inc. (43-5326-06-38-2870), North 43° 28' 04" West, a distance of 141.89 feet to a point; thence (2) through the lands now or formerly of Harleysville National Bank & Trust, South 46° 31' 56" West, a distance of 97.58 feet to a corner of building 24 (Unit 24G), and from said point running; thence, along the face of Building 24 the following four (4) courses and distances, to wit:

(1) South 44° 26' 11" West, a distance of 38.00 feet to a point;

(2) North 45° 33' 49" West, a distance of 19.74 feet to a point;

(3) South 44° 26' 11" West, a distance of 4.00 feet to a point;

(4) North 45° 33' 49" West, a distance of 0.32 feet to a point at the projection of the center of the party wall between Units 24G and 24F; thence (5) along the center of the party wall between Units 24G and 24F, North 44° 26' 11" East, a distance of 42.00 feet to a point on the face of Building 24; thence (6) along the face of Building 24, South 45° 33' 49" East, a distance of 20.06 feet to the point of beginning.

CONTAINING a calculated area of 763 square

feet (0.018 acre).

AS DESCRIBED IN Mortgage Instrument Number 2009037247

BEING KNOWN AS: 2401 Orchard View Road, Reading, PA 19606

PROPERTY ID NO. 43-5325-06-37-5630

TITLE TO SAID PREMISES is vested in David Pendleton, a married man, by Deed from NVR, Inc., a Virginia Corporation, trading as Ryan Homes dated 07/31/2009 recorded 08/05/2009 in Deed Book

Instrument #2009037246.

To be sold as the property of: David Pendleton, a married man

No. 14-18609

Judgment: \$5,520.61

Attorney: Ryan W. McAllister, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN parcel of land located on the northwesterly side of Hill Church Road L.R. 06098 (Required R/W 33'-Ultimate R/W 60'), situated in Washington Township, Berks County, Pennsylvania, and being Lot #4. Described according to a Plan and Survey as prepared by John T. Aston, Registered Surveyor, Boyertown, PA, Plan No. 1365-1B dated March 15, 1985, as last revised. Bounded on the North by Lot 3 of the said Plan and by the land of Ernest G. and Martha F. Weller, on the East by the land of David G. and Susan P. Schaeffer, on the South by Hill Church Road and by the land of Edward W., Jr. and Linda A. Imhof, and on the West by Lot 3 of the said Plan, being more fully described as follows:

BEGINNING at a spike set in the centerline of Hill Church Road, a corner of this and the land of Edward W., Jr. and Linda A. Imhof. Thence from the point of beginning, along the land of Edward W., Jr. and Linda A. Imhof, the next 2 courses and distances to wit: (1) Leaving Hill Church Road, North 35 degrees 48 minutes West 305.00 feet to an iron pin set, a corner. The line passing over an iron pin set 30.18 feet from the point of beginning. The line being in the Metropolitan Edison Co. R/W Line. (2) North 75 degrees 08 minutes 45 seconds West 309.62 feet to an iron pin set, a corner of this and in the line of Lot 3 of the said Plan. The line being in the Metropolitan Edison Co. R/W Line. Thence along Lot 3, the next 2 courses and distances to wit: (1) North 0 degrees 37 minutes 41 seconds East 616.14 feet to an iron pin set, a corner. The line crossing the Metropolitan Edison Co. R/W Line. (2) North 53 degrees 34 minutes 56 seconds East 341.82 feet to an iron pin set, a corner of this and the land of Ernest G. and Martha F. Weller. Thence along the land of Ernest G. and Martha F. Weller, South 42 degrees 24 minutes 06 seconds East 394.74 feet to an iron pipe found a corner of this and the land of David G. and Susan P. Schaeffer. The line running along a stone wall. Thence along the land of David G. and Susan P. Schaeffer, the next 2 courses and distances to wit: (1) South 16 degrees

12/25/2014

31 minutes West 499.08 feet to an iron pipe found, a corner. (2) South 42 degrees 18 minutes 11 seconds East 327.16 feet to a spike found in the centerline of Hill Church Road, a corner of this and the land of Edward W., Jr. and Linda A. Imhof. Thence along the land of Edward W. Jr. and Linda A. Imhof, along the centerline of Hill Church Road, South 48 degrees West 200.00 feet to the point of beginning. The line recrossing the Metropolitan Edison Company R/W line.

CONTAINING 9.381 Acres.

BEING KNOWN AS: 297 Hill Church Road, Bechtelsville, Berks County, PA.

PARCEL ID OR PROPERTY ID: 89538802880940

To be sold as the property of Robert W. Ingram & Janet M. Ingram.

No. 14-1920

Judgment Amount: \$175,801.19

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground, together with the two-story frame dwelling house and a one-story frame dwelling house, and other improvements thereon erected, lying on the eastern side of Chestnut Street, 20 feet wide, between County and Oak Streets, being a short distance northward from the Borough of Laureldale, and said Lot being more fully bounded and described as shown on a 'Plan of Property belonging to Ida Clouser Estates' prepared by E. Kurtz Wells in November 1930, said Lot situate in the Township of Muhlenberg, County of Berks and State of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the southeastern corner of said Chestnut Street and a twenty feet (20 feet) wide reservation as shown on said Plan of Property aforesaid; thence extending in an easterly direction along the southern line of said twenty feet (20 feet) wide reservation, by a line making an interior angle of ninety-one degrees nine minutes thirty seconds (91 degrees 09 minutes 30 seconds) with the said eastern line of Chestnut Street, a distance of eighty-nine and eighty-seven one-hundredths feet (89.87 feet) to a point in the western line of 'Laurel Hill' Plan of Lots; thence extending in a southerly direction along the western line of Laurel Hill, by a line making an interior angle of eighty-seven degrees forty-nine minutes forty-five seconds (87 degrees 49 minutes 45 seconds) with the last described line, a distance of eighty-six and no one-hundredths feet (86.00 feet) to a point; thence extending in a westerly direction along property belonging to the now or late Irvin Sanders, by a line making an interior angle of ninety-three degrees twenty-nine minutes forty-five seconds (93 degrees 29 minutes 45 seconds) with the last described line, a distance of eighty-eight and forty-one one-hundredths feet (88.41 feet) to a point in the eastern line of aforesaid Chestnut

Vol. 107, Issue 13

Street; thence extending in a northerly direction along said eastern line of Chestnut Street, by a line making an interior angle of eighty-seven degrees thirty-one minutes (87 degrees 31 minutes) with the last described line, a distance of eighty-eight and no one-hundredths feet (88.00 feet) to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Joseph Lee, Jr. and Lynn Pellicciotti, by Deed from Elaine E. Crowell, f/k/a Elaine E. Heidman, dated 11/17/1995, recorded 12/08/1995 in Book 2689, Page 1450.

BY VIRTUE OF THE DEATH of Joseph Lee, Jr. on or about 06/01/2009, Lynn Pellicciotti became the sole owner of the premises as surviving joint tenant with the right of survivorship.

BEING KNOWN AS 3615 Chestnut Street, Laureldale, PA 19605-2005.

Residential property

TAX PARCEL NO. 66-5319-17-22-4244

TAX ACCOUNT: 66241100

SEE Deed Book 2689 Page 1450

To be sold as the property of Lynn Pellicciotti.

No. 14-2726

Judgment Amount: \$105,256.01

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THOSE CERTAIN Lots or pieces of ground, together with the one-story single brick dwelling house thereon erected, and being known as 2138 Reading Boulevard, West Wyomissing, situate in Spring Township, County of Berks and Commonwealth of Pennsylvania, as shown by the Map or Plan surveyed by Wm. D. Dechant, C. E., and bearing date April 1814, said Map or Plan having been duly recorded in the Records Office of Berks County, Commonwealth of Pennsylvania in Plan Book Volume 2, Page 44D, and being further known as Lots Numbers 130, 132 and 134 Reading Boulevard in said Plan known as 'West Wyomissing', said Lots being bounded on the North by Reading Boulevard, on the East by Lot No. 128, on the South by a fifteen (15) feet wide alley, and on the West by Lot No. 136, having a total frontage of sixty (60) feet on said Reading Boulevard and a depth of equal width one hundred fifty (150) feet to said alley.

TITLE TO SAID PREMISES IS VESTED IN Eugene T. Pompilio and Trudy A. Pompilio, by Deed from Sherveen Lotfi, dated 09/17/2010, recorded 10/08/2010 in Instrument Number 2010039129.

EUGENE T. POMPILO was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Eugene T. Pompilio's death on or about 03/16/2011, his ownership interest was automatically vested in the surviving tenant by the entirety. Trudy A. Pompilio died on 08/14/2012, and upon information and belief, her surviving heir is Jason E. Pompilio.

12/25/2014

Vol. 107, Issue 13

BEING KNOWN AS 2138 Reading Boulevard, West Lawn, PA 19609-2211.

Residential property

TAX PARCEL NO. 80-4396-09-15-1434

TAX ACCOUNT: 80143100

SEE Deed Instrument #2010039129

To be sold as the property of Jason E. Pompilio, in Capacity as Heir of Trudy A. Pompilio, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Trudy A. Pompilio, Deceased.

No. 14-2727

Judgment Amount: \$184,454.19

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground together with the improvements thereon erected, being known as No. 4713 Painted Sky Road, situate in Exeter Township, Berks County Pennsylvania, bounded and described according to a Revised Final Plan of Sunrise, drawn by Leon A. Leshner, Registered Land Surveyor, dated September 17, 1981 and last revised May 8, 1984, said Plan recorded in Berks County in Plan Book 136, Page 20, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Painted Sky Road (60 feet wide) said point being a corner of Lot No. 30 on said Plan; thence extending from said point of beginning along Lot No. 30 Northeasterly along a line forming a right angle with the line to be described last 125.00 feet to a point in line of Lot No. 25; thence extending partly along same and partly along Lot No. 24 Southeasterly along a line forming a right angle with the last described line 75.00 feet to a point, a corner of Lot No. 32 on said Plan; thence extending along same Southwesterly along a line forming a right angle with the last described line 125.00 feet to a point on the Northeasterly side of Painted Sky Road; thence extending along same Northwesterly along a line forming a right angle with the last described line 75.00 feet to the first mentioned point and place of BEGINNING.

CONTAINING 9,375.00 square feet of land.

BEING Lot No. 31 as shown on the above-mentioned Plan.

TITLE IS VESTED IN: Stephen Michael Raquet and Keturah L. Raquet, husband and wife, by Deed from Kathleen I. Ulman, dated 05/14/2010, recorded 05/17/2010 in Instrument Number 2010018474.

BEING KNOWN AS 4713 Painted Sky Road, Reading, PA 19606-3503.

Residential property

TAX PARCEL NO: 43532511650193

TAX ACCOUNT: 43409260

SEE Instrument No. 2010018474

To be sold as the property of Keturah L. Raquet, Stephen Michael Raquet a/k/a Stephen M. Raquet.

No. 14-2870

Judgment Amount: \$221,878.63

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground with the dwelling house erected thereon, situate on the Southern side of West Philadelphia Avenue, between West Second Street and Walker Drive, and being Lot No. 16 as shown on a Plan of Lots of Orchard Lane, said Plan recorded in Plan Book Volume 31 Page 23, Berks County Records, in the Borough of Boyertown, Berks County, Pennsylvania, and being more particularly bounded and described as follows, to wit:

BEGINNING at a point on the Southern side of West Philadelphia Avenue, 909 feet 1/2 inch West of the western end of the 39 degrees 4 1/2 minutes radius corner at the Southwestern corner of West Second Street and West Philadelphia Avenue; thence in a Southwardly direction at right angles to West Philadelphia Avenue, a distance of 208 feet 9 1/2 inches to a point; thence in a Westwardly direction by a line making an interior angle of 103 degrees 45 minutes 45 seconds with the last described line, a distance of 96 feet 10 5/8 inches to a point; thence in a Northwardly direction, at right angles to the last described line, a distance of 26 feet 10 3/8 inches to a point; thence still in a Northwardly direction, by a line making an interior angle of 166 degrees 14 minutes 15 seconds with the last described line, a distance of 206 feet 11 1/2 inches to a point in the Southern side of West Philadelphia Avenue; thence in an Eastwardly direction along the same at right angles with the last described line, a distance of 100 feet 4 3/4 inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Angie Reynolds, wife, by Deed from John Reynolds and Angie Lefever (nka Angie Reynolds), h/w, dated 10/04/2011, recorded 10/18/2011 in Instrument Number 2011038865.

BEING KNOWN AS 436 West Philadelphia Avenue, Boyertown, PA 19512-1436.

Residential property

TAX PARCEL NO. 33-5387-19-51-8042

TAX ACCOUNT: 33083718

SEE Deed Instrument #2011038865

To be sold as the property of Angie Lefever a/k/a Angie Reynolds a/k/a Angie Yvonne Reynolds, John Reynolds a/k/a John Howard Reynolds, IV.

No. 14-3399

Judgment: \$81,204.17

Attorney: Martha E. Von Rosenstiel, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground, together with the two-story brick mansard roof dwelling house erected thereon, situate on the East side of South Fifteenth Street, between Cotton and Fairview Streets, being No. 521 South Fifteenth Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania,

12/25/2014

bounded and described as follows, to wit:

BEGINNING at a point in the Eastern building line of said South Fifteenth Street, said point being 162 feet South of the Southeast corner of Fifteenth and Cotton Streets; thence East along property now or late of Thomas D. and Edith Julia Lorenzo, 120 feet to a ten feet wide alley, thence South along said ten feet wide alley 14 feet to a point in line of property now or late of William A. Sharp and George A. Ravel; thence West along said property now or late of William Sharp and George A. Ravel, 120 feet to a point in the Eastern building line of said South Fifteenth Street; thence North along said Eastern building line of said South Fifteenth Street 14 feet to the place of beginning.

BEING the same premises which Federal Home Loan Mortgage Corporation by Daniel A. McGovern by power of, by Deed dated September 10, 2007, and recorded September 13, 2007, in Book 5220, Page 2005, granted and conveyed unto Mill Street Properties LLC, in fee.

PARCEL IDENTIFICATION NO: 16-5316-3137-3650

TAX ID #16221450

TITLE TO SAID PREMISES IS VESTED IN Arnaldo Berrios, by Deed from Mill Street Properties, LLC, dated 12/19/2007, recorded 12/21/2007 in Book 5277, Page 857.

To be sold as the property of Arnaldo Berrios

No. 14-3782

Judgment: \$93,417.19

Attorney: Andrew J. Marley, Esquire

SHORT LEGAL DESCRIPTION

ALL THAT CERTAIN dwelling house being Unit 8 of the "Weiser Court Condominiums" situate in the Borough of Womelsdorf, County of Berks, and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point marking the Northwest corner of the herein described Unit, said point being a perpendicular distance of 22.65 feet from the Northwest line marking the boundary of the tract containing Units 1 to 8;

THENCE South 58 degrees 37 minutes 09 seconds East for a distance of 25.33 feet to a point;

THENCE South 31 degrees 22 minutes 51 seconds West for a distance of 20 feet to a point;

THENCE passing through a point in the party line between Units 7 and 8 a distance of 4 feet from the last described corner, said point marking the Northeast corner of Unit 7, North 58 degrees 37 minutes 09 seconds West for a distance of 25.33 feet to a point in the aforementioned party wall;

THENCE North 31 degrees 22 minutes 51 seconds West for a distance of 20 feet to a point marking the Northwest corner of Unit 8, the POINT AND PLACE OF BEGINNING.

BEING PART OF THE SAME PREMISES

Vol. 107, Issue 13

WHICH John Hallowell, by Indenture bearing date the 7th day of March, 2002, and recorded in the Office for the Recording of Deeds, in and for the County of Berks, Reading, PA. in Record Book 3495, Page 513, granted and conveyed unto John Hallowell, in fee.

AND BEING PART OF THE SAME PREMISES WHICH the Executive Board of the Weiser Court Condominium Association, et al, by Quit Claim Deed dated September 15, 2002 and recorded in the Office for the Recording of Deeds, in and for the County of Berks, Reading, Pa., in Record Book 4091, Page 829, granted and conveyed unto John Hallowell.

TAX PARCEL: 95433706393155C08

ACCOUNT: 95000568

SEE Deed Book 4787 Page 0383

To be sold as the property of Ronald J. Loux, III and Jessica Davis

No. 14-4258

Judgment Amount: \$224,547.94

Attorney: Robert W. Williams, Esquire

ALL THAT CERTAIN tract of land, with the buildings and improvements thereon erected, situate along the Westerly side of State Highway Legislative Route No. 06078, in the Township of Cumru, County of Berks, Commonwealth of Pennsylvania, and being more fully bounded and described in accordance with a survey and Plan dated March 10, 1962, as prepared by George C. Heilman, Registered Surveyor, as follows, to wit:

BEGINNING AT A POINT, a corner in the center line of State Highway Legislative Route No. 06078 (thirty-three feet wide) and in line of land now or late of Harry Lyons and Irene Lyons, his wife, of which this was a part, said point being at a distance of six thousand three hundred thirty-six feet (6,336'), more or less, as measured along the existing center line of State Highway Legislative Route No. 06078 in a Northwesterly to Southwesterly direction from the center line of the Morgantown Road, Pennsylvania State Highway US Route No. 122; thence from said beginning point and extending in and along the center line of State Highway Legislative Route No. 06078, South twenty-three degrees fifteen minutes West two hundred fifty-two feet (252') to a point; thence crossing over an iron pin set on the side of said state highway and along land now or late of Harry Lyons and Irene Lyons, his wife, North sixty-six degrees forty-five minutes West one hundred eighty-eight and ninety one-hundredths feet (188.90') to an iron pin, thence along land of the same North twenty-three degrees fifteen minutes East two hundred fifty-two feet (252') to an iron pin; thence along land of the same South sixty-six degrees forty-five minutes East one hundred eighty-eight and ninety one-hundredths feet (188.90') to the place of beginning.

CONTAINING IN AREA 1.0928 acres of land.

TITLE TO SAID PREMISES vested in Daniel

12/25/2014

D. Ulrich and Loren L. Ulrich by Deed from Mark S. Fretz and Ellen R. Fretz dated 02/25/2005 and recorded 05/04/2005 in the Berks County Recorder of Deeds in Book 04672, Page 2406.

To be sold as the property of Loren L. Ulrich and Daniel D. Ulrich

No. 14-4398

Judgment Amount: \$46,286.56

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN tract of land together with improvements erected thereon, situate on the South side of Spruce Street, No. 1312 between Thirteenth and Miller Streets, in the City of Reading County of Berks, Commonwealth of Pennsylvania, bounded and described as follows:

ON the North by Spruce Street;

ON the East by property now or late of William H. Schearer;

ON the South by a ten feet wide alley; and

ON the West by property now or late of Charles E. Diefenderfer.

CONTAINING in front on said Spruce Street fifteen feet six inches and in depth one hundred ten feet.

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

TITLE TO SAID PREMISES IS VESTED IN Rose Ketty Jolivert, by Deed from Brande A. Jeffers, dated 04/22/2004, recorded 05/18/2004 in Book 4061, Page 1814.

BEING KNOWN AS 1312 Spruce Street, Reading, PA 19602-2138.

Residential property

TAX PARCEL NO. 16-5316-30-28-3449

TAX ACCOUNT: 16650450

SEE Deed Book 4061 Page 1814

To be sold as the property of Rose Ketty Jolivert.

No. 14-4734

Judgment Amount: \$73,623.22

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground situate on the West side of Crestview Avenue, being known as a portion of Lot No. 1154 and Lots Nos. 1155, 1156, 1157, and 1158, as shown on a Plan of Montrose, said Plan being recorded in Berks County Records, in Plan Book Volume 2, Page 55, in the Township of Cumru, County of Berks and State of Pennsylvania, more particularly bounded and described according to said Plan, as follows, to wit:

BEGINNING at a point in the Westerly building line of Crestview Avenue, said point being sixty-five feet (65 feet) Northwardly from the intersection of the Westerly building line of said Crestview Avenue and the Northerly building line of Bedford Street, and said point being the corner of property now or late of Charles

Vol. 107, Issue 13

W. Conway and Sarah E. Conway, his wife; thence Northwardly in and along said Westerly building line of Crestview Avenue, a distance of ninety feet (90 feet); thence Westwardly along the remaining portion of Lot No. 1154, by a line making an interior angle with the last described line of ninety degrees no minutes (90 degrees 0 minutes), a distance of two hundred forty-eight feet two and three-sixteenths inches (248 feet 2-3/16 inches) to a point on the boundary line of Montrose; thence in and along said boundary line of Montrose, said line making an interior angle with the last described line of forty-eight degrees sixteen minutes (48 degrees 16 minutes), a distance of five and sixteen hundredths feet (5.16 feet) to an iron pin; thence continuing in and along said boundary line of Montrose, along the rear of a portion of said Lot Numbered 1154 and along the rear of Lots Numbered 1155, 1156, 1157, and 1158, said line making an interior angle with the last described line of one hundred seventy-eight degrees thirty-seven minutes (178 degrees 37 minutes), a distance of one hundred seventeen feet eleven and seven-eighths inches (117 feet 11-7/8 inches) to a point in the Northerly line of Lot Numbered 1159, as shown on Plan of Montrose; thence Eastwardly in and along said Northerly lot line of Lot Numbered 1159, property now or late of Charles W. Conway and Sarah E. Conway, his wife, by said line making an interior angle with the last described line of one hundred thirty-three degrees seven minutes (133 degrees 07 minutes), a distance of one hundred sixty-four feet one inch (164 feet 01 inch) to a point in the Westerly building line of Crestview Avenue, said last described line making an interior angle of ninety degrees no minutes (90 degrees 00 minutes) with the first described line herein, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Edward R. Adams and Shirley A. Adams, his wife, by Deed from Woolston Realty Co., Inc., a Pennsylvania Business Corporation, dated 08/11/1972, recorded 08/14/1972 in Book 1613, Page 665.

EDWARD R. ADAMS was a co-record owner of the mortgage premises as a tenant by entirety. By virtue of Edward R. Adam's death on or about 09/05/2013, his ownership interest was automatically vested in the surviving tenant by the entirety.

BEING KNOWN AS 1032 Crestview Avenue, Shillington, PA 19607-2310.

Residential property

TAX PARCEL NO. 39-4395-09-06-6795

TAX ACCOUNT: 39052635

SEE Deed Book 1613 Page 665

To be sold as the property of Shirley A. Adams.

No. 14-4836

Judgment: \$190,233.11

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

TAX I.D. #66-4399-20-71-8160

ALL THAT CERTAIN LOT of ground

12/25/2014

Vol. 107, Issue 13

together with the improvements erected thereon, being No. 4008 Merrybells Drive, situate on the southwest line of Merrybells Drive, in the Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, shown as Lot No. 21, Block H on the Plan of Whitford Hill recorded in Plan Book 123, Page 29, being more fully described as follows:

BEGINNING AT A POINT on the southwest line of Merrybells Drive, said point being on the division line between Lot No. 20 and No. 21 on the aforesaid Plan; thence along said southwest line of Merrybells Drive, South 03 degrees 23 minutes 22 seconds East, 60.00 feet to Lot No. 22; thence along same, South 86 degrees 36 minutes 38 seconds West, 100.00 feet to Lot No. 34; thence along Lot Nos. 34, 35, and 36, North 03 degrees 23 minutes 22 seconds West, 60.00 feet to Lot No. 20; thence along same, North 86 degrees 36 minutes 38 seconds East, 100.00 feet to a point on the southwest line of Merrybells Drive, being the place of beginning.

CONTAINING 6,000.00 square feet of land.

BEING KNOWN AS: 4008 Merrybells Avenue, Reading, Pennsylvania 19605.

TITLE TO SAID PREMISES is vested in Steven C. Hall and Tina M. Hall, husband and wife, by Deed from Paul G. Biegler and Agnes K. Biegler, husband and wife, dated October 28, 1996 and recorded October 31, 1996 in Deed Book 2779, Page 841.

To be sold as the property of Steven C. Hall and Tina M. Hall

No. 14-5020

Judgment Amount: \$199,315.08

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground situate in Muhlenberg Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of Rivervale Meadows, drawn by Fry Surveying, Inc., Surveyors and Planners, dated December 20, 1995 and last revised February 4, 1998, said Plan recorded in Berks County in Plan Book 226, Page 25, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Victoria Drive (53 feet wide), said point being the arc distance of 31.42 feet measured along the arc of a circle curving to the right having a radius of 20.00 feet from a point of curve on the Southeasterly side of Sunny Ridge Road (53 feet wide); thence extending from said point of beginning along the Southwesterly side of Victoria Drive South 52 degrees 49 minutes 00 seconds East 80.00 feet to a point, a corner of Lot No. 132 on said Plan; thence extending along same South 37 degrees 11 minutes 00 seconds East 80.00 feet to a point, a corner of Lot No. 99 on said Plan; thence extending along same North 52 degrees 49 minutes 00 seconds West 100.00 feet to a point on the Southeasterly side of Sunny Ridge Road; thence extending along same North

37 degrees 11 minutes 00 seconds East 67.83 feet to a point of curve on the Southeasterly side of Sunny Ridge Road; thence extending along same North 37 degrees 11 minutes 00 seconds East 67.83 feet to a point of curve on the Southeasterly side of a circle curving to the right having a radius of 20.00 feet the arc distance of 31.42 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 98 as shown on the above-mentioned Plan.

PARCEL NO. 66-5309-09-06-1366

TITLE TO SAID PREMISES IS VESTED IN Arelys Cespedes and Michael Ramirez, h/w, by Deed from Fiorino Grande, by Antonio Grande, Agent pursuant to Power of Attorney recorded October 26, 1994 in Book 414, Page 36, dated 11/17/2006, recorded 01/12/2007 in Book 5054, Page 537.

BEING KNOWN AS 1023 Sunny Ridge Road, Reading, PA 19605-3280.

Residential property

TAX PARCEL NO. 66-5309-09-06-1366

TAX ACCOUNT: 66000804

SEE Deed Book 5054 Page 537

To be sold as the property of Arelys Cespedes, Michael Ramirez.

No. 14-5212

Judgment: \$31,547.62

Attorney: Leon P. Haller, Esquire

ALL THAT CERTAIN two-story brick dwelling house and Lot of ground on which the same is erected, situate on the West side of North Ninth Street, between Buttonwood and Green Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

ON the North by property now or late of Maria Reber;

ON the South by property now or late of Henry Halbeison;

ON the East by said North Ninth Street; and

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

CONTAINING IN FRONT along said North Ninth Street, twenty (20) feet and in depth one hundred ten (110) feet, more or less.

HAVING THEREON ERECTED a dwelling house known as: 426 North 9th Street, Reading, PA 19601

PARCEL I.D. 11530768929735

BEING THE SAME premises which Chester J. Lewandowski by Deed dated 10/22/90 and recorded 10/23/90 in Berks County Record Book 2173, Page 922, granted and conveyed unto Leroy F. Keffer, Jr.

To be sold as the property of Leroy F. Keffer, Jr.

12/25/2014

Vol. 107, Issue 13

No. 14-55

Judgment Amount: \$218,467.00

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground situate in Wyomissing Borough, Berks County, Pennsylvania, bounded and described according to a Final Plan of Longvue Estates, drawn by Robert B. Ludgate and Associates, Engineers-Surveyors-Planners, dated July 22, 1986 and revised September 8, 1986, said Plan recorded in Berks County in Plan Book 146 Page 1, as follows, to wit:

BEGINNING at a point on the Southerly side of Timberline Drive (50 feet wide) said point being a corner of Lot No. 23 on said Plan; thence extending from said point of beginning Eastwardly and Northeastwardly along the Southerly and Southeasterly sides of Timberline Drive along the arc of a circle curving to the left having a radius of 375.00 feet the arc distance of 118.29 feet to a point, a corner of Lot No. 25 on said Plan; thence extending along same South 26 degrees 45 minutes 05 seconds East and crossing a PP&L Underground Electric Cable Right-of-Way 138.67 feet to a point on the Northwestery Right-of-Way line of the Warren Street By-Pass (LR 06150) (of irregular width); thence extending along same South 76 degrees 12 minutes 30 seconds West 160.00 feet to an iron pin, a corner of Lot No. 23 on said Plan; thence extending along same North 08 degrees 40 minutes 40 seconds West and recrossing said Electric Right-of-Way 127.58 feet to the first mentioned point and place of BEGINNING.

CONTAINING 17,866 square feet of land.

BEING Lot No. 24 as shown on the above mentioned Plan.

TITLE TO SAID PREMISES IS VESTED IN John D. Burke and Cynthia M. Burke, h/w, by Deed from Wenner Development Corp., a PA Corp., dated 06/16/1987, recorded 06/17/1987 in Book 1946, Page 2084.

BEING KNOWN AS 54 Timberline Drive, Wyomissing, PA 19610-1970.

Residential property

TAX PARCEL NO. 96-4396-07-58-0843

TAX ACCOUNT: 96154204

SEE Deed Book 1946 Page 2084

To be sold as the property of John D. Burke, Cynthia M. Burke a/k/a Cynthia D. Burke.

No. 14-5546

Judgment Amount: \$224,273.49

Attorney: Robert W. Williams, Esquire

ALL THAT CERTAIN LOT or piece of land situate on the North side of West First Street and being Lot #2 of the Ryan A. Salata Subdivision in the Borough of Birdsboro, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described in accordance with a survey by Kent Surveyors, designated 10-027-05, as follows, to wit:

BEGINNING at a monument in the northern

right-of-way line of West First Street (46 feet wide), a corner of lands of Walter Ditscher and Patti Ditscher; thence along said right-of-way in a westerly direction, 50.00 feet to a monument, a corner of Lot #1; thence leaving said right-of-way along Lot #1 in a northerly direction by a line making a right angle with the last described line, 111.00 feet a monument in line of lands of Pennsylvania Railroad Company, LLC; thence along said lands in an southerly direction by a line making a right angle with the last describe line and a right angle with the first describe line, 111.00 feet to a monument, the place of beginning.

CONTAINING 5,500.00 square feet.

BEING PART OF THE SAME PREMISES which John R. Yeich and Nancy Yeich, his wife, by Deed dated 11/18/2005 and recorded 1/24/2005 in the Office for the Recorder of Deeds in and for the County of Berks, and Commonwealth of Pennsylvania in Record Book 4761, Page 779, granted and conveyed unto Ryan A. Salata.

TITLE TO SAID PREMISES vested in Todd A. Kulp and Trina M. Kulp, husband and wife, by Deed from Ryan A. Salata dated 05/15/2007 and recorded 06/07/2007 in the Berks County Recorder of Deeds in Book 5152, Page 349.

To be sold as the property of Todd A. Kulp and Trina M. Kulp

No. 14-5551

Judgment Amount: \$51,478.25

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground situate in the Township of Alsace, 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 easterly side of a proposed 40 feet wide street with the southerly side of a proposed 20 feet wide alley; thence along the said southerly side of a proposed 20 feet wide alley South 59 degrees 50 minutes 15 seconds East, a distance of 80 feet to a point; thence along residue lands now or late of Raymond W. McDevitt and Stella S. McDevitt, his wife, the two following courses and distances: (1) South 33 degrees 33 minutes 00 seconds West, a distance of 100 feet to a point; (2) North 00 degrees 50 minutes 15 seconds West, a distance of 80 feet to a point on the said easterly side of a 40 feet wide proposed street; thence along same North 33 degrees 33 minutes 00 seconds East, a distance of 100 feet to the place of beginning.

CONTAINING in area approximately 8,000 square feet of land.

TITLE TO SAID PREMISES IS VESTED IN Joanne M. Reber, by Deed from Nancy E. Dunn, Executrix for the Last Will and Testament of Madeline R. Ninni, Deceased, dated 01/31/2002, recorded 02/15/2002 in Book 3483, Page 1796.

JOANNE M. REBER died on 08/10/2011, and upon information and belief, her surviving

12/25/2014

heirs are Tracy Reber a/k/a Tracy Kemp, Brittany Reber and Brooke Matthews.

BEING KNOWN AS 16 Cactus Lane, Reading, PA 19606-9313.

Residential property

TAX PARCEL NO. 22-5338-03-10-4789

TAX ACCOUNT: 22067000

SEE Deed Book 3483 Page 1796

To be sold as the property of Tracy Reber a/k/a Tracy Kemp, in her capacity as heir of Joanne M. Reber, Deceased, Brittany Reber, in her capacity as heir of Joanne M. Reber, deceased, Brooke Matthews, in her capacity as heir of Joanne M. Reber, deceased, unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Joanne M. Reber, deceased.

No. 14-624

Judgment Amount: \$43,742.95

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story dwelling house and the Lot of ground upon which the same erected, situated on the East side of Mulberry Street, between Robeson and Marion Streets, being No. 1145 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 property now or late of Edmund A. Killian;

ON the East by fourteen feet wide alley;

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

ON the West by said Mulberry Street.

CONTAINING in front on said Mulberry Street, thirteen feet six inches (13 feet 06 inches) and in depth of equal width to said fourteen feet wide alley, one hundred feet (100 feet) more or less.

TITLE TO SAID PREMISES IS VESTED IN Lucy Ozoria and Julio Ozoria, w/h, by Deed from James L. Bortz, by his Power of Attorney, Jamie Bortz and Jamie Bortz, h/w, dated 12/02/2005, recorded 02/03/2006 in Book 4775, Page 2446.

BEING KNOWN AS 1145 Mulberry Street, Reading, PA 19604-2111.

Residential property

TAX PARCEL NO. 13-5317-37-06-9519

TAX ACCOUNT: 13536525

SEE Deed Book 4775 Page 2446

To be sold as the property of Julio Ozoria, Lucy Ozoria.

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, February 6, 2015 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing

Vol. 107, Issue 13

of the schedule of distribution will be given.

All claims to funds realized from the real estate sold by the Sheriff shall be filed by the respective Claimants with the Sheriff within five (5) days after the time of said Sheriff's Sale.

AUDIT LIST

Second and Final Publication

ORPHANS' COURT DIVISION
COURT OF COMMON PLEAS
OF BERKS COUNTY, PA.

Notice of Audit of Fiduciaries Accounts

To Claimants, Beneficiaries, Heirs and Kin, and to all other parties in interest.

NOTICE is hereby given that the fiduciaries of the following estates have filed respectively, their accounts and statements of the proposed distribution in the Office of the Register of Wills or Clerk of the Orphans' Court as the case may be, in and for the County of Berks, Commonwealth of Pennsylvania and that these accounts will be presented to the Orphans' Court of said County at the Court House in Reading, Pennsylvania on Wednesday, January 7, 2015 at 9:30 A.M. for audit, confirmation and distribution. At that time and place parties interested and claimants against the respective estates will be heard.

1. FRYMOYER, CARL E. - Kevin L. Frymoyer, Exr., Jonathan B. Batdorf, Esq.

2. HAFER, JACQUELINE V. - Michael J. Rathman, Exr., Rebecca Batdorf Stone, Esq.

3. KRAMER, LEROY W. - Douglas C. Kramer and Heidi A. Wilson, Exrs., Gary S. Fronheiser, Esq.

4. LYONS, MARGARET - Wells Fargo Bank, N.A., Trustee under the will F/B/O Margaret L. Lyons, Elizabeth S. Daniels, Esq.

Last day for filing Accounts for February 2015 is December 29, 2014.

Larry Medaglia

Register of Wills and

Clerk of the Orphans' Court
Berks County, Pennsylvania

12/25/2014

Vol. 107, Issue 13

CHANGE OF NAME

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2014-21545

NOTICE IS HEREBY GIVEN that the Petition of Gregory Ryan Hinnershitz was filed in the above named Court, praying for a Decree to change his name to GREGORY RYAN HINNER.

The Court has fixed January 5, 2015, at 1:30 p.m. in Courtroom "4E" of the Berks County Courthouse, Reading, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Jana R. Barnett, Esq.
1238 Cleveland Avenue
Wyomissing, PA 19610

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 **LClemens, Inc.**
McVan & Weidenburner
162 S. Easton Road
Glenside, PA 19038

The name of the proposed corporation is **Meyer Construction Services, Inc.**

The Articles of Incorporation were (will be) filed on or about December 3, 2014.

Edward P. Sheetz, Esq.
Gardner, Racines & Sheetz,
5930 Hamilton Boulevard, Suite 106,
Allentown, PA 18106

DISSOLUTION

Notice is hereby given that **Magie Multimedia Inc.**, having its registered office at 2445 Cleveland Ave., West Lawn, Berks County, PA, has filed with the Department of State, Commonwealth of Pennsylvania, on or before December 18, 2014, a Certificate of Election to Dissolve the said Corporation and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions

of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Larry W. Miller, Jr., Esq.
MILLER LAW GROUP, PLLC
25 Stevens Avenue
West Lawn, PA 19609

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

ALLEN, DARRELL K., dec'd.

Late of Ontelaunee Township.
Executrix: PAMELA J. LEVAN,
116 Matthew Drive,
Sinking Spring, PA 19608.
ATTORNEY: G. CHRISTOPHER EVES,

ESQ.,
Treeview Corporate Center,
Suite 100, 2 Meridian Boulevard,
Wyomissing, PA 19610

EDDINGER, HELEN C., dec'd.

Late of Colebrookdale Township,
Boyertown.
Executors: RICHARD A. EDDINGER,
136 N. Church Street,
Bally, PA 19503 and
DONNA J. HUTT,
P.O. Box 21,
Barto, PA 19504.

ATTORNEY: H. CHARLES MARKOFSKI,
ESQ.,
1258 E. Philadelphia Avenue, P.O. Box 369,
Gilbertsville, PA 19525

ENGLEHART, JACK S., dec'd.

Late of 234 S. Richmond Street,
Borough of Fleetwood.
Executor: JASON S. ENGLEHART,
310 S. Baldy St.,
Kutztown, PA 19530.

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

EYER, GAIL E., dec'd.

Late of 1835 Cedar Top Rd.,
Cumru Township.
Executrix: ERIKA L. RUSSO,
336 Vista Circle,
Ephrata, PA 17522.

ATTORNEY: ALFRED W. CRUMP, JR.,
ESQ.,
520 Washington Street, P.O. Box 1496,

12/25/2014

Vol. 107, Issue 13

Reading, PA 19603
GILBERT, PHYLLIS W.
also known as GILBERT, PHYLLIS A.
and
GILBERT, PHYLLIS WIEST, dec'd.
 Late of 16 E. 36th Street,
 Exeter Township.
 Executors: CAROLYN G. MAYO,
 423 Rebers Bridge Rd.,
 Sinking Spring, PA 19608 and
 PHILIP E. GILBERT,
 80 Scotland Dr., Reading, PA 19606.
 ATTORNEY: LEROY G. LEVAN, ESQ.,
 310 W. Broad Street,
 Shillington, PA 19607

HEFFNER, RUSSELL G., dec'd.
 Late of 550 Heffner Road,
 Lower Heidelberg Township.
 Executors: JENNA L. WERNER and
 AMANDA L. HOFFMAN,
 c/o Walter M. Diener, Jr., Esq.,
 Kozloff Stoudt,
 2640 Westview Drive,
 Wyomissing, PA 19610.

HELLER, CHARLES W., SR., dec'd.
 Late of 825 Greenway Terrace,
 Reading.
 Executrix: KAYE FRANCES KOZAK,
 1301 Wingate Avenue,
 Kenhorst, PA 19607.
 ATTORNEY: JONATHAN B. BATDORF,
 ESQ.,
 317 E. Lancaster Avenue,
 Shillington, PA 19607

HESS, EARL J., dec'd.
 Late of Colebrookdale Township.
 Executors: DENISE F. SLIFER,
 223 Estate Road,
 Boyertown, PA 19512 and
 DENNIS HESS,
 1650 Weisstown Road,
 Boyertown, PA 19512.
 ATTORNEY: THOMAS D. LEIDY, ESQ.,
 42 East Third Street,
 Boyertown, PA 19512

HIMMELBERGER, WALT H., dec'd.
 Late of 534 Raymond Avenue,
 Windsor Township.
 Executrix: CHRISTINE L.
 HIMMELBERGER,
 534 Raymond Avenue,
 Hamburg, PA 19526.
 ATTORNEY: RUSSELL E. FARBIARZ,
 ESQ.,
 ANTANAVAGE FARBIARZ, PLLC,
 64 N. 4th Street,
 Hamburg, PA 19526

JOHNSON, WALTER E., dec'd.
 Late of 1 South Home Avenue,
 Borough of Topton.
 Executor: KENNETH K. JOHNSON,
 412 Fourth Street,
 Wernersville, PA 19565.
 ATTORNEY: ALEXANDER S. PUSKAR,

ESQUIRE,
 Barley Snyder LLC,
 50 North Fifth Street, 2nd Floor,
 P.O. Box 942,
 Reading, PA 19603-0942

KNABB, STEVE A., dec'd.
 Late of 211 Kunkel Road,
 Kutztown, Maxatawny Township.
 Administrators: DONNA L. KNABB,
 211 Kunkel Rd.,
 Kutztown, PA 19530 and
 TAYLOR S. KNABB,
 321 West 7th St., Apt. 305,
 Kansas City, MO 64105.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 ROLAND STOCK, LLC,
 627 North Fourth Street, P.O. Box 902,
 Reading, PA 19603

MANWILLER, PAUL E., dec'd.
 Late of 1026 Washington Street,
 Reading.
 Executor: DAVID C. BALMER,
 3611 Kutztown Road,
 Reading, PA 19605.
 ATTORNEY: DAVID C. BALMER, ESQ.,
 3611 Kutztown Road,
 Reading, PA 19605

MOSTELLER, THOMAS JOHN
also known as MOSTELLER, JIM, dec'd.
 Late of Borough of Boyertown.
 Executrix: KAREN EVE BARTHLOW,
 4011 Klausmier Road,
 Baltimore, MD 21236.
 ATTORNEY: KATHLEEN M. MARTIN,
 ESQ.,
 O'DONNELL, WEISS & MATTEL, P.C.,
 41 E. High Street,
 Pottstown, PA 19464-5426

REED, CLETUS, W., dec'd.
 Late of 5501 Perkiomen Avenue,
 Exeter Township.
 Executor: TERRY S. REED,
 208 W. 2nd Street,
 Bernville, PA 19506.
 ATTORNEY: CLIFFORD B. LEPAGE, JR.,
 ESQ.,
 44 N. 6th Street, P.O. Box 8521,
 Reading, PA 19603

SAKALIDIS, KAREN E.
also known as SAKALIDIS, KAREN
ELIZABETH, dec'd.
 Late of 1104 Filmore Avenue,
 West Lawn.
 Executor: LEONARD P. DENGLER A/K/A
 LEONARD DENGLER,
 3339 Reading Crest Avenue,
 Reading, PA 19605.
 ATTORNEY: RICHARD V. GRIMES, JR.,
 ESQ.,
 Suite 300, 2619 Leisch's Bridge Road,
 Leesport, PA 19533

SEIDEL, BETTY A., dec'd.
 Late of Union Township.
 Executrices: BARBARA A.

12/25/2014

Vol. 107, Issue 13

BLANKENBILLER,
328 Lanie Drive,
Birdsboro, PA 19508 and
LYNNE M. LORAH,
130 Center Road,
Douglassville, PA 19518.
ATTORNEY: TIMOTHY B. BITLER,
ESQ.,
3115 Main Street,
Birdsboro, PA 19508-8319

SHANNON, ELEANOR M., dec'd.

Late of 2207 Raymond Street,
City of Reading.
Executrix: KATHLEEN L. BILLINGS,
522 Barnhardt Way,
West Reading, PA 19611.
ATTORNEYS: JAMES E. GAVIN, ESQ.,
MASANO BRADLEY, LLP,
Suite 201, 1100 Berkshire Boulevard,
Wyomissing, PA 19610

VACCARO, ANTHONY, dec'd.

Late of City of Reading.
Executors: JOSEPH VACCARO, SR.,
6 Shannon Court,
Oley, PA 19547 and
MARYANN VACCARO,
2324 Herb Road,
Temple, PA 19560.
ATTORNEY: MAHLON J. BOYER, ESQ.,
Treeview Corporate Center,
Suite 100, 2 Meridian Boulevard,
Wyomissing, PA 19610

Second Publication**BEAVER, RICHARD S., dec'd.**

Late of Spring Township.
Executor: MICHAEL R. BEAVER,
645 Smokestown Road,
Denver, PA 17517.
ATTORNEY: SEAN J. O'BRIEN, ESQ.,
MOGEL, SPEIDEL, BOBB &
KERSHNER,
520 Walnut Street,
Reading, PA 19601

CLARK, JAMES A., dec'd.

Late of Cumru Township.
Executor: ANDREW A. CLARK,
747 Little Washington Road,
Downingtown, PA 19335.
ATTORNEY: KENNETH C. MYERS,
ESQ.,
534 Elm Street - 1st Floor,
Reading, PA 19601

DETURCK, RUTH I., dec'd.

Late of 129 Houck Road, Fleetwood.
Executor: TIMOTHY R. BREIDEGAM,
3 Buxton Avenue, Apt. 2,
Somerset, MA 02726.
ATTORNEY: DAVID SCHACHTER, ESQ.,
Suite 1507, 1528 Walnut Street,
Philadelphia, PA 19102

FEGLEY, MELVIN BRUCE, dec'd.

Late of Exeter Township.
Executors: PATRICIA F. BERGER,

2916 Federal Drive,
Gilbertsville, PA 19525 and
MELVIN BRUCE FEGLEY, JR.,
7140 Cambridge Avenue,
St. Louis, MO 63130.
ATTORNEY: ELIZABETH K. MORELLI,
ESQ.,
5 Hearthstone Court, Suite 201,
Reading, PA 19606-3055

FEHR, MILDRED E., dec'd.

Late of Cumru Township.
Executors: SUSAN R. DITZLER and
BRUCE L. DITZLER,
1423 Old Lancaster Pike,
Sinking Spring, PA 19608.
ATTORNEY: PHILIP J. EDWARDS, ESQ.,
LINTON, DISTASIO & EDWARDS, P.C.,
1720 Mineral Spring Road, P.O. Box 461,
Reading, PA 19603-0461

GARDNER, PAUL C.

**also known as GARDNER, PAUL
CHARLES, dec'd.**
Late of 1621 Frush Valley Road, Temple.
Executrices: APRIL L. RICHARDS,
3435 Ridgeway Street,
Laureldale, PA 19605;
PAMELA E. YOUNG,
1148 Laurelee Avenue,
Reading, PA 19605 and
BROOKE P. GARDNER,
611 Ebersole Road,
Reading, PA 19605.
ATTORNEY: DAVID C. BALMER, ESQ.,
3611 Kutztown Road,
Reading, PA 19605

GRANT, MICHAEL PATRICK, dec'd.

Late of 610 W. 2nd Street,
Borough of Birdsboro.
Administrator: ANDREW R. SHAEFFER,
4477 Pheasant Run Road,
Reading, PA 19606.
ATTORNEY: TERRY D. WEILER, ESQ.,
1136 Penn Avenue,
Wyomissing, PA 19610

JAMES, VELMA C., dec'd.

Late of Spring Township.
Executrix: SUE ELLEN GOLDBERG and
ELIZABETH A. FICKES.
c/o ATTORNEY: DAVID G. GARNER,
ESQ.,
Suite 1, 221 East High Street,
Pottstown, PA 19464

KILPATRICK, DAWN R.

**also known as KILPATRICK, DAWN
ROBIN, dec'd.**
Late of City of Reading.
Executrix: KELLY K. GRAHAM,
2412 Laurel Road,
Reading, PA 19609.
ATTORNEY: KATHLEEN M. MARTIN,
ESQ.,
O'DONNELL, WEISS & MATTEI, P.C.,
41 E. High Street,
Pottstown, PA 19464-5426

12/25/2014

Vol. 107, Issue 13

KULAGA, STANLEY F., JR., dec'd.

Late of 4036 Princeton Road, Fleetwood,
Ruscombmanor Township.
Executor: WELLS FARGO BANK, N.A.,
ATTEN.: CHARLES CUTTER, VP,
123 S. Broad Street, 6th Floor,
Philadelphia, PA 19109.
ATTORNEY: KIRBY G. UPRIGHT, ESQ.,
Suite 700, One West Broad Street,
Bethlehem, PA 18018

MARLEY, JANET A., dec'd.

Late of 204 Caravan Drive, Birdsboro.
Administrator C.T.A.: KEVIN F.
MCCULLOUGH,
204 Caravan Drive,
Birdsboro, PA 19508.
ATTORNEY: CHRISTOPHER J.
HARTMAN, ESQ.,
HARTMAN SHURR VALERIANO,
Suite 301, 1100 Berkshire Boulevard,
Wyomissing, PA 19610

SAJDAK, DOROTHY M., dec'd.

Late of 102 S. Waverly Street, Shillington.
Administrators C.T.A.: RICHARD V.
GRIMES, JR.,
99 Clubhouse Drive,
Bernville, PA 19506 or
ANNA MARIE ENDY,
436 Bingham Street,
Reading, PA 19602.

SLIPP, ERMA E.

**also known as SLIPP, ERMA
ELIZABETH, dec'd.**

Late of 1152 Ben Franklin Highway East,
Amity Township.
Executrix: SHARON K. LEINBACH,
145 Edge Hill Road,
Boyertown, PA 19512.
ATTORNEY: TERRY D. WEILER, ESQ.,
1136 Penn Avenue,
Wyomissing, PA 19610

STELLHORN, CHRISTOPHER A., dec'd.

Late of 1026 Robeson Street,
Reading.
Administratrix: CARI L. BROWN,
211 Hope Drive,
Blandon, PA 19510.
ATTORNEY: TERRY D. WEILER, ESQ.,
1136 Penn Avenue,
Wyomissing, PA 19610

WAGNER, MARJORIE L., dec'd.

Late of Wyomissing.
Executors: WILLIAM PHILIP WAGNER,
202 N. Peninsula Ave.,
New Smyrna Beach, FL 32169 and
CHRISTOPHER S. WAGNER,
10 Oak Drive,
Barre, VT 05641.

WEIDNER, MARK SCOTT, dec'd.

Late of 3135 Laurel Run Avenue,
Muhlenberg Township.
Executrix: CHERIE WEIDNER,
3135 Laurel Run Avenue, Reading.
ATTORNEY: OSMER S. DEMING, ESQ.,

DEMING LAW OFFICE,
38 North 6th Street,
Reading, PA 19601

ZERBE, PAULINE E., dec'd.

Late of Borough of Sinking Spring.
Executrices: DOREEN E. YOST,
220 Elwyn Avenue,
Sinking Spring, PA 19608 and
ROMAINE E. ZIMMERMAN,
15 Blimline Road,
Reading, PA 19608.
ATTORNEY: SEAN J. O'BRIEN, ESQ.,
MOGEL, SPEIDEL, BOBB &
KERSHNER,
520 Walnut Street,
Reading, PA 19601

Third and Final Publication**ARONES, HELEN, dec'd.**

Late of 1 Reading Drive,
Borough of Wernersville.
Executor: ANDREW P. SAVADELIS,
44 Red Oak Way,
Belle Mead, NJ 08502.
ATTORNEY: C. THOMAS WORK, ESQ.,
STEVENS & LEE,
111 N. Sixth Street, P.O. Box 679,
Reading, PA 19603-0679

BENNETT, RUTH M., dec'd.

Late of Exeter Township.
Executrix: MADELINE I. WEILACHER,
31 Evangeline Drive,
Birdsboro, PA 19508.
ATTORNEY: TIMOTHY B. BITLER,
ESQ.,
3115 Main Street,
Birdsboro, PA 19508-8319

BERG, JANET L., dec'd.

Late of 504 Main Street, Blandon.
Executrix: LINDA FISHER,
c/o 2601 Centre Ave.,
Reading, PA 19605.
ATTORNEY: PAUL H. HERBEIN, ESQ.,
2601 Centre Avenue,
Reading, PA 19605

BROWN, ANNE E., dec'd.

Late of 116 North 4th St.,
Borough of Bally.
Executors: DIANNA C. BOGERT or
ERIC C. BROWN,
c/o E. Kenneth Nyce Law Office, LLC,
105 East Philadelphia Avenue,
Boyertown, PA 19512.
ATTORNEY: ERIC C. FREY, ESQ.,
E. KENNETH NYCE LAW OFFICE, LLC,
105 East Philadelphia Avenue,
Boyertown, PA 19512

CULLISON, PATRICIA, dec'd.

Late of 42 Winfield Dr., Kutztown.
Executor: GENE M. CULLISON, II,
c/o 2601 Centre Ave.,
Reading, PA 19605.
ATTORNEY: PAUL H. HERBEIN, ESQ.,
2601 Centre Avenue,

12/25/2014

Vol. 107, Issue 13

Reading, PA 19605

HAUSEMAN, T. KENT, dec'd.

Late of City of Reading.

Administrator C.T.A.: MARLON N. SINGH,

c/o Bridget M. Whitley, Esq.,

17 S. 2nd St., 6th Fl.,

Harrisburg, PA 17101-2039.

ATTORNEY: BRIDGET M. WHITLEY, ESQUIRE,

17 S. 2nd St., 6th Fl.,

Harrisburg, PA 17101-2039

HILTEBEITEL, ROBERT J., SR., dec'd.

Late of 32 Fox Glove Lane, Reading.

Executor: ROBERT J. HILTEBEITEL, JR.,

54 Chestnut Street,

Pottstown, PA 19464.

ATTORNEY: ANDREW W. MUIR, ESQ.,

Law Office of Andrew W. Muir,

P.O. Box 349,

Temple, PA 19560

HOBBS, NANCY L., dec'd.

Late of 3628 Ridgeway Street,

Laureldale.

Executor: ERIC L. BOARDMAN,

233 Wexham Drive,

Shillington, PA 19607.

ATTORNEY: DAVID C. BALMER, ESQ.,

3611 Kutztown Road,

Reading, PA 19605

HUEY, KAREN E., dec'd.

Late of Muhlenberg Township.

Executor: BARRY L. HUEY, JR.,

507 East Bellevue Avenue,

Laureldale, PA 19605.

ATTORNEY: FREDERICK M. NICE, ESQ.,

LEISAWITZ HELLER ABRAMOWITZ PHILLIPS, P.C.,

2755 Century Boulevard,

Wyomissing, PA 19610

KERN, TERRY H., dec'd.

Late of Cumru Township.

Executrix: CHERYL A. ALLEN,

27 W. Broad St.,

Shillington, PA 19607.

ATTORNEY: BARBARA KERN

DIETRICH, ESQ.,

22 Hilgert Avenue,

Reading, PA 19607

KLEIN, WILLIAM E., dec'd.

Late of 14 Pineview Ave.,

Borough of Mohnton.

Executor: STEVEN KLEIN,

2231 Galloway Blvd.,

Trophy Club, TX 76262.

ATTORNEY: JOHN A. HOFFERT, JR., ESQ.,

536 Court Street,

Reading, PA 19601

KOCH, JOAN ELAINE**also known as KOCH, JOAN E., dec'd.**

Late of Lower Heidelberg Township.

Executrices: CYNTHIA K. WHALEY and

ALISON B. WALLACE,

c/o Guy F. Matthews, Esq.,

344 W. Front St.,

Media, PA 19063.

ATTORNEY: GUY F. MATTHEWS, ESQUIRE,

344 W. Front St.,

Media, PA 19063

LAPE, BYRON N., dec'd.

Late of 1046 Possum Lane,

Leesport.

Administrators: MR. ROBERT B. LAPE,

1613 Kenhorst Blvd.,

Reading, PA 19607 and

MS. LEANNA K. LAPE-STOUDT,

25 Todd Drive,

Leesport, PA 19533.

ATTORNEY: ERIC C. DIGGAN, ESQ.,

519 Walnut Street,

Reading, PA 19601

LEVAN, WILLIAM M., dec'd.

Late of South Heidelberg Township.

Executor: MILLER JOSHUA LEVAN,

26 Weaver Road,

Sinking Spring, PA 19608.

ATTORNEY: FREDERICK M. NICE,

ESQ.,

LEISAWITZ HELLER ABRAMOWITZ

PHILLIPS, P.C.,

2755 Century Boulevard,

Wyomissing, PA 19610

MELCHER, RICHARD ALLEN, dec'd.

Late of 210 South Second Street, Barto.

Administrators: MR. MATTHEW ALLEN

MELCHER,

5 Alans Lane,

Boyertown, PA 19512 or

MS. STEPHANIE KAY MELCHER,

56 Carriage Circle,

Oley, PA 19547.

ATTORNEY: STANLEY J. KUTER, ESQ.,

PRINCE LAW OFFICES, P.C.,

646 Lenape Road,

Bechtelsville, PA 19505

PLUNKETT, JOSEPH D., dec'd.

Late of Cumru Township.

Executrix: JOANNE FURMAN,

c/o Mary C. Crocker, Esquire,

1296 East High Street,

Pottstown, PA 19464.

SHOUP, VERNA N.**also known as SHOUP, VERNA M., dec'd.**

Late of Exeter Township.

Executor: SCOTT A. SHOUP,

31 South Shore Drive,

Lincoln, DE 19960.

ATTORNEY: ANDREW S. GEORGE, ESQ.,

MOGEL, SPEIDEL, BOBB &

KERSHNER,

520 Walnut Street,

Reading, PA 19601

12/25/2014

Vol. 107, Issue 13

THREN, EARL V., dec'd.

Late of 140 Old Friedensburg Road,
Lower Alsace Township.
Executor: WILLIAM S. RYAN, III,
140 Old Friedensburg Road,
Reading, PA 19606.
ATTORNEY: JAMES M. SMITH, ESQ.,
SMITH LAW GROUP, LLC,
14133 Kutztown Road, P.O. Box 626,
Fleetwood, PA 19522

LIMITED LIABILITY COMPANY

Notice is hereby given that a Certificate of Organization was filed with the Pennsylvania Department of State for **MEYER PROPERTY SERVICES, LLC**, in accordance with the provisions of the Limited Liability Act of 1994.
Edward P. Sheetz, Esq.

Gardner, Racines & Sheetz,
5930 Hamilton Boulevard, Suite 106,
Allentown, PA 18106

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

The Certificate of Organization was filed on December 4, 2014.

Larry W. Miller, Jr., Esq.
MILLER LAW GROUP, PLLC
25 Stevens Avenue
West Lawn, PA 19609

SALE OF REAL ESTATE

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY, PENNSYLVANIA
NO. 14-17408

NOTICE OF SHERIFF'S SALE

HSBC BANK USA, NATIONAL
ASSOCIATION AS TRUSTEE FOR GSMPS
MORTGAGE LOAN TRUST 2005-RP1

Vs.

DEBRA K. DAY, INDIVIDUALLY AND
IN HER CAPACITY AS HEIR OF DENNIS
M. DAY, DECEASED; HEATHER DAY
N/K/A HEATHER DAWN BRUER, IN HER
CAPACITY AS HEIR OF DENNIS M. DAY,
DECEASED; IVY DAY, IN HER CAPACITY
AS HEIR OF DENNIS M. DAY, DECEASED;
TRAVIS DAY, IN HIS CAPACITY AS HEIR OF
DENNIS M. DAY, DECEASED; UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST
FROM OR UNDER DENNIS M. DAY,
DECEASED

NOTICE TO: UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND ALL

PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST
FROM OR UNDER DENNIS M. DAY,
DECEASED

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

Being Premises: 1363 OLD ROUTE 22,
LENHARTSVILLE, PA 19534

Being in GREENWICH TOWNSHIP, County
of BERKS, Commonwealth of Pennsylvania,
45542502583421

Improvements consist of residential property.

Sold as the property of DEBRA K. DAY,
INDIVIDUALLY AND IN HER CAPACITY
AS HEIR OF DENNIS M. DAY, DECEASED;
HEATHER DAY N/K/A HEATHER DAWN
BRUER, IN HER CAPACITY AS HEIR
OF DENNIS M. DAY, DECEASED; IVY
DAY, IN HER CAPACITY AS HEIR OF
DENNIS M. DAY, DECEASED; TRAVIS
DAY, IN HIS CAPACITY AS HEIR OF
DENNIS M. DAY, DECEASED; UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST
FROM OR UNDER DENNIS M. DAY,
DECEASED

Your house (real estate) at 1363 OLD ROUTE
22, LENHARTSVILLE, PA 19534 is scheduled
to be sold at the Sheriff's Sale on 03/06/2015 at
10:00 A.M., at the BERKS County Courthouse,
633 Court Street, Reading, PA 19601, to
enforce the Court Judgment of \$192,310.87
obtained by, HSBC BANK USA, NATIONAL
ASSOCIATION AS TRUSTEE FOR GSMPS
MORTGAGE LOAN TRUST 2005-RP1 (the
mortgagee), against the above premises.

PHELAN HALLINAN, LLP
Attorney for Plaintiff