

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 **June 7, 2019** at 10:00 o'clock A.M. .*

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

The following described Real Estate. To wit:

Third and Final Publication

No. 03-6433

Judgment Amount: \$194,417.70

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or parcel of land together with the buildings and improvements, thereon erected, said tract or parcel of land being composed of Lots No., 15, 16 and 17 inclusive and Lots Nos. 28, 29, 30, 31, 32 and 33 inclusive and that portion of the bed of Valley Street which adjoins said lots and the Northeasterly most 10.00 feet of a 20-foot wide service street which adjoins Lots Nos. 15, 16 and 17 inclusive and the Northerly most 40.00 feet of Grand Boulevard, as said lots and streets are shown on the plan of "West Wernersville", laid out, by A. W. Gaul in 1920 and recorded in Plan Book Volume 6, Page 28, Berks County Records, situate in the Township of South Heidelberg, County of Berks and Commonwealth of Pennsylvania, and being more fully bounded and described as follows to wit:

BEGINNING at a point in the center line of a 20 feet wide service street and in line of property now or late of the Commonwealth of Pennsylvania; thence extending along property now or late of the Commonwealth of Pennsylvania, the five (5) following courses and distances: (1) leaving the center line of said 20-foot wide service street and extending along to No. 18, as said lot is shown on the aforementioned plan of "West Wernersville", North 40 degrees 39 minutes 30 seconds East, crossing Valley Street, (40 feet wide) a distance of 220.25 feet to a point on the Northeasterly lot line of said Valley Street (2) along the Northeasterly lot line of Valley Street South 49 degrees 20 minutes 30 seconds East, a distance of 6.75 feet to an iron pin, a corner of Lot No. 34, as said lot is shown on the aforementioned plan of "West Wernersville"; (3) leaving the Northeasterly lot line of Valley Street and extending along said Lot No. 34, North 40 degrees 39 minutes 30 seconds East, along the Northeasterly boundary line of the Development of "West Wernersville", a distance

of 69.22 feet, more or less, to a point; and (5) continuing along the said Northeasterly boundary line of the Development of "West Wernersville", South 38 degrees 28 minutes 30 seconds East, a distance of 185.97 feet, more or less, to a point in the center line of Grand Boulevard (80 feet wide); thence extending along the center line of Grand Boulevard, the three (3) following courses and distances: (1) South 64 degrees 31 minutes West, a distance of 234.96 feet, more or less, to a point of curve in the center line thereof; (2) continuing in a southwesterly direction along the arc of a curve deflecting to the left, having a radius of 233.88 feet, a central angle of 17 degrees 01 minute and 30 seconds, a distance along the arc of said curve of 69.50 feet, more or less, to a point of tangent in the center line thereof; and (3) by a line tangent to the last described curve, South 47 degrees 29 minutes 30 seconds West a distance of 34.52 feet, more or less, to a point in the center line thereof; thence leaving the center line of Grand Boulevard and extending along the center line of the aforementioned 20-foot wide service street, North 49 degrees 20 minutes 30 seconds West, a distance of 141.09 feet, more or less, to the place of Beginning.

BEGINNING in area 1.499 acres of land, more or less

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 324 Sportsman Road, Wernersville, PA 19565

TAX PARCEL #51435602886827

ACCOUNT: 51031350

SEE Deed Book/Page

Instrument #2008058518

Sold as the property of: Ralph D. Palm, Jr. and Andrea Reinsmith

No. 16-20634

Judgment Amount: \$135,667.09

Attorney: RAS Citron, LLC

Attorneys for Plaintiff

Robert Crawley, Esq.

ID No. 319712

Legal Description

ALL THAT CERTAIN lot or piece of ground with a one and one-half story brick dwelling thereon erected, situate in the Borough of Kenhorst, formerly Cumru Township, County of Berks and State of Pennsylvania, being House Number 817 Bellefonte Avenue, as shown by the map or plan surveyed by E. Kurtz Wells, and bearing date April 6, 1927, said map or plan being recorded in Plan Book Volume 8, Page 11, and being further known as Lot No. 378 in said plan known as "Ridge Park Addition" Section 3, and being further known as No. 817 Bellefonte Avenue, more particularly bounded and described as follows, to wit:

ON the North by a fifteen (15) foot wide alley;
ON the East by Lot No. 379;

05/30/2019

Vol. 111, Issue 35

ON the West by Lot No. 377; and
ON the South by Bellefonte Avenue.

HAVING A TOTAL FRONTAGE on said Bellefonte Avenue of forty (40) feet, more or less, and extending in depth of equal width one hundred sixty-one feet and sixty-two hundredths (161.62) feet, more or less, to said alley.

PARCEL ID: 5305-06-49-1957

BEING KNOWN AS: 817 Bellefonte Ave., Reading, PA 19607

PROPERTY ID: 53 05-06-49-1957

TITLE TO SAID PREMISIS is vested in Jennifer M. Dearment, as sole owner by Deed from Jeffrey A. Saul, dated 09/08/2006 recorded 09/27/2006 in Book No. 04975, Page 0346

To be sold as property of: Jennifer M. Dearment, as sole owner

No. 17-02312

Judgment Amount: \$344,832.08

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

PURPART NO. 1

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

BEGINNING AT A CORNER in the bed of Pennsylvania State Highway Legislative Route No. 660, leading from Mohnton to Gouglersville; thence extending in and along said Pennsylvania State Highway Legislative Route No. 660 South 34 degrees 45 minutes West a distance of 1.30 perches to a point; thence leaving said Pennsylvania State Highway Legislative Route No. 660 and extending along land now or late of George Wertz South 55 degrees 45 minutes East, a distance of 12.20 perches, more or less, to an old stump; thence extending along the Northwesterly side of an alley and along land now or late of Anthony Wertz South 45 degrees 30 minutes West, a distance of 28.00 perches to a point; thence continuing along the same South 67 degrees 30 minutes West, a distance of 8.50 perches, more or less, to an iron pin, thence extending in a Southerly direction along land now or late of Anthony Wertz, a distance of 7.15 perches, more or less, to a point; thence extending in an Easterly direction along land now or late of Worley Brothers, a distance of 12.70 perches, more or less, to a chestnut tree; thence extending along land now or late of Henry K. Ruth South 66 degrees 15 minutes East, a distance of 48.30 perches to a stone.

THENCE EXTENDING along land now or late of Josephus S. Hornberger the three (3) following courses and distances: (1) North 13 degrees 30 minutes East, a distance of 4.50 perches to a stone; (2) North 89 degrees East, a distance of 15.10 perches to a stone; (3) North 37 degrees 45 minutes East, a distance of 7.15 perches to a stone; thence extending by land of

J.Y. Weidner North 11 degrees East, a distance of 39.00 perches to a stone fence in line of land now or late of Jacob Kessler the three (3) following courses and distances: (1) North 84 degrees West, a distance of 9.60 perches to a stone; (2) South 28 degrees West, a distance of 18.20 perches to a stone; (3) North 53 degrees West, a distance of 39.00 perches to a stone; thence extending along land now or late of Elizabeth Wertz South 52 degrees 30 minutes West, a distance of 10.00 perches to a corner; thence continuing along the same North 55 degrees 45 minutes West a distance of 13.00 perches, more or less, to the place of beginning.

PURPART NO. 2

ALL THAT CERTAIN tract or parcel of woodland situate in the Township of Cumru, County of Berks, and Commonwealth of Pennsylvania, being bounded by lands now or late of William Groff, Josephus S. Hornberger, Mary I. Carlance, and others.

CONTAINING IN AREA 4 acres and 53 perches of land, more or less.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 462 Wyomissing Road, Mohnton, PA 19540-8406

TAX PARCEL #39439405084868

ACCOUNT: 39242850

SEE Deed Book 3252, Page 140

Sold as the property of: Lori J. Santaspirit and Anthony Torcivia

No. 17-15777

Judgment Amount: \$189,704.50

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground thereon erected, situated in the Borough of Topton, Berks County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING AT A POINT on Franklin Street in line of property now or late of Stephen B. Smith and Martin S. Croll and extending thence along the same Southward 165 feet to an 18 feet wide alley, thence along the same Eastward 50 feet to a corner in line of lands now or late of Charles B. Miller, thence along the same Northward 165 feet to said curb line of Franklin Street, and thence along the same Westward 50 feet to the place of beginning.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 42 East Franklin Street, Topton, PA 19562

TAX PARCEL #85547313020787

ACCOUNT: 85009700

SEE Deed Book, 5152 Page 1547

Sold as the property of: Catrina Alderfer and Eric B. Alderfer

05/30/2019

Vol. 111, Issue 35

No. 17-16319

Judgment Amount: \$74,799.46
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of land together with the two-story brick and frame townhouse erected thereon, being House No. 707 Bear Boulevard, on the southern side of Bear Boulevard and being known as Lot No. 2, Block F, Section No. 1, Mountain Park Development, as laid out by S. & H., Inc., on November 25, 1970, and recorded in Plan Book Volume No. 32, Page 79, in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, and being more fully bounded and described as follows:

BEGINNING at a point on a curve on the southern building line of Bear Boulevard (79 feet wide) the aforesaid point being sixty-nine and eighty-nine one-hundredths feet (69.89') measured eastwardly along the southern building line of Bear Boulevard from a point of curve the aforesaid curve being two hundred forty-five and eighteen one-hundredths feet (245.18') measured eastwardly along the southern building line of Bear Boulevard from a spike in the macadam Township Road T-454 also known as Butter Lane between Heidelberg Avenue and Gerhart Lane; thence along the southern side of Bear Boulevard by a curve bearing to the right having a radius of two hundred eighty feet (280.00'), a central angle of four degrees seven minutes zero seconds (4° 07' 00"), and an arc distance of twenty and twelve one-hundredths feet (20.12') to a corner; thence leaving the aforesaid Bear Boulevard passing through an eight inch party wall and along Lot No. 3, South forty-seven degrees fifty-six minutes zero seconds West (S. 47° 56' 00" W.) a distance of one hundred fifteen and seventy-eight one-hundredths feet (115.78') to a corner; thence along the southern side of a fifteen feet wide (15.00') easement for public utilities and along Lot No. 6 North forty-two degrees four minutes zero seconds West (N. 42° 04' 00" W.) a distance of twenty feet (20.00) to a corner; thence passing through an eight inch party wall along Lot No. 1, North forty-seven degrees fifty-six minutes zero seconds East (N. 47° 56' 00" E.), a distance of one hundred thirteen and sixty-four one-hundredths feet (113.64') to the place of BEGINNING.

CONTAINING two thousand two hundred ninety-six and fifty-three one-hundredths (2,296.53) square feet.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 707 Bear Boulevard, Reading, PA 19606

TAX PARCEL #43532719521430
ACCOUNT: 43002139
SEE Deed Instrument #2013048904
Sold as the property of: Wallace A. Moran, III

No. 17-18326

Judgment: \$29,561.97
Attorney: Leon P. Haller, Esquire

ALL THAT CERTAIN lot or piece of ground together with the two-story row type brick dwelling house thereon erected, being numbered 1443 Church Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

ON the North by premises No. 1445 Church Street, property now or late of Alexander Hetman and Ethel L. Hetman, his wife (formerly a 10-foot wide alley);

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

ON the South by premises No. 1441 Church Street, property now or late of Joseph S. Klick and Mary A. Klick, his wife; and

ON the West by said Church Street.

CONTAINING in front along Church Street in breadth or width fourteen (14) feet nine (9) inches, more or less, and in depth of equal width to said ten (10) feet wide alley one hundred (100) feet more or less.

UNDER AND SUBJECT TO restrictions of record.

HAVING THEREON ERECTED a dwelling house known as: 1443 Church Street, Reading, PA 19601

PARCEL I.D. 14530735882207

BEING THE SAME PREMISES which Ronald D'Agostino et al, by Deed dated December 17, 1997 and recorded January 7, 1998, in Berks County Deed Book 2898, Page 204, granted and conveyed unto Carlos Diaz-Luna and Lourdes Melendez-Rosado, husband and wife. Carlos Diaz-Luna is also known as Carlos A. Diaz-Luna.

To be sold as the property of: Carlos A. Diaz Luna and Lourdes Melendez-Rosado

No. 18-01771

Judgment Amount: \$219,374.13
Attorney: Roger Fay, Esquire

ALL THAT CERTAIN lot or piece of ground together with the improvements thereon erected, being Lot No. 67 and the Northerly 10 feet of Lot No. 68 as shown on the plan of Wellington Downes, Section No. 1, said plan recorded in Plan Book 31, Page 36, Berks County Records, situate on the Easterly side of Devonshire Drive, South of Warwick Drive, in the Borough of Wyomissing, County of Berks and State of Pennsylvania, more fully bounded and described as follows:

BEGINNING at a point on the Easterly building line of Devonshire Drive (58 feet wide) on the division line between Lot No. 66 and Lot No. 67; thence extending in an Easterly direction along Lot No. 66, forming a right angle with the Easterly building line of Devonshire Drive, a distance of 136.00 feet to a point; thence extending in a Southerly direction along Lot Nos. 70 and 71, forming a right angle with the last

05/30/2019

Vol. 111, Issue 35

described line, a distance of 100.00 feet to a point; thence extending in a Westerly direction along the Southerly 80.00 feet of Lot No. 68, forming a right angle with the last described line, a distance of 136.00 feet to a point on the Easterly building line of Devonshire Drive; thence extending in a Northerly direction along the Easterly building line of Devonshire Drive, forming a right angle with the last described line, a distance of 100.00 feet to the place of Beginning.

CONTAINING 0.312 acre of land.

TITLE TO SAID PREMISES vested in Bernard A. Shaw and Yvonne M. Shaw by Deed from Clemencia Reyes dated February 24, 2012 and recorded on February 28, 2012 in the Berks County Recorder of Deeds as Instrument No. 2012007834.

BEING KNOWN AS: 23 Devonshire Drive, Wyomissing, PA 19610

TAX PARCEL NUMBER: 96-4397-17-11-3219

To be sold as the property of Bernard A Shaw and Yvonne Marie Shaw a/k/a Yvonne Mar Shaw

No. 18-03841

Judgment Amount: \$44,876.82

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground upon which is erected a two-story brick dwelling house, being Number 1016 Robeson Street, situate on the South side of Robeson Street, between North Tenth and Mulberry Streets, in the City of Reading, Berks County, Pennsylvania, bounded and described as follows, to wit:

ON the North by Robeson Street, on the East by property now or late of Edna L. Dries, on the South by a ten foot wide alley, on the West by property now or late of Earl E. and Mildred McChalicher.

CONTAINING IN FRONT on said Robeson Street, thirteen feet six inches (13' 6") and in depth or length, one hundred feet (100').

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1016 Robeson Street, Reading, PA 19604

TAX PARCEL #13531745067147

ACCOUNT: 13616475

SEE Deed Instrument 2012031460

Sold as the property of: Susan Boldt solely in her capacity as heir of Ronald Pennypacker deceased, Jane Boughter solely in her capacity as heir of Ronald Pennypacker deceased, Michele Moyer solely in her capacity as heir of Ronald Pennypacker deceased, Cheyenne Pennypacker solely in her capacity as heir of Ronald Pennypacker deceased, Mark Pennypacker solely in his capacity as heir of Ronald Pennypacker deceased, Michael Pennypacker solely in his capacity as heir of Ronald Pennypacker deceased, Scott Pennypacker solely in his capacity as heir of Ronald Pennypacker deceased, Thomas A. Pennypacker solely in his capacity as heir of Ronald Pennypacker deceased, James B.

Pennypacker solely in his capacity as heir of Ronald Pennypacker deceased, Robert Pennypacker, Jr. solely in his capacity as heir of Ronald Pennypacker deceased, William Pennypacker, Sr. solely in his capacity as heir of Ronald Pennypacker deceased, the unknown heirs of Ronald Pennypacker deceased, Barbara Thompson solely in her capacity as heir of Ronald Pennypacker deceased and Angela Wisk solely in her capacity as heir of Ronald Pennypacker deceased

No. 18-10939

Judgment: \$27,063.94

Attorney: M. Troy Freedman, Esquire

PARCEL NO.: 46449517113723/(46) 116100

PURPART NO. 1

ALL THAT CERTAIN lot or piece of ground together with a one story frame bungalow with metal siding erected thereon situate on the North side of an eight (8) feet joint concrete driveway between North Fifth Street and Fern Alley in the Borough of Hamburg, County of Berks and Commonwealth of Pennsylvania, bounded on the North by Confer Alley, on the East by property about to be conveyed to Bruce A. Rumberger and Mildred M. Rumberger, his wife, on the South by property of Oscar W. Henne and Esther A. Henne, his wife, and on the West by property of the late Jacob Matz and Sallie Matz, his wife, bounded and described as follows, to wit:

BEGINNING at a corner marked by a cross cut in concrete in the center line of an eight (8) foot joint concrete driveway aforesaid corner being a distance of forty-one (41) feet no inches Eastwardly from the Eastern topographical building line of North Fifth Street; thence leaving and making a right angle with the aforesaid concrete driveway and in a Northerly direction along property of the late Jacob Matz and Sallie Matz, his wife, a distance of fifty (50) feet four (4) inches to a corner marked by an iron pin in the South side of Confer Alley; thence in an Eastwardly direction along same making an inferior angles of one hundred two (102) degrees thirty-three (33) minutes with the last described line in a distance of thirty-four (34) feet ten (10) inches to a corner marked by an iron pin; thence leaving and making an interior angle of seventy-seven (77) degrees twenty-seven (27) minutes with aforesaid Confer Alley and in a Southerly direction along property about to be conveyed to Bruce A. Rumberger and Mildred M. Rumberger, his wife, a distance of fifty-seven (57) feet ten and three-fourths (10-3/4) inches to a corner marked by a cross cut in concrete in the center of the aforesaid driveway; thence a Page 2 of 5 Westerly direction along property of Oscar W. Henne and Esther A. Henne, his wife, and making a right angle with the last described line a distance of thirty-four (34) feet no inches to the place of BEGINNING.

05/30/2019

Vol. 111, Issue 35

CONTAINING 1,839.91 square feet, strict measure.

PARCEL NO. 2

ALL THAT CERTAIN lot or piece of ground located 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 in the South side of Confer Alley, said point being forty-seven (47) feet and one and one-half (1-1/2) inches East of the Southeast curb corner of North Fifth Street and Confer Alley as shown on the Topographical Plan of North Ward of the Borough of Hamburg, Pennsylvania, thence Northward crossing said Confer Alley, North seventeen (17) degrees East sixteen (16) feet four and three-fourths (4-3/4) inches to a point; thence Eastward along St. Mary's Catholic Cemetery South eighty-five (85) degrees thirty-three (33) minutes East thirty-four (34) feet ten (10) inches to a point; thence Southward crossing said Confer Alley South seventeen (17) degrees West sixteen (16) feet four and three-fourths (4-3/4) inches to a point; thence Westward along other property of John Behler North eighty-five (85) degrees thirty-three (33) minutes West thirty-four (34) feet ten (10) inches to the place of BEGINNING.

CONTAINING 571.21 square feet.

FEE SIMPLE TITLE vested in Charles J. Harner by Deed from Fern M. Adam, dated 4/7/1997, recorded 4/11/1997, in the Berks County Clerk's Office in Deed Book 2821, Page 2078., and the said Charles J. Harner died August 13, 2017, intestate leaving as his only surviving heirs at law and next of kin the following: (Subject to the Estate of Charles J. Harner). The said (Subject to the Estate of Charles J. Harner) duly granted Letter of Administration on (Subject to the Estate of Charles J. Harner) by the Surrogated Office of the County of (Subject to the Estate of Charles J. Harner) under Record and Docket Number (Subject to the Estate of Charles J. Harner).

ALSO KNOWN AS 6 Mountain View Court, Hamburg, PA 19526

MAP PIN 46449517113723

To be sold as the property of The Unknown Heirs, Administrators, Executors and Devises of the Estate of Charles J. Harner, deceased

No. 18-11024

Judgment Amount: \$55,803.83

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and lot of ground situate on the South side of Bern Street, it being No. 316, between North Third Street and North Fourth Street, in the City of Reading, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

ON the North by said Bern Street;

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

ON the East by property now or late of George H. Felix; and

ON the West by property now or late of Jeremiah R. Rothermel.

CONTAINING in front on said Bern Street, thirteen feet (13') four inches (4") and in depth of that width, one hundred eight feet (108') to said ten feet (10') wide alley.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 316 Bern Street, Reading, PA 19601

TAX PARCEL #14530726699964

ACCOUNT: 14255500

SEE Deed Instrument No. 2009043872

Sold as the property of: Jerome Brown

No. 18-12154

Judgment: \$62,975.41

Attorney: McCabe, Weisberg & Conway, LLC

TAX I.D. #13-5317-46-25-0337

ALL THAT CERTAIN two-story brick dwelling house and lot or piece of ground upon which the same is erected, situate on the West side of Hampden Street, between Windsor and Spring Streets, being No. 912 Hampden Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of Mary E. McCormick, being No. 916 Hampden Street, on the East by said Hampden Street, on the South by property now or late of Jacob Bower, being No. 910-1/2 inches, and on the West by Birch Street.

CONTAINING IN FRONT or width on said Hampden Street 28 feet 5-1/2 inches and in depth extending from said Hampden Street to Birch Street, and having a frontage on said Birch Street of 25 feet 1 inch.

BEING KNOWN AS: 912 Hampden Boulevard, Reading, Pennsylvania 19604.

TITLE TO SAID PREMISES is vested in Robert L. Clemmer and Joan L. Clemmer, husband and wife, by Deed from Robert L. Clemmer and Joan L. Clemmer, husband and wife, and John S. Clemmer dated January 23, 2013 and recorded January 31, 2013 in Instrument Number 2013003856. The said Robert L. Clemmer died on November 9, 2017 thereby vesting title in his surviving spouse Joan L. Clemmer by operation of law.

To be sold as the property of Joan L. Clemmer

No. 18-12554

Judgment Amount: \$251,888.97

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN parcel of land and the building thereon located on the westerly side of Hauseman Road T-644 (required right of way 33 feet-ultimate right of way 60 feet) situated in Colebrookdale and Earl Township, Berks County,

05/30/2019

Vol. 111, Issue 35

Pennsylvania. Described according to a plan and survey as prepared by John T. Aston, Registered Surveyor, Boyertown, PA Plan No. 1729-1A dated June 18, 1986 as last revised.

BOUNDED on the North by land of Ernest F. and Dorothy M. Hartline, and by the land of Otto H. and Edith M. Noss, on the East by Hauseman Road, on the South by Lot 3 of the said plan and on the West by Lot 1 of the said plan, being more fully described as follows:

BEGINNING AT A POINT in the center line of Houseman Road, a corner of this and the land of Otto H. and Edith M. Noss thence from the point of beginning in and through the bed of Houseman Road, the next 2 courses and distance to wit: (1) South 3 degree 04 minutes 35 seconds East 340.26 feet to a point, a corner: (2) South 12 degrees 52 minutes 53 seconds West 3.94 feet to a point, a corner; of this and Lot 3 of the said plan; thence along Lot 3 the next 2 courses and distance to wit: (1) leaving Houseman Road North 86 degrees 57 minutes 15 seconds West 178.96 feet to an iron pin set, a corner. The line crossing the Colebrookdale/Earl Township line; (2) North 80 degrees 23 minutes 22 seconds West 321.85 feet to an iron pin set, a corner of this and Lot 1 of the said plan. The line running along a stone wall and tree line; thence along Lot 1 North 10 degrees 05 minutes 48 seconds West 321.91 feet to an iron pin set, a corner of this and in the line of lands of Ernest F. and Dorothy M. Hartline. The line running along a stone wall and tree line; thence partly along the land of Ernest F. and Dorothy M. Hartline and along the land of Otto H. and Edith M. Noss, South 86 degrees 05 minutes 33 seconds East 536.34 feet to the point of beginning. The line running along the stone wall and a tree and fence line.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 27 Hauseman Road, Boyertown, PA 19512

TAX PARCEL #38-5377-0288-0184
ACCOUNT: 38-036320
SEE Deed Book 04848, Page 1117
Sold as the property of: Michael Miller

No. 18-11297

Judgment Amount: \$248,716.80
Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, being Lot No. 144 as shown on the plan of "Wellington Downes", Section 3A, said plan recorded in Plan Book Volume 35, Page 62, Berks County Records, together with the dwelling to be erected, thereon, situate on the Westerly side of Devonshire Drive, between Warkwick Drive and Wellington Boulevard, in the Borough of Wyomissing, formerly the Borough of Wyomissing Hills, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point on the Westerly building line of Devonshire Drive (58 feet wide) on the division line between Lot No. 143 and Lot No. 144; thence extending in a Southerly direction along the Westerly building line of Devonshire Drive a distance of 90.00 feet to a point; thence extending in a westerly direction along Lot No. 145 forming a right angle with the Westerly building line of Devonshire Drive a distance of 136.00 feet to a point; thence extending in a Northerly direction along "Wellington Downes", Section No. 2 forming a right angle with the last described line a distance of 90.00 feet to a point; thence extending in an Easterly direction along Lot No. 143 forming a right angle with the last described line a distance of 136.00 feet to the place of Beginning. The last described line forming a right angle with the Westerly building line of Devonshire Drive.

CONTAINING in area 12,240 square feet of land.

TITLE TO SAID PREMISES is vested in Michelle A. Frangakis, by Deed from Melinda B. Schmeer, dated 04/03/2015, recorded 04/07/2015, Instrument No. 201501035.

BEING KNOWN AS 30 Devonshire Drive, Wyomissing, PA 19610.

Residential property
TAX PARCEL NO: 96439717100949
TAX ACCOUNT: 96970640
SEE Deed Instrument No. 201501035

To be sold as the property of Michelle Frangakis.

No. 18-15594

Judgment: \$16,189.45

Attorney: McCabe, Weisberg & Conway, LLC
TAX I.D. #03530628991542
PIN: 530628991542

ALL THAT CERTAIN three-story brick dwelling house and lot of ground; situate at No. 720 Franklin Street in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded on the North by Franklin Street; on the East by property now or late of A. Grotevent; on the South by a ten (10) feet wide alley; and on the West by property now or late of S. Koch.

CONTAINING IN FRONT on said Franklin Street sixteen (16') feet and depth one hundred sixteen (116) feet.

BEING KNOWN AS: 720 Franklin Street, Reading, Pennsylvania 19602.

TITLE TO SAID PREMISES is vested in Brian J. Skiles by Deed from Patricia Trumbore dated April 10, 1987 and recorded April 20, 1987 in Deed Book 1934, Page 2348.

To be sold as the property of Brian J. Skiles

05/30/2019

Vol. 111, Issue 35

No. 18-15721

Judgment Amount: \$119,553.63

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

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

PREMISES "A"

ALL THAT CERTAIN tract or parcel of land situated in Tilden Township, Berks County, Pennsylvania, being Lot #3 as shown on the "Final Plan of Far View Estates", Phase I, prepared by Donald C. Lowell, P.L.S., and recorded in Plan Book Volume 179 Page 41, and being fully bound and described as follows, to wit:

BEGINNING at an iron pin set on the western side of Bachmoll Road, S.R. 4042, at land now or formerly of William B. Aumack & Wilma E. Aumack, said point being the northwestern corner of Lot #4, and the southwestern corner of the herein described Lot #3, thence in and along said Bachmoll Road, S.R. 4042, the following (2) two courses and distances:

1) N. 13° 25' 59" W. 251.34 feet to a spike set.

2) N. 77° 27' 18" E. 18.34 feet to an iron pin set, thence along the southern right of way line of Randy Avenue, 50 feet wide, the following (3) three courses and distances:

1) Along a curve to the right, said curve having a radius of 20.00 feet, a length of 28.91 feet a delta angle of 82° 49' 58", and a chord of N 28° 52' 17" E. 26.46 feet to an iron pin set.

2) N. 70° 17' 16" E. 437.22 feet to an iron pin set.

3) Along a curve to the right, said curve having a radius of 275.00 feet, a length of 67.99 feet, a delta angle of 14° 09' 58" and a chord of N. 77° 22' 12" E. 67.82 feet to an iron pin set at a point of compound curve, thence along said compound curve to the right, said curve having a radius of 20.00 feet, a length of 33.32 feet, a delta angle of 95° 27' 43", and a chord of S 47° 48' 54" E 29.60 feet to an iron pin set on the western right of way line of Sharon Drive, 50 feet wide, thence along said western right of way line of Sharon Drive S 00° 05' 03" E 279.83 feet to an iron pin set at the northwestern corner of Lot #4, said point also being the southeastern corner of the herein described Lot #3, thence along said Lot #4 the following (2) two courses and distances:

1) S. 89° 34' 57" W. 120.00 feet to a concrete monument set.

2) S. 69° 10' 34" W. 377.05 feet to a point, the place of beginning, said line crossing a concrete monument set 37.20 feet before the terminal end of this line.

CONTAINING 3.237 acres.

PREMISES "B"

ALL THAT CERTAIN tract or parcel of land situated in Tilden Township, Berks County, Pennsylvania, being Lot #4 as shown on the "Final Plan of Far View Estates", Phase I, prepared by Donald C. Lowell, P.L.S., and

recorded in Plan Book Volume 179 Page 41, and being more fully bound and described as follows, to wit:

BEGINNING at an iron pin set on the western side of Bachmoll Road, S.R. 4042, at land now or formerly of William B. Aumack & Wilma E. Aumack, said point being the southwestern corner of Lot #3, and the northwestern corner of the herein described Lot #4, thence along said Lot #3 the following (2) two courses and distances:

1) N. 69° 10' 34" E. 377.05 feet to a concrete monument set, and also crossing a concrete monument set, 37.20 feet from the point of beginning.

2) N. 89° 54' 57" E. 120.00 feet to an iron pin set on the western right of way line of Sharon Drive, thence along the western right of way line of Sharon Drive the following (2) two courses and distances:

1) S. 00° 25' 03" E. 255.00 feet to an iron pin set.

2) Along a curve to the right, said curve having a radius of 20.00 feet, a length of 31.42 feet, a delta angle of 90° 00' 00", and a chord of S. 44° 54' 57" W. 28.28 feet to an iron pin set, thence in and along Bachmoll Road, S.R. 4042 the following (4) courses and distances:

1) S. 00° 05' 03" E. 25.18 feet to a spike set.

2) S. 88° 02' 00" W. 281.40 feet to an iron pin found in Possum Road, T-663.

3) N. 59° 34' 57" W. 174.90 feet to a point.

4) N. 13° 25' 59" W. 89.55 feet to a point, the place of beginning.

CONTAINING 2.553 acres.

BEING subject to a 30 feet wide drainage easement through the swale traversing the lot, as shown on the aforesaid final plan. Also being subject to a slope easement for the construction of Sharon Drive, as shown on the aforesaid final plan. Being also subject to the 100' clear sight triangle at the intersection of Sharon Drive and Bachmoll Road, S.K. 4042, as shown on the aforesaid final plan.

TITLE TO SAID PREMISES is vested in Gary L. Clothier, by Deed from Randy J. Reppert and Sharon A. Reppert, husband and wife, dated 04/16/1992, recorded 04/22/1992, in Book 2295, Page 2199.

BEING KNOWN AS 222 Bachmoll Road, Hamburg, PA 19526-8041.

Residential property

TAX PARCEL NO: 84-4483-00-06-5683

TAX ACCOUNT: 84007223

TAX PARCEL NO: 84-4483-00-06-6480

TAX ACCOUNT: 84007222

SEE Deed Book 2295, Page 2199

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

05/30/2019

Vol. 111, Issue 35

No. 18-16245

Judgment Amount: \$113,652.31

Attorney: Powers Kirn, LLC

PURPART NO. 1

ALL THAT CERTAIN lot or piece of ground, together with the two and one-half story frame dwelling and other improvements thereon erected situate in the Borough of Mohnton, Berks County, Pennsylvania, being No. 128 Wyomissing Avenue, bounded and described as follows, to wit:

BEGINNING AT A POINT on the southern property line of Wyomissing Avenue, in the division line between No. 128 and 130 Wyomissing Avenue; thence along said division line partly through the middle of the party wall of said dwellings, forming an interior angle of eighty-eight degrees thirty minutes (88 degrees 30 minutes) with the southern property line of Wyomissing Avenue, a distance of 93.08 feet to a point on the northern bank of Wyomissing Creek; thence along said creek in a westerly direction forming an interior angle of seventy-nine degrees sixteen minutes (79 degrees 16 minutes) with the last described line, a distance of 73.15 feet to a point; thence along residue property of the herein named grantors, in a northerly direction forming an interior angle of one hundred degrees thirty-nine minutes (100 degrees 39 minutes) with the last described line, a distance of 65.17 feet to a point; thence continuing along the same in an easterly direction, forming an interior angle of eighty-four degrees nineteen minutes (84 degrees 19 minutes) with the last described line, a distance of 36 feet to a point; thence continuing along same in a northerly direction, forming an interior angle of two hundred sixty-eight degrees sixteen minutes (268 degrees 16 minutes) with the last described line, a distance of 17.17 feet to a point on the southern property line of Wyomissing Avenue; thence along the same in an easterly direction, forming an interior angle of ninety-nine degrees zero minutes (99 degrees 00 minutes) with the last described line, a distance of 33.75 feet to the place of beginning, being irregular in shape.

PURPART NO. 2

BEGINNING AT A CORNER marked by an elm tree in the southern topographical building line of Wyomissing Avenue, a distance of three hundred twenty five feet and ten and three fourths inches (325' 10-3/4") East of the southeastern building line of Wyomissing Avenue and Main Street; thence along the topographical building line of Wyomissing Avenue in an easterly direction a distance of four feet and six and one-half inches (04' 6-1/2") to a corner; thence making an interior angle of one hundred ninety-five degrees thirty-four minutes (195 degrees 34 minutes) and still continuing along the southerly topographical building line of Wyomissing Avenue a distance of thirty-five feet and six inches (35' 6") to a corner; thence leaving said Wyomissing Avenue in a southerly direction

along property of John A. Killian and Maurice A. Hoshauer, Liquidating Trustee of Mohnton Trust Company, making an interior angle of eighty-one degrees (81 degrees) with the last described line a distance of seventeen feet and two inches (17' 2") to a corner marked by an iron pin; thence still continuing along said property and in a westerly direction making an interior angle of ninety-one degrees forty-four minutes (91 degrees 44 minutes) with the last described line, a distance of forty feet (40') to a corner marked by an iron pin; thence still continuing along said property in a northerly direction making an interior angle of eighty-eight degrees and seven minutes (88 degrees 7 minutes) with the last described line a distance of thirteen feet and three and one half inches (13' 3-1/2") to a corner in the aforesaid topographical building line of Wyomissing Avenue, the place of beginning.

CONTAINING six hundred and nine square feet (609 sq. ft.)

BEING THE SAME PREMISES which Richard Resuta, by Deed dated August 4, 2014 and recorded August 5, 2014 in the Office of the Recorder of Deeds in and for Berks County in Deed Instrument #2014025330, granted and conveyed unto Alexander S. Jones and Sarah E. Stoudt.

BEING KNOWN AS 126-128 E. Wyomissing Avenue a/k/a 128 E. Wyomissing Avenue, Mohnton, PA 19540.

TAX PARCEL NO. 65-4395-18-31-8837 and 65-4395-18-31-8900

SEE Deed Instrument #2014025330

To be sold as the property of Alexander S. Jones and Sarah E. Stoudt

No. 18-16428

Judgment: \$63,820.06

Attorney: Samantha Gable, Esquire

ALL THAT CERTAIN Southern half part of a double two story frame dwelling house and lot of ground situated in the Borough of Wernersville, County of Berks and Commonwealth of Pennsylvania, bounded as follows, to wit:

ON the North by property of J Alfred Lahr, on the East by an alley, on the South by William Street, and on the West by Werner Street, containing in width North and South thirty feet (30') and in depth East and West one hundred and fifty feet (150') it being Lot Number Four of Samuel U. Greth's lay out of building lots.

BEING KNOWN AS: 95 Werner Street, Wernersville, PA 19565

BEING Tax Parcel No. 90436611568427

BEING THE SAME PREMISES in which Lynne J. Burkert a/k/a Lynne J. Burkert-Schappell, by Deed dated 07/23/2003 and recorded 08/07/2003 in the Office of the Recorder of Deeds, in and for the County of Berks, Commonwealth of Pennsylvania, in Deed Book 3831, Page 1702, granted and conveyed unto Lynne J. Burkert-Schappell. And the said Lynne Burkert-Schappell passed away on or

05/30/2019

Vol. 111, Issue 35

about March 30, 2018, thereby vesting title unto Travis R. Schappell and Chase Judson Schappell, known heirs of Lynne J. Burkert-Schappell and any unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or under Lynne J. Burkert-Schappell, deceased.

TAX PARCEL NO 90436611568427

BEING KNOWN AS 95 Werner Street, Wernersville, PA 19565

Residential Property

To be sold as the property of unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or under Lynne J. Burkert-Schappell, deceased, Travis R. Schappell, known heir of Lynne J. Burkert-Schappell, deceased and Chase Judson Schappell, known heir to Lynne J. Burkert-Schappell, deceased

No. 18-17044

Judgment Amount: \$249,719.52

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN piece of ground and the townhouse structure erected thereon, being Townhouse Number 32 (Unit Address 1528 Lexington Way), which is the first house Easterly in the Townhouse Group No. 35343332 in the Village of Briarcrest, which is located on the Southerly side of Lexington Way, a twenty-five foot wide private drive, situate in Valley Ponds Phase 3B, Part 1, Caernarvon Township, Berks County, Pennsylvania, as shown on the final plan of Valley Ponds, Phase 3, prepared by Weiser Engineering Consultants, being Drawing No D-01006-1, which plan (the "Plan"), is recorded in the office of the Recorder of Deeds in and for Berks County, Pennsylvania, in Plan Book Volume 252, Page 56, being more fully bounded and described by four (4) vertical planes which are respectively formed by projecting vertically upward the boundaries of a certain plot, as follows, to wit:

ON the North (front) by common space (in which Lexington Way is located) bounded by a line located North of the Townhouse Structure;

ON the East (side) by common space bounded by a line located East of the townhouse structure;

ON the South (rear) by common space bounded by a line located South of the townhouse structure;

ON the West (side) by a line extending through the center of a wall between the townhouse structure herein described and Townhouse Number 33 (Unit Address 1530);

SAID PLOT has a width of 29.50 feet, more or less, as measured from the center of the party wall between Townhouse Number 33 and the herein described Townhouse Number 32 in a easterly direction to a point in the common space and a depth of 70.00 feet, more or less, as measured in a northerly direction from the rear common space to the front common space,

THE WESTERLY CORNER of Townhouse Group Number 35343332 has a plan coordinate reference of latitude 3465.89, departure 2838.44, with reference to an iron pin (rebar find.) located at a corner, on the outboundary property line dividing Valley Ponds Phase 3B and the property of N/L Kimberly J McGowan and said iron pin has a plan coordinate reference of latitude 3610.24, departure 2690 95,

TOGETHER with the plot of ground described herein upon which such townhouse structure is located, and all buildings, structures, and improvements erected;

TOGETHER with a proportionate undivided interest in the common area associated with this phase of the development.

TITLE TO SAID PREMISES is vested in Christopher Braccili and April Braccili, h/w, by Deed from Penn Wynne Briarcrest, Limited Partnership, dated 10/07/2005, recorded 02/24/2006, in Book 4800, Page 1265.

BEING KNOWN AS 1528 Lexington Way, Morgantown, PA 19543-8856.

Residential property

TAX PARCEL NO: 35-5320-03-24-6079

TAX ACCOUNT: 35000843

SEE Deed Book 4800, Page 1265

To be sold as the property of Christopher Braccili a/k/a Christopher M. Braccili, April Braccili a/k/a April R. Braccili.

No. 18-17936

Judgment Amount: \$54,547.11

Attorney: Jill M. Fein, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the two-story and attic semi-detached frame dwelling house erected thereon, situate on the western side of and known as No. 108 Cinder Street, between East First Street and Church Street, in the Borough of Birdsboro, County of Berks and State of Pennsylvania, bounded on the North by No. 112 Cinder Street, residue property belonging to the E. and G. Brook Land Company, on the East by the aforesaid Cinder Street (40 ft. wide), on the South by No. 106 Cinder Street, residue property belonging to the E. and G. Brook Land Company, and on the West by Fulton Alley (20 ft. wide) and being more fully bounded and described as follows, to wit:

BEGINNING at a corner in the western topographical building line of Cinder Street as laid out on the topographical survey of the Borough of Birdsboro, a distance of seventy-three feet six and five eighths inches (73' 6-5/8") northwardly from the northwestern topographical building corner of the intersection of the aforesaid Cinder Street and East First Street, thence leaving and making an interior angle of ninety degrees forty-six minutes thirty seconds (90 46' 30") with the aforesaid Cinder Street and in a westerly direction along No. 106 Cinder Street, residue property belonging to the E. and G. Brook Land Company and passing through the center line of

05/30/2019

Vol. 111, Issue 35

the frame stud party wall between the dwellings, a distance of one hundred feet one and three eighths inches (100' 1-3/8") to a corner marked by a marble stone on the eastern side of Fulton Alley; thence in a northerly direction along same, making an interior angle of eighty-nine degrees twenty-four minutes (89 24') with the last described line, a distance of nineteen feet no inches (19' 0") to a corner marked by a marble stone; thence leaving and making an interior angle of ninety degrees thirty-six minutes (90 06'') with the aforesaid Fulton Alley and in an easterly direction along No. 112 Cinder Street, residue property belonging to the E. and G. Brook Land Company, a distance of one hundred feet two inches (100' 2") to a corner in the western topographical building line of the aforesaid Cinder Street; thence in a southerly direction along same, making an interior angle of eighty nine degrees thirteen minutes thirty seconds (89 13' 30'') with the last described line, a distance of nineteen feet no inches (19' 0'') to the place of beginning.

CONTAINING one thousand nine hundred two and ninety nine one hundredths (1,902.99) square feet

BEING THE SAME PREMISES WHICH Joseph G. Natal, Register of Wills, by Deed dated August 5, 1987, and recorded August 6, 1987, in the Office of the Recorder of Deeds in and for the County of Berks in Record Book 1957, Page 405, granted and conveyed unto Sandra I. Kulp Fratoni and David Fratoni, her husband

PIN NO. 31534409254084

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 David M. Fratoni, deceased

No. 18-17937

Judgment: \$118,017.77

Attorney: Lauren L. Schuler, Esquire.

ALL THAT CERTAIN message or tenement and two contiguous tracts or pieces of land, together with the dwelling house and other improvements erected thereon, situate in the Borough of Leesport (formerly in the Borough of West Leesport), County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

Tract No. 1

BEGINNING AT A CORNER of land now or late owned by Godfrey Baker, deceased, at the railroad; thence along land of said now or late Godfrey Baker's land North forty-three degrees East ninety feet to an alley; thence along said alley South thirty-five degrees East fifty-eight feet to a corner; thence South forty-three degrees West ninety feet to the railroad; thence North thirty degrees West forty-seven feet to the place of beginning.

Tract No. 2

BEGINNING AT A CORNER of Tract No. 1; thence along a public road leading to Leesport

Station South twenty-two feet to a corner, lands of the Philadelphia, Reading and Pottsville Railroad Company; thence along the same West ninety-one feet to the Philadelphia, Reading and Pottsville Railroad; thence along the same North twenty-two feet to a corner of Tract No. 1; thence along the same East ninety-one feet to the place of beginning.

CONTAINING seven perches and a quarter (7-1/4).

EXCEPTING thereout and therefrom the following tract or piece of land conveyed by John H. Miller and Clara E. Miller, his wife, to Sherwood C. Rieser and James Mark Rieser, trading as H. F. Rieser's Sons, on the twenty-eight day of May 1947, recorded in Deed Book Volume 991, Page 404, Berks County Records, and more fully described as follows:

ALL THAT CERTAIN piece of ground or tract of land situate in the Borough of Leesport (formerly in the Borough of West Leesport), County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING AT A NAIL in the West side of Center Street of the Borough of Leesport; thence along property now or late of H.F. Rieser, South fifty-eight (58) degrees five (5) minutes West, seventy-three and ninety-four hundredths (73.94) feet to an iron pin located one hundred forty-seven and fifteen hundredths (147.15) feet North of the North end of a grain storage building, and thirty-seven (37) feet East of the center line of the East bound track of the Reading Railroad; thence along the railroad property, North twenty-one (21) degrees thirty-one (31) minutes West, nineteen and six hundredths (19.06) feet to an iron pin, located thirty-seven (37) feet East of the center line of the East bound track of the railroad; thence along property of which this was a part and owned by John H. and Clara E. Miller, North sixty-four (64) degrees twenty-four (24) minutes East, seventy-three and eighty-two hundredths (73.82) feet to an iron pipe on the West side of Center Street; thence along said street, South sixteen (16) degrees forty-eight (48) minutes East, eleven and six hundredths (11.06) feet to the place of BEGINNING.

BEING THE SAME PREMISES which Shirley A. Fayocavitz by Deed dated May 29, 2013 and recorded on June 3, 2013, in the Berks County Recorder of Deeds Office at Instrument #2013023054, granted and conveyed unto Patrick M. Schott.

BEING KNOWN AS 26 Center Street, Leesport, PA 19533

PARCEL I.D. NO. 92449119502056

ACCOUNT #92003690

To be sold as the property of Patrick M. Schott.

05/30/2019

Vol. 111, Issue 35

No. 18-17944

Judgment Amount: \$177,523.73

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

THE LAND HEREINAFTER REFERRED to is situated in the City of Bethel, County of Berks, State of PA, and is described as follows:

ALL THAT CERTAIN tract or parcel of land situate in the Township of Bethel, County of Berks and Commonwealth of Pennsylvania, being Lot #3 as shown on a subdivision plan for Raspberry Acres, dated May 28, 1991 and being recorded in Berks County Plan Book Volume 184, Page 16, bounded and described as follows, to wit:

BEGINNING AT A CORNER of Lot #2 and Lot #4 on aforesaid subdivision plan; thence along Lot #4, South sixty-two (62) degrees twenty-eight (28) minutes zero (00) seconds West, five hundred sixty-three and thirty hundredths (563.30) feet to an iron pin; thence along lands of William & Marion Walborn, North four (04) degrees thirteen (13) minutes thirty-three (33) seconds East, four hundred ninety-four and twenty-one hundredths (494.21) feet to an iron pin; thence along lands of William & Marion Walborn and Melvin & Cora Ritchie, North nineteen (19) degrees forty-one (41) minutes zero (00) seconds East, four hundred sixteen and fifty-seven hundredths (416.57) feet to an iron pin; thence along lands of Melvin & Cora Ritchie, South eighty-four (84) degrees seven (07) minutes seven (07) seconds East, five hundred eighteen and fourteen hundredths (518.14) feet to a stone pile; thence North two (02) degrees forty-one (41) minutes zero (00) seconds East, a distance of one hundred twenty-three and eighty-eight hundredths (123.88) feet to a spike in Little Mountain Road (T-682); thence South seventy-two (72) degrees forty-three (43) minutes nineteen (19) seconds East, a distance of ninety-three and twenty-one hundredths (93.21) feet to a spike in Little Mountain Road (T-682) (being the Northern corner of Lot #2); thence South sixteen (16) degrees thirty-eight (38) minutes thirty-one (31) seconds West, one hundred sixty and thirty hundredths (160.30) feet to an iron pin; thence North eighty-two (82) degrees thirty-seven (37) minutes forty (40) seconds West, a distance of one hundred seventy-two and twenty-five hundredths (172.25) feet to an iron pin; thence along Lot #2, South ten (10) degrees forty-four (44) minutes ten (10) seconds West, four hundred forty-two and forty-four hundredths (442.44) feet to an iron pin; thence South six (06) degrees fifty (50) minutes twenty (20) seconds East, one hundred two and eighty-eight hundredths (102.88) feet to an iron pin, the place of Beginning.

CONTAINING seven and fifty-five hundredths (7.55) acres of land, excluding fifty (50) foot private road.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1774 Little Mountain Road, Bethel, PA 19507

TAX PARCEL #348200458102

ACCOUNT: 30039075

SEE Deed Book 2282, Page 2037

Sold as the property of: Sigfrido L. Gonzalez and Nilda M. Gonzalez

No. 18-18007

Judgment Amount: \$21,490.81

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in the Township of Muhlenberg, County of Berks, in the State of Pennsylvania, bounded and described according to a plan made by Arthur L. Weisenberger Associates, Consulting Engineers, of Allentown, Pennsylvania, on January 15, 1951, and developed by The Collins Corp., and known and designated as Lot No. 90 as indicated on the plan of Cherokee Ranch, South Range, said plan being recorded in the Office of the Recording of Deeds in and for the County of Berks, State of Pennsylvania, on June 11, 1951, in Plan Book Volume 9, Page 62.

TITLE TO SAID PREMISES is vested in Myron L. Koziol and Barbara A. Koziol, h/w, by Deed from Myron L. Koziol and Barbara A. Koziol, his wife, and Keith A. Koziol, dated 09/15/1995, recorded 09/20/1995, in Book 2668, Page 1059.

BARBARA A. KOZIOL was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Barbara A. Koziol's death on or about 06/05/2017, her ownership interest was automatically vested in the surviving tenant by the entirety.

MORTGAGOR Myron L. Koziol died on 05/26/2018, and upon information and belief, his surviving heirs are Wayne Koziol, Robert Koziol, and Keith A. Koziol. By executed waiver Wayne Koziol waived his right to be named in the foreclosure action.

BEING KNOWN AS 830 Hartman Avenue, Temple, PA 19560-1242.

Residential property

TAX PARCEL NO: 66530908889569

TAX ACCOUNT: 66080000

SEE Deed Book 2668, Page 1059

To be sold as the property of Keith A. Koziol, individually and in his capacity as heir of Myron L. Koziol, deceased, Robert Koziol, in his capacity as heir of Myron L. Koziol, deceased, The United States of America c/o The United States Attorney for The Eastern District of PA, unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Myron L. Koziol, deceased.

05/30/2019

Vol. 111, Issue 35

No. 18-18054

Judgment Amount: \$135,259.27

Attorney: RAS Citron, LLC

Attorneys for Plaintiff

Robert Crawley, Esq.

ID No. 319712

Legal Description

PURPART NO. 1

ALL THOSE CERTAIN lots or pieces of ground situate in the 18th Ward, City of Reading, County of Berks and Commonwealth of Pennsylvania, being Lots Nos. 528 and 529 in plan of lots of "Fairview" as drawn and surveyed by William H. Dechant & Son Engineers, said plan being recorded in the Recorder's Office at Reading in Plan Book Volume 2, Page 41, bounded and described as follows, to wit:

NORTHERLY by a 20 feet wide alley;

EASTERLY by Lot No. 530 on said plan;

SOUTHERLY by Meade Street; and

WESTERLY by a 20 feet wide alley.

CONTAINING together in front 40 feet and in depth of equal width to said alley, 150 feet, more or less.

PURPART NO. 2

ALL THAT CERTAIN lot or piece of ground situate in the 18th Ward, City of Reading, County of Berks and Commonwealth of Pennsylvania, being Lot No. 530 in plan of lots of "Fairview" as drawn and surveyed by William H. Dechant & Son Engineers, said plan being recorded in the Recorder's Office at Reading in Plan Book Volume 2, Page 41, bounded and described as follows, to wit:

NORTHERLY by a 20 feet wide alley;

EASTERLY by Lot No. 531 on said plan;

SOUTHERLY by Meade Street; and

WESTERLY by Lot No. 529 on said plan.

CONTAINING in front on said Meade Street 20 feet and in depth of equal width to said alley, 150 feet, more or less.

BEING THE SAME PREMISES which Angel M. Berrios and Carmen M. Berrios, husband and wife, by Deed dated 04/30/2010 and recorded 05/04/2010 in the Office for the Recorder of Deeds in and for the County of Berks, and Commonwealth of Pennsylvania in Instrument #2010016588, granted and conveyed unto Chattels Real, LLC.

BEING KNOWN AS: 1435 Meade Street, Reading, PA 19607

PROPERTY ID: 18-5306-1712-1211

TITLE TO SAID PREMISES is vested in Cheryl Clarke by Deed from Chattels Real, LLC, a Limited Liability Company dated 12/30/2016 recorded 01/03/2017 Instrument Number 2017000010.

To be sold as property of: Cheryl Clarke

No. 18-18085

Judgment Amount: \$182,030.54

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Spring Township, Berks County, Pennsylvania, bounded and described according to a final plan of Grings Hill Estates, Section #3, drawn by Mast Engineering Co., Inc., Consulting Engineers, dated November 9, 1984, and revised February 8, 1985, said plan recorded in Berks County in Plan Book 136, Page 35, as follows, to wit:

BEGINNING at a point of reverse curve on the Westerly side of Timber Lane (53 feet wide) said point being at the arc distance of 29.80 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 Southerly side of Acorn Drive (53.00 feet wide); thence extending from said point of beginning along the Westerly side of Timber Lane Southwardly along the arc of a circle curving to the left having a radius of 555.26 feet the arc distance of 66.60 feet to a point, a corner of Lot No. 18 Black H on said plan; thence extending along same Westwardly the distance of 105.17 feet to a point, a corner of Lot No. 15 Block H on said plan; thence extending party along same and partly along Lot No. 16 Block H Northwardly along a line forming an interior angle of 83 degrees 59 minutes 18 seconds with the last described land 105.75 feet to a point on the Southerly side of Acorn Drive; thence extending along same Eastwardly along a line forming an interior angle of 84 degrees 30 minutes 10 seconds with the last described line 93.91 feet to a point of curve; thence leaving Acorn Drive along the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 29.80 feet to the first mentioned point of reverse curve and place of BEGINNING.

BEING Lot No. 17 Black H as shown on the above mentioned plan.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 900 Timber Lane, Sinking Spring, PA 19608

TAX PARCEL #80438510458404

ACCOUNT: 80530173

SEE Deed Book 1910, Page 1023

Sold as the property of: Jessica R. Grater as Administratrix of the Estate of Bessie N. Motacki deceased

No. 18-18104

Judgment Amount: \$54,091.97

Attorney: Phelan Hallinan Diamond & Jones,

LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story stone house with broken roof, Number 1408, and lot of ground upon which the same is erected, situate on the South side of Perkiomen Avenue, between 14th and 15th Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania,

05/30/2019

Vol. 111, Issue 35

bounded and described as follows, to wit:

BEGINNING at a point on the South side of Perkiomen Avenue, a distance of fifty-six feet seven and one-eighth inches East from the Southeast corner of Perkiomen Avenue and 14th Street; thence East along said Perkiomen Avenue fifteen feet eleven and five-eighth inches, to property now or late of George B. Nein and wife, Numbered 1410; thence South along the same one hundred eighteen feet two inches to a three feet wide alley; thence West along the same fifteen feet eleven and five-eighth inches to property now or late of Clara Weber, and Numbered 1406; thence North along the same one hundred eighteen feet and one-eighth inches to the place of BEGINNING.

TITLE TO SAID PREMISES is vested in Ediberto Arias, by Deed from Eduardo Rodriguez and Giovanny Delgado, dated 03/16/2007, recorded 03/22/2007, in Book 5097, Page 626.

BEING KNOWN AS 1408 Perkiomen Avenue, Reading, PA 19602-2136.

Residential property
TAX PARCEL NO: 16-5316-31-28-9331
TAX ACCOUNT: 16588475
SEE Deed Book 5097, Page 626
To be sold as the property of Ediberto Arias.

No. 18-18331

Judgment Amount: \$27,749.89

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and lot or piece of ground situate on the West side of Birch Street, between Greenwich and Oley Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, being Number 648 Birch Street, bounded and described as follows, to wit:

ON the North by property now or late of White and Wagner;

ON the South by property now or late of George Engle;

ON the East by said Birch Street;
ON the West by a ten feet wide alley.

CONTAINING in front on said Birch Street fourteen feet (14') in width and in depth one hundred feet (100') to said ten feet wide alley.

BEING TAX PARCEL NUMBER: 5317-54-13-8953

TITLE TO SAID PREMISES is vested in Betsaida Alvira, by Deed from Jesus Delerme and Carmen L. Delerme, h/w, dated 03/26/2004, recorded 04/12/2004, in Book 4033, Page 2207.

BEING KNOWN AS 648 Birch Street, Reading, PA 19604-2616.

Residential property
TAX PARCEL NO: 12531754138953
TAX ACCOUNT: 12263425
SEE Deed Book 4033 Page 2207
To be sold as the property of Betsaida Alvira.

No. 18-18497

Judgment Amount: \$168,821.51

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with a one and one-half story brick split level dwelling house thereon erected, being No. 123 West Forty-Sixth Street, lying on the Northeastern corner of Green Tree Road and Forty-Sixth Street, both 50' wide streets, said lot being composed of Lot No. 61 and the Southernmost 2' of Lot No. 62 as shown on the plan of "Green Tree Acres", recorded in Berks County Records, in Plan Book Volume 16, Page 23, situate in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the Eastern building line of Forty-Sixth Street, said point being the Northern terminus of a 25' radius connecting the said Eastern building line of Forty-Sixth Street with the Northern building line of Green Tree Road; thence extending in a Northerly direction along said building line of Forty-Sixth Street, a distance of forty-nine feet no inches (49' 0") to a point; thence leaving said building line of Forty Sixth Street and extending in an Easterly direction along the Northernmost 48' of Lot No. 62 of said plan of lots, by a line making a right angle with the said building line of Forty-Sixth Street, a distance of one hundred sixty five feet no inches (165' 0") to a point in line of Lot No. 89 of said plan of lots; thence extending in a Southerly direction partly along said Lot No. 89 and along Lot No. 88 of said plan of lots, by a line making a right angle with the last described line, a distance of seventy four feet no inches (74' 0") to a point in the Northern building line of Green Tree Road; thence extending in a Westerly direction along said building line of Green Tree Road, by a line making a right angle with the last described line, a distance of one hundred forty feet no inches (140' 0") to a point, being the Eastern terminus of the aforesaid 25' radius; thence extending in a Northwesterly direction along the arc of a curve deflecting to the right, having a radius of twenty five (25') feet a central angle of ninety degrees (90°) a distance along the arc of thirty-nine feet three and one quarter inches (39' 3-1/4 ") to the place of Beginning.

CONTAINING in area: 11,663.55 square feet.

TITLE TO SAID PREMISES is vested in Keoni A. Nies, by Deed from Edward J. Wolf and Beverly R. Wolf, husband and wife, dated 02/08/2017, recorded 02/27/2017, Instrument No. 2017007266.

BEING KNOWN AS 123 West 46th Street, Reading, PA 19606-3301.

Residential property
TAX PARCEL NO: 43-5325-07-68-4767
TAX ACCOUNT: 43038389

05/30/2019

Vol. 111, Issue 35

SEE Deed Instrument: 2017007266
To be sold as the property of Keoni A. Nies.

No. 18-18787

Judgment: \$134,207.52

Attorney: McCabe, Weisberg & Conway, LLC
TAX I.D. #93-5307-17-00-7569

ALL THAT CERTAIN lot or piece of ground, with the two-story brick dwelling house, with slate roof, being the house at the western end of a block of four houses, erected thereon, situate on the South side of Reading Avenue, being No. 734, between Seventh and Eighth Avenues in the Borough of West Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING AT A POINT in Reading Avenue, 56 feet, more or less, East of the building line of aforesaid Eighth Avenue; thence South in a line parallel with aforesaid Eighth Avenue for a length or depth of 150 feet, more or less, to a point in Court Street, in the Borough of West Reading; thence East along aforesaid Court Street, and parallel with aforesaid Reading Avenue, for a breadth or width of 20 feet, more or less, to point in aforesaid Court Street; thence North along Property No. 732 Reading Avenue and parallel with aforesaid Eighth Avenue, for a length of 150 feet, more or less, to a point in aforesaid Reading Avenue, the dividing line being the middle of the party wall of the house hereby conveyed and the house adjoining it on the East, and thence along West to aforesaid Reading Avenue, parallel with aforesaid Court Street, for a width or breadth of 20 feet, more or less, to the place of beginning.

SAID LOT or piece of ground having a frontage along said Reading Avenue of 20 feet, more or less, and length or depth of an equal width or breadth from Reading Avenue of Court Street, of 150 feet, more or less.

BEING KNOWN AS: 734 Reading Avenue, West Reading, Pennsylvania 19611.

TITLE TO SAID PREMISES is vested in Amy C. Ponton a/k/a Amy C. Putalavage a/k/a Amy C. Putalavage-Ponton, by Deed from Daryl W. Nothstein dated March 20, 2012 and recorded June 19, 2012 in Instrument Number 2012025133.

To be sold as the property of Amy C. Ponton a/k/a Amy C. Putalavage a/k/a Amy C. Putalavage-Ponton

No. 18-18876

Judgment Amount: \$41,959.10

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two and one-half story stuccoed brick dwelling, known as No. 1151 Muhlenberg Street, together with the lot or piece of ground upon which the same is erected, situate on the Northerly side of Muhlenberg Street, between South Twelfth and Wunder

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

BEGINNING at a point on the Northerly building line of Muhlenberg Street (50 feet wide as shown on the topographical survey of the City of Reading) Westwardly a distance of 66.49 feet from the intersection of the Northerly building line of Muhlenberg Street with the Westerly building line of South Twelfth Street (60 feet wide as shown on the aforesaid topographical survey of the City of Reading); thence extending in a Westerly direction along the Northerly building line of Muhlenberg Street, a distance of 13.33 feet to a point; thence extending in a Northerly direction along land now or late of Wilson W. Butzer and Annie M. Butzer, his wife, being House No. 1149 Muhlenberg, forming an interior angle of 89 degrees 46-3/4 minutes with the Northerly building line of Muhlenberg Street, a distance of 100.00 feet to a point on the Southerly side of a 10 feet wide alley; thence extending in an Easterly direction along the Southerly side of a 10 feet wide alley, forming an interior angle of 90 degrees 13-1/4 minutes with the last described line, a distance of 13.33 feet to a point; thence extending in a Southerly direction along land now or late of Walter Blaszkiewicz and Frances Blaszkiewicz, his wife, being House No. 1153 Muhlenberg Street, forming an interior angle of 89 degrees 46-3/4 minutes with the Southerly side of said 10 feet wide alley, and passing through the middle of the party wall between Houses Nos. 1151 and 1153 Muhlenberg Street, a distance of 100.00 feet to the place of Beginning, the last described line forming an interior angle of 90 degrees 13-1/4 minutes with the Northerly building line of Muhlenberg Street.

TITLE TO SAID PREMISES IS VESTED IN Beth Ann Bewley, by Deed from Michael Yelk and Susan A. Yelk, husband and wife, dated 01/31/1994, recorded 03/08/1994, in Book 2517, Page 168.

BETH ANN BEWLEY died on 11/16/2017, and upon information and belief, her surviving heir is Alvin O. Bewley. By executed waiver Alvin O. Bewley waived his rights to be named.

BEING KNOWN AS 1151 Muhlenberg Street, Reading, PA 19602-2084.

Residential property
TAX PARCEL NO: 10531630185235
TAX ACCOUNT: 10522450
SEE Deed Book 2517, Page 168

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 Beth Ann Bewley, deceased.

05/30/2019

Vol. 111, Issue 35

No. 18-19230

Judgment Amount: \$137,661.15

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

PURPART NO. 1

ALL THAT CERTAIN tract or lot of ground, with the improvements erected thereon, situate on the northern side of Vinemont Road in the Township of Spring, Berks County, Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the northern side of Vinemont Road;

THENCE LEAVING said road and along Purpart No. 2 of this description, North 00 degrees 30 minutes West, 331.20 feet to a point;

THENCE ALONG lands of Donald W. and Vogel M. Holloway, North 72 degrees 15 minutes East, 80.00 feet to a point;

THENCE ALONG lands of Edward R. and Karen M. Chimenko the following two courses and distances:

(1) South 06 degrees 48 minutes East, 237.50 feet to a point;

(2) South 00 degrees 30 minutes East, 119.30 feet to a point on the northern side of Vinemont Road, said point being 248.20 feet westward from the eastern boundary line of lands of now or late John S. White of which this premises was apart measured along in the middle of said road;

THENCE IN AND ALONG the northern side of said road, South 89 degrees 30 minutes West, 103.00 feet to the place of Beginning

CONTAINING 0.74 Acres

TOGETHER WITH the free and uninterrupted use of the spring situated on premises now or late John S. White and Louetta L. White, his wife, to the northeast of the herein described premises.

PURPART NO. 2

ALL THAT CERTAIN tract or lot of ground situate on the northern side of Vinemont Road in the Township of Spring, Berks County, Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the northern side of Vinemont Road,

THENCE LEAVING said road and along lands of Walter C and Linda A Werner, North 03 degrees 15 minutes West, 279.25 feet to a point;

THENCE ALONG lands of Donald W. and Vogel M. Holloway, North 74 degrees 04 minutes East, 118.30 feet to a point,

THENCE ALONG Purpart No 1 of this description, South 00 degrees 47 minutes West, 312.13 feet to a point on the northern side of Vinemont Road;

THENCE IN AND ALONG the northern side of said road, North 89 degrees 30 minutes West, 93.68 feet to the Place of Beginning.

CONTAINING 0.70 Acres.

TITLE TO SAID PREMISES is vested in Lora L. Henry, by Deed from Lora L. Henry, dated 07/31/2006, recorded 08/04/2006, in Book

4938, Page 2076.

MORTGAGOR Lora L. Henry died on 06/16/2018, and upon information and belief, her surviving heirs are Georgia Smith, Allen Henry, and James L. Henry. By executed waivers Georgia Smith and Allen Henry waived their right to be named as defendant in the foreclosure action.

BEING KNOWN AS 729 Vinemont Road, Reinholds, PA 17569-9122.

Residential property
TAX PARCEL NO: 80437403437266
TAX ACCOUNT: 80324360
SEE Deed Book 4938, Page 2076

To be sold as the property of James L. Henry, in his capacity as heir of Lora L. Henry, deceased, unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Lora L. Henry, deceased.

No. 18-19232

Judgment: \$59,317.45

Attorney: McCabe, Weisberg & Conway, LLC
TAX I.D. #22-5338-03-20-4936

ALL THAT CERTAIN lot or piece of ground with a frame bungalow erected thereon, situate in Alsace Township, Berks County and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING in the center line of the public road leading from Spies' Church to Traffic Route No. 73, thence along a 16-1/2 feet wide alley or driveway which the grantor dedicated for public use, South 52 degrees 30 minutes West 113 feet and 3 inches to a corner of lands of Lewis Fains, thence along the same North 39 degrees 30 minutes West 117 feet to a corner in line of lands of Harry Haag, thence along the same South 83 degrees East 167 feet and 6 inches to the place of beginning.

CONTAINING 24 perches.

BEING KNOWN AND NUMBERED AS 243 Spies Church Road, Reading, PA 19606

BEING PARCEL NUMBER 22-5338-03-20-4936

BEING KNOWN AS: 243 Spies Church Road, Reading, Pennsylvania 19606.

TITLE TO SAID PREMISES is vested in Steven R. Stricker and Cheryl A. Stricker, husband and wife, by Deed from Charles William Swavely dated November 11, 1993 and recorded November 17, 1993 in Deed Book 2478, Page 1252. The said Steven R. Stricker died on December 31, 2017 thereby vesting title in his surviving spouse Cheryl A. Stricker by operation of law. The said Cheryl A. Stricker died on August 23, 2017 without a will or appointment of an Administrator, thereby vesting title in Stephanie L. Stricker, known surviving heir of Cheryl A. Stricker and unknown surviving heirs of Cheryl A. Stricker by operation of law.

To be sold as the property of Stephanie L.

05/30/2019

Vol. 111, Issue 35

Stricker, known surviving heir of Cheryl A. Stricker and unknown surviving heirs of Cheryl A. Stricker

No. 18-19249

Judgment Amount: \$63,076.75

Attorney: RAS Citron, LLC

Attorneys for Plaintiff

Robert Crawley, Esq.

ID No. 319712

Legal Description

BEING County Parcel No. 5338-01-05-4356

ALL THAT CERTAIN tract or parcel of land, together with the building and improvements thereon erected, situate on the northeasterly corner of the intersection of the public road known as Apple Road leading from Spies Church to Friedensburg, and the public road leading from Spies Church to Basket, in the Township of Alsace, County of Berks and Commonwealth of Pennsylvania, and being more fully bounded and described in accordance with data compiled from deeds of record and substantiated by aerial survey and controlled mosaic of Berks County in possession of Berks Title Insurance Company, Reading, Pennsylvania, as follows, to wit:

BEGINNING AT A POINT in the intersection of the aforementioned public road, a corner in common of properties now or late of Zion's Church Cemetery Association, Daniel G. Knechtle and Annie K. Knechtle, his wife, Webster K. Tothero and June R. Tothero, his wife and the herein described premises; thence extending in and along the said public road known as Apple Road and along property now or late of Zion's Church Cemetery Association as more fully set forth in a Deed recorded in Deed Book Volume 845, Page 495, Berks County Records, North 74 degrees East, a distance of 990.00 feet to a point; thence extending along properly now or late of Edgar W. Peiffer and Edna T. Peiffer, his wife, the five (5) following courses and distances as more fully set forth in a Deed recorded in Deed Book Volume 907, Page 118, Berks County Records: (1) leaving said public road known as Apple Road, North 22 degrees 44 minutes 30 seconds East, passing through an iron pipe on line at a distance of 12.58 feet, a distance of 141.90 feet to an iron pipe; (2) North 32 degrees 32 minutes 45 seconds West, a distance of 326.13 feet to a stone; (3) North 10 degrees 19 minutes 15 seconds East, a distance of 597.91 feet to a point near the northern edge of an ash tree, said point being South 10 degrees 19. minutes 15 seconds West, a distance of 0.66 feet from an iron pin; (4) North 56 degrees 41 minutes 30 seconds East, a distance of 95.93 feet to an iron pipe; (5) North 8 degrees 33 minutes 30 seconds West, a distance of 179.85 feet to a stone; thence extending along property now or late of Webster K. Tothero and June R. Tothero, his wife, the three (3) following courses and distances as more fully set forth in a Deed recorded in Deed Book Volume 778, Page

617, Berks County Records, (1) South 56 degrees 15 minutes West, a distance of 587.40 feet to a poplar tree; (2) South 51 degrees 15 minutes West, a distance of 169.95 feet to a point in the aforementioned public road, leading from Spies Church to Basket; (3) extending in and along said public road, South 13 degrees 30 minutes West, a distance of 1090.65 feet to the place of beginning.

CONTAINING in area 19 acres and 67 perches of land, more or less.

EXCEPTING THEROUT AND THEREFROM ALL THAT CERTAIN tract of land situate and being Lot Two as shown on a plan of lots known as "Apple Acres" and recorded in Plan Book Volume 123, Page 5, Berks County Records, on the North side of T-539, known as "Apple Lane", in the Township of Alsace, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a railroad spike in T-539, said spike is the southeast corner of this tract, and is a distance of 246.37' on a bearing of S. 80 degrees 26' 45" W. from a railroad spike at a corner of property belonging to Bevin Focht; thence in Apple Lane and along property belonging to Zions Church Cemetery Association, S. 80 degrees 26' 45" W. for a distance of 250.00', to a railroad spike; thence leaving Apple Lane and extending along residue property of Mary E. Smith N. 8 degrees 00' 00" W. for a distance of 522.50' to an iron pin; thence along same N. 80 degrees 13' 00" E. for a distance of 250.02' to an iron pin; thence along same S. 8 degrees 00' 00" E. for a distance of 523.50' to the place of Beginning.

CONTAINING in area 3.00 acres.

ALSO EXCEPTING THEROUT AND THEREFROM ALL THAT CERTAIN lot or piece of ground together with the mobile home thereon, situate on the northern side of the macadam Township Road T-539, known as Apple Lane. a short distance East of Spies Church Road (1.R. 06054), in the Township of Alsace, County of Berks and Commonwealth of Pennsylvania, being further known as Lot No. 3 as shown on a plan of building lots known as "Apple Acres", prepared by S. & L. Mechanical, Inc. Survey Division and recorded in Plan Book Volume 123, Page 5, Berks County Records, more fully bounded and described as follows, to wit:

BEGINNING at a mutual corner marked by a railroad spike in or near the middle of the aforementioned Apple Lane (T-539), said spike being the southwestern corner of the herein described property, and the southeastern corner of Lot No. 2 of the said "Apple Acres", property belonging now or late to Harold W. Triest, Jr. and Linda F. Triest, his wife; thence along the same, leaving the said road, North eight degrees zero minutes West (N. 8 degrees 00' W.), a distance of five hundred twenty-three and fifty one-hundredths feet (523.50') to a corner marked by an iron pin in line of residue property of the grantor herein, the said Mary E. Smith, widow;

05/30/2019

Vol. 111, Issue 35

thence-along the same North seventy-seven degrees forty-seven minutes twenty-six seconds East (N. 77 degrees 47' 26" E.), a distance of two hundred twenty-one and eighty-four one hundredths feet (221.84') to a corner marked by an iron pin in line of property belonging now or late to Bevin Focht, thence along the same, the three (3) following courses and distances, viz: (1) South ten degrees nineteen minutes fifteen seconds West (S. 10 degrees 19' 15" W.), a distance of one hundred twenty and sixty one-hundredths feet (120.60') to a corner marked by an iron pin; (2) South thirty-two degrees thirty-two minutes forty-five seconds East (S. 32 degrees 32' 45" E.), a distance of three hundred twenty-six and thirteen one-hundredths feet (326.13') to a corner marked by an iron pin; and (3) South twenty-two degrees forty-four minutes thirty seconds West (S. 32 degrees 44' 30" W.), a distance of one hundred forty-one and ninety one-hundredths feet (141.90') to a corner marked by a railroad spike in or near the middle of the aforementioned Apple Lane: thence in and along the same, South eighty degrees twenty-six minutes forty-five seconds West (S. 80 degrees 26' 45" W.), a distance of two hundred forty-six and thirty-seven one-hundredths feet (246.37'): to a corner marked by a railroad spike the point of Beginning.

CONTAINING three and nine one-thousandths (3.009) acres.

PARCEL No. 5338-01-05-4356

BEING KNOWN AS: 1 Apple Lane, Oley, PA 19547

PROPERTY ID: 22533801054356

TITLE TO SAID PREMISES is vested in Brian S. Triest, by and through Harold W. Triest, his Attorney-in-Fact, and Kristi M. Triest, husband and wife, by Deed from Brian S. Triest and Harold W. Triest and Gloria E. Triest, husband and wife, as joint tenants with the right of survivorship and not as tenants in common dated 07/27/2018 recorded 07/30/2018 in Instrument Number 2018025384

To be sold as property of: Brian S. Triest, by and through Harold W. Triest, his Attorney-in-Fact, and Kristi M. Triest, husband and wife.

No. 18-19730

Judgment Amount: \$52,547.50

Attorney: Powers Kirn, LLC

ALL THAT CERTAIN two-story brick house and lot of ground on which the same is erected, being No. 150 Spring Street, situate on the southeast corner of Spring and Pear Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by Spring Street;

ON the East by property now or late of Samuel Ziemer;

ON the South by property now or late of Andrew J. and George W. Fricker; and ON the West by Pear Street.

CONTAINING IN FRONT on Spring Street thirty feet and in depth of equal width one hundred twenty feet.

BEING THE SAME PREMISES which Jennifer Cope, by Deed dated June 7, 2006 and recorded June 7, 2006 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 4902, Page 377, granted and conveyed unto Donald Thomas.

BEING KNOWN AS 150 Spring Street, Reading, PA 19601.

TAX PARCEL NO. 15-5307-49-55-9682

SEE Deed Book 4802, Page 377

To be sold as the property of Donald Thomas

No. 18-20184

Judgment: \$122,192.91

Attorney: Edward J. McKee, Esquire

ALL THAT CERTAIN two-story brick dwelling house and lot or piece of ground upon which the same is erected, being known as No. 206 East Main Street, situate on the South side of East Main Street, in the Borough of Fleetwood, County of Berks and Commonwealth of Pennsylvania, and being bounded and described as follows, to wit:

ON the North by said East Main Street;

ON the South by Foundry Alley;

ON the East by property now or late of Leroy D. Heist and Emma H. Heist, his wife; and

ON the West by property late of Charles R. Strausser and Edith B. Strausser, his wife, now or late of Harold B. Beihl.

CONTAINING IN FRONT on said East Main Street thirty (30) feet, and in depth of equal width one hundred seventy-nine (179) feet, more or less.

FEE SIMPLE TITLE vested in Brittany L. Torres by Deed from Tina M. Reinert, dated 05/27/2015, recorded 10/06/2015, in the Berks County Clerk's Office at Instrument No. 2015035470.

PARCEL NO. 44543116846886

BEING KNOWN AS 206 East Main Street, Fleetwood, PA 19522

To be sold as the property of Brittany L. Torres

No. 18-20251

Judgment Amount: \$261,532.04

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or piece of land together with the frame, two-story and attic dwelling house thereon erected, lying on the Southwesterly corner of the Pennsylvania State Highway Legislative Route No. 06020 and Township Road T-469, situate mostly in the Township North Heidelberg, with a small strip between the Tulpehocken Creek and Route No. 06020 situate in the Township of Jefferson, County of Berks and State of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Southeasterly

05/30/2019

Vol. 111, Issue 35

side of the macadam state highway Legislative Route No. 06020 leading from Womelsdorf to Bernville, being in line of property belonging to Melvin S. Allgyer and Nancy K. Allgyer, his wife; thence extending along the Southeasterly side of said state highway which was the top of the bank of the Union Canal, and along said property belonging to Mervin S. Allgyer and Nancy K. Allgyer, his wife, the two following courses and distances, viz: (1) North forty-two degrees thirty-nine minutes thirty seconds East (N. 42 degrees 39' 30" E.) a distance of one hundred eighteen and no one-hundredths feet (118.00') to a point, and (2) North sixty-seven degrees twenty-one minutes fifteen seconds East (N. 67 degrees 21' 15" E.) a distance of two hundred thirty-two and seventy-eight one-hundredths feet (232.78') to a point on the western line of township road T-489 known as Mill Road, leading from said state highway to North Heidelberg; thence along the Western line of said township road and along property belonging to John H. Gasser and Anna R. Gassert, his wife, South twenty degrees fifty-two minutes forty-five seconds East (S. 20 degrees 52' 45" E.) crossing over the former Union Canal, a distance of fifty-five and forty-eight one-hundredths feet (55.48') to an iron pin, a corner of residue property belonging to Thomas P. Handwerk, of which the herein described tract was a part; thence along said residue property belonging to Thomas P. Handwerk, the four following courses and distances, viz: (1) South twenty-eight degrees forty-six minutes forty seconds East (S. 28 degrees 46' 40" E.) crossing Krick's Mill Bridge over the Tulpehocken Creek, being in, along and through said township road known as Mill Road, a distance of one hundred thirty-nine and forty-eight one-hundredths feet (139.48') to a point near the Westerly line of said road, (2) South seventy-five degrees five minutes fifteen seconds East (S. 75 degrees 05' 15" E.) diagonally crossing to the middle of said Mill Road, a distance of two hundred sixty-four and eighty-three one-hundredths feet (264.83') to a point near the middle of said Mill Road, (3) leaving said Mill Road, South fifty-two degrees forty-three minutes twenty seconds West (S. 52 degrees 43' 20" W.) passing through a concrete stone on line at a distance of thirty-eight and forty-five one hundredths feet (38.45') a total distance of three hundred sixty and no one-hundredths feet (360.00') to a concrete stone, and (4) North fifty-one degrees two minutes forty-five seconds West (N. 51 degrees 02' 45" W.) recrossing the Tulpehocken Creek and Union Canal, a distance of four hundred fifty-one and fifty-five one-hundredths feet (451.55') to the place of Beginning.

CONTAINING in area: 3.002 acres.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 10 Kricks Mill Road, Womelsdorf, PA 19567

TAX PARCEL #50433900974182

ACCOUNT: 50009453

SEE Deed Book 4887, Page 1916
Sold as the property of: Robert L. Kinsky

No. 18-20281

Judgment: 102,082.82

Attorney: Richard M. Squire & Associates,
LLC

ALL THAT CERTAIN two-story frame dwelling house with two-story frame kitchen attached and the lot of ground upon which the same is erected, situate on the North side of Locust Street, East of Walnut Street, in the Borough of Fleetwood, County of Berks, and Commonwealth of Pennsylvania, bounded as follows, to wit:

HAVING a front of 25 feet along Locust Street and extending back of equal width, 180-1/2 feet to Foundry Alley, along lands now or late of Augustus Schaeffer on the East; and Annie Miller on the West; and 25 feet along said Foundry Alley on the North.

BEING Parcel ID 44-5431-16-84-2200

(MAP: 543116842206)

BEING KNOWN for informational purposes only as 107 E. Locust Street, Fleetwood, PA

CONTAINING (0.10 acres)

BEING THE SAME PREMISES which was conveyed to George I. Spracklin, Jr. by Deed of Wade Miller and Tara Miller, husband and wife, dated 07/19/2013 and recorded 07/24/2013 as Instrument No. 2013031515 in the Berks County Recorder of Deeds Office, in fee.

TAX PARCEL 44-5431-16-84-2200

ACCOUNT NO. n/a

SEE Instrument 2013031515

To be sold as the property of George I. Spracklin, Jr.

No. 18-20446

Judgment Amt.: \$187,335.91

Attorney: Michelle Pierro, Esquire

ALL THAT CERTAIN lot or piece of ground together with the stone dwelling house thereon erected, situate on the easterly side of Harrison Avenue, being known as 3229 Harrison Avenue, Muhlenberg Township, Berks County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point, said point being the northeast lot corner of Cleveland Avenue and Harrison Avenue, each a forty-seven feet wide street as laid out on the plan of lots belonging to Hiram L. and Martin L. Hoffer and adjoining Muhlenberg Park; thence in a northerly direction along the easterly side of the said Harrison Street, the distance of 150.27 feet to a point; thence in an easterly direction along property late of Deborah Hain and by a line making an interior angle of 80 degrees 05 minutes with the last described line, the distance of 127.92 feet to a point; thence in a southerly direction along Lot Number 16 of the aforementioned plan of lots and by a line making an interior angle of 99 degrees and 55 minutes

05/30/2019

Vol. 111, Issue 35

with the last described line, the distance of 128.23 feet to a point; thence in a westerly direction along the northerly side of Cleveland Avenue aforementioned and by a line at right angles to the last described line, the distance of 126.00 feet to the place of beginning. The angle between the first described line and the last described line being a right angle. Being also Lot Number 17 of the above mentioned plan of lots.

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

BEING THE SAME PREMISES which Timothy J. Burkart and Linda C. Burkart, husband and wife, by Deed dated September 9, 2005, and recorded December 2, 2005, in the Office of the Recorder of Deeds in and for the County of Berks, Deed Book 4724, Page 1449, granted and conveyed Linda C. Burkart, as sole owner, in fee.

TAX PARCEL NO: 66530806488718

ACCOUNT NO: 66-070500

BEING KNOWN AS: 3229 Harrison Avenue, Reading, PA 19605

Residential Property.

To be sold as the property of Linda C. Burkart

No. 19-00160

Judgment Amount: \$112,662.47

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN tract of land with a frame house thereon erected, situate in the Township of Alsace, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING AT A CORNER in the centerline of the public highway leading from Webers Hotel to Friedensburg; thence along the same, South 70 degrees 30 minutes East 100 feet to a corner in a 30 minutes East 100 feet to a corner in a line of land of Freeman; thence along the same, South 21 degrees 30 minutes West 350 feet to a corner of Alsace Manor; thence along the same North 77 degrees 45 minutes West 100 feet to a corner of lands now or late of Raymond Weisner and Doris Weisner, his wife; thence along the same, North 21 degrees East 363 feet to a place of BEGINNING.

CONTAINING 127.3 perches.

EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN tract or parcel of land situate in the Township of Alsace, County of Berks and Commonwealth of Pennsylvania, and being more fully bounded and described in accordance with the Pell Talarigo

Annexation Plan recorded in Plan Book Volume 139, Page 39, Berks County Records, as follows, to wit:

BEGINNING AT A CORNER marked by an iron pin in line of other property now or late of Russell J. Talarigo and Vilot M. Talarigo, his wife (Deed Book Volume 1649, Page 432), said iron pin being South 74 degrees 20 minutes East, a distance of 16.47 feet from an iron pin marking the Northwesternmost corner of said other property now or late of Russell J. Talarigo and wife, and being a corner in common with property now or late of Alvin J. Behm and Mary Ellen Behm, his wife; thence extending along said property now or late of Alvin E. Behm and wife, North 23 degrees 47 minutes East, a distance of 50.00 feet to a corner marked by an iron pin, marking the Southwesternmost corner of residue property now or late of Christopher E. Pell; thence extending along said property now or late of Christopher E. Pell, South 74 degrees 20 minutes East, a distance of 100.15 feet to a corner marked by an iron pin in line of property now or late of Raymond R. Lutz and Elva M. Lutz, his wife; thence extending along said property now or late of Raymond R. Lutz, and wife, in and along a stone row, South 23 degrees 57 minutes West, a distance of 50.00 feet to a corner marked by an iron pin in concrete in line of other property now or late of Russell J. Talarigo and Violet M. Talarigo, his wife, aforementioned; thence extending along said other property now or late of Russell J. Talarigo and wife, North 74 degrees 20 minutes West, a distance of 100.00 feet to the place of BEGINNING.

CONTAINING in area 4,952.78 square feet of land.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 96 Oley Road, Fleetwood, PA 19522

TAX PARCEL #22532916747015

ACCOUNT: 22027175

SEE Deed Book/Page

Instrument #2016014051

Sold as the property of: Danika L. Tufts

No. 19-00228

Judgment Amount: \$137,382.66

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THOSE CERTAIN lots or pieces of ground, together with the improvements thereon erected, being Lots No. 93, 94, and 95 and the Western 10 feet of Lot No. 96 located on the South side of East Second Street, between Water Street and Pine Avenue, in the Borough of Birdsboro, County of Berks and Commonwealth of Pennsylvania, said lots of ground being laid out on plan of lots of "Wayne Heights", as laid out by the Inter State Realty Company, said plan of lots being recorded in Plan Book Volume 3 Page 8, Berks County Records, Reading, Pennsylvania and being more particularly bounded and described as follows to wit:

05/30/2019

Vol. 111, Issue 35

ON the North by East Second Street, on the South by a 20 feet wide alley, on the East by property now or late of the School District of the Borough of Birdsboro; and on the West by Water Street.

CONTAINING in front on East Second Street, 74 feet 4-5/8 inches and in depth, 120 feet, more or less, to a 20 feet wide alley.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 404 East 2nd Street, Birdsboro, PA 19508

TAX PARCEL #31534414249471

ACCOUNT: 31003875

SEE Deed Book/Page

Instrument Number 2016041529

Sold as the property of: Ryan G. Baity

No. 19-00278

Judgment Amount: \$145,292.21

Attorney: Phelan Hallinan Diamond & Jones,

LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of land being Lot No. 2 as shown on plan of Ranor Court laid out by R. Norman Fry and recorded in Plan Book Volume 29, Page 15, Berks County Records and situate on the Northwest corner of Brumbach Street and Ranor Court in the Borough of St. Lawrence, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING AT THE POINT of the curve connecting the West topographical building line of Brumbach Street (50 feet wide) with the North topographical building line of Ranor Court (50 feet wide);

THENCE extending in a southwesterly direction along said curve connecting the West topographical building line of Brumbach Street with the North topographical building line of Ranor Court and deflecting to the right having a radius of twenty (20') feet having central angle of ninety degrees (90°) having a tangent of twenty feet (20.00') and a distance along the arc of thirty-one feet and forty-two hundredths of one foot (31.42') to the point of tangent;

THENCE extending in a westerly direction along the North topographical building line of Ranor Court a distance of forty-four feet and thirty-six hundredths of one foot (44.36') to a point of curve;

THENCE extending in a westerly direction along the North topographical building line of Ranor Court along a curve deflecting to the left having a radius of three hundred sixty-three feet and sixty-three hundredths of one foot (363.63') having a central angle of eight degrees (8') zero minutes (00') nineteen seconds (19'') and a distance along the arc of fifty feet and seventy-nine hundredths of one foot (50.79') to a point;

THENCE extending in a northerly direction along the dividing line between Lot Nos. 2 and 4 and along the centerline of a ten feet (10.00') wide reservation for Public Utilities making an

interior tangent angle of eighty-one degrees (81°) fifty-nine minutes (59') forty-one seconds (41'') a distance of seventy-three feet and fifty-four hundredths of one foot (73.54') to a point, a corner in common with Lot No. 3;

THENCE extending in an extending in an easterly direction along Lot No. 3 making an interior angle of ninety degrees (90°) with the last described line a distance of one hundred fifteen feet (115.00') to a point on the West topographical building line of Brumbach Street;

THENCE extending in a southerly direction along the West topographical building line of Brumbach Street making an interior angle of ninety degrees (90°) with the last described line a distance of fifty feet (50.00') to a point of curve, the place of BEGINNING.

TITLE TO SAID PREMISES is vested in Lindsey Wargo, by Deed from Russell W. Merkel and Elaine J. Merkel, dated 07/12/2016, recorded 07/22/2016, Instrument No. 2016025453.

BEING KNOWN AS 26 Brumbach Street, Reading, PA 19606-2834.

Residential property

TAX PARCEL NO: 81-5326-11-56-2858

TAX ACCOUNT: 81003375

SEE Deed Instrument 2016025453

To be sold as the property of Lindsey Wargo

No. 19-00284

Judgment: \$138,299.50

Attorney: Samantha Gable, Esquire

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Union, County of Berks and State of Pennsylvania, bounded and described according to a subdivision plan for Donald Hevalow and Theodora Hevalow, drawn by Andrew F. Kent, Registered Surveyor, dated 09/12/1979 and last revised 10/31/1979, said plan recorded in Berks County in Plan Book 99 Page 20, as follows, to wit:

BEGINNING at a point on the title line in the bed of Route 724 (L.R. 147) at its intersection with Center Road (T-362), said point being the Northerly most corner of the herein described premises;

THENCE EXTENDING from said point of beginning along the title line in the bed of Route 724 and crossing the Southwesterly side of Route 724 South 61 degrees 38 minutes East 327.33 feet to a point in line of lands now or late of Pennsylvania Railroad, Schuylkill Valley Division;

THENCE EXTENDING along said lands the two following courses and distance: (1) South 83 degrees 49 minutes 30 seconds West 27.79 feet to a point, a corner; and (2) South 50 degrees 11 minutes 30 seconds East 305.29 feet to a point, a corner of lands now or late of Mary DiMaio;

THENCE EXTENDING along said lands South 34 degrees 39 minutes 30 seconds West 204.62 feet to a point, a corner of Lot #2 on said plan; thence extending along same, along Lot #3 and crossing the Southeasterly side of

05/30/2019

Vol. 111, Issue 35

Center Road North 67 degrees 54 minutes West 547.29 feet to a point on the title line in the bed of Center Road;

(111) feet and nine and one-eight (9-1/8) inches, more or less.

THENCE EXTENDING along same North 22 degrees 06 minutes East 391.48 feet to the first mentioned point and place of beginning.

BEING THE SAME PROPERTY conveyed to Todd J. Klahr and Cindy L. Klahr, husband and wife, who acquired title, as tenants by the entirety, by virtue of a Deed from Todd J. Klahr and Cindy L. Klahr, husband and wife, and Douglas A. Klahr and Karen L. Klahr, husband and wife, dated October 13, 1997, recorded November 18, 1997, at Document ID 59668, and recorded in Book 2885, Page 338, Office of the Recorder of Deeds, Berks County, Pennsylvania.

BEING Lot #4 as shown on the above-mentioned plan;

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 129 Hook Street, Birdsboro, PA 19508.

BEING KNOWN AS 1285 East Main Street, Douglassville, PA 19518.

PARCEL NO.: 31534414342786

BEING Tax Parcel/Pin #5344-16-82-9971

Account #022540(88)

ACCOUNT: 31018000

SEE Deed Book Volume 2885, Page 338

BEING PART OF THE SAME PREMISES which Joseph B. Lynch, single man, and Hayden Y. Sprague and George C. Sprague, her husband, by Deed dated October 28, 1955 and recorded October 28, 1955 in Book 1211, Page 300, #12434, in the Office of the Recorder of Deeds in and for the County of Berks, granted and conveyed unto Donald Hevalow and Theodora Hevalow, husband and wife, in fee.

To be sold as the property of Todd J. Klahr and Cindy L. Klahr, husband and wife

AND THE SAID Theodora Hevalow passed away on or about December 4, 2000 thereby vesting title in Donald Hevalow, her husband by operation of law.

No. 19-00471

Judgment: \$67,510.25

Attorney: Lauren L. Schuler, Esquire

LEGAL DESCRIPTION

AND THE SAID Donald Hevalow passed away on or about July 11, 2018 thereby vesting title unto Ronald Hevalow and Randall Hevalow, as Co-Executors of the Estate of Donald Hevalow, deceased.

ALL THAT CERTAIN two-story brick dwelling house and lot or piece of ground upon which the same is erected, situate on the South side of and being No. 38 East Broad Street, in the Borough of Shillington, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

TAX PARCEL NO. 88534416829971

BEING KNOWN AS 1288 East Main Street, Douglassville, PA 19518

Residential Property

To be sold as the property of Ronald Hevalow, Co-Executor of the Estate of Donald Hevalow, deceased and Randall Hevalow, Co-Executor of the Estate of Donald Hevalow, deceased

ON the North by said East Broad Street;

ON the East by property now or late of Annie K. Hain, being No. 40 East Broad Street;

ON the West by property now or late of William A. Martin, being No. 36 East Broad Street;

ON the South by Fourth Street.

CONTAINING IN FRONT on said East Broad Street, 13' and 6" and in depth of equal width 200' to said Fourth Street.

TOGETHER with the free and uninterrupted use forever of the joint alley in common with the owners or occupiers of the house on the West.

BEING THE SAME PREMISES which Robert D. Sensenig by Deed dated March 24, 2000 and recorded on March 27, 2000, in the Berks County Recorder of Deeds Office at Deed Book Volume 3183 at Page 1788, granted and conveyed unto Keith Bagenstose and Pamela Bagenstose.

BEING KNOWN AS 38 East Broad Street, Shillington, PA 19607

PARCEL I.D. NO. 77439511677171

MAP PIN: 439511677171

ACCOUNT #77003810

To be sold as the property of: Keith Bagenstose and Pamela Bagenstose

No. 19-0036

Judgment: \$57,153.54

Attorney: Meredith H. Wooters, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and in the Borough of Birdsboro, County of Berks and Commonwealth of Pennsylvania, as follows:

BOUNDED AND DESCRIBED as follows, to wit:

ON the North by property now late of William A. Snyder;

ON the East by property now or late of Joanne G. Sponagle;

ON the South by property now or late of Jesse McCorkland;

ON the West by said Hook Avenue.

CONTAINING IN FRONT on said Hook Avenue sixteen (16) feet, and in depth or length along the Northern boundary line one hundred twelve (112) feet and three eighths (3/8) of an inch, more or less; and in depth or length along the Southern boundary line one hundred eleven

05/30/2019

Vol. 111, Issue 35

No. 19-00854

Judgment Amount: \$103,742.85

Attorney: Powers Kirn, LLC

ALL THAT CERTAIN one (1) story brick and frame dwelling and brick and frame garage together with the four (4) lots or pieces of ground upon which the same are erected being Lots Numbers 562, 563, 564 and 565 as shown on the plan of "Fairview" said plan recorded in Plan Book Volume 2, Page 41, Berks County Records, situate on the northerly side of Liggett Avenue between Funston Avenue and McArthur Avenue, in the City of Reading, County of Berks and Commonwealth of Pennsylvania more fully bounded and described as follows:

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

ON the East by Lot Number 561;

ON the South by Liggett Avenue; and

ON the West by a twenty (20) feet wide alley.

CONTAINING IN FRONT along Liggett Avenue eighty (80) feet and in depth of equal width one hundred fifty (150) feet to said twenty (20) feet wide alley to the rear.

PIN 18530661028584

BEING THE SAME PREMISES which Daniel Cristurean, by Deed dated April 29, 2016 and recorded May 13, 2016 in the Office of the Recorder of Deeds in and for Berks County in Deed Instrument #2016015785, granted and conveyed unto Angel Soto-Rodriguez.

BEING KNOWN AS 1441 Liggett Avenue, Reading, PA 19607.

TAX PARCEL NO. 18-5306-61-02-8584

SEE Deed Instrument #2016015785

To be sold as the property of Angel M. Soto Rodriguez a/k/a Angel M. Soto-Rodriguez a/k/a Angel Soto-Rodriguez

No. 19-00969

Judgment: \$123,420.54

Attorney: Samantha Gable, Esquire

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 South side of Fox Run, a 53.00 feet wide street and being Lot No. 13 Block O, on the plan of Mountain Park Development Section 3, recorded in Plan Book Volume 64, Page 2, Berks County Records, House No. 1275 Fox Run 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 on the South right of way line of Fox Run, a 53.00' feet wide street, a corner of Lot No. 12, Block O on the above-mentioned recorded plan; thence extending in a Southeasterly direction along the South right of way line of Fox Run on a line bearing South 43 degrees 55 minutes 40 seconds East a distance of 20.00 feet to a point a corner of Lot No. 14; thence extending in a Southwesterly direction along Lot No. 14 and passing through a party wall on a line bearing South 46 degrees 04 minutes 20 seconds

West a distance of 127.38 feet to a point in line of open space; thence extending in a Northwesterly direction along said open space on a line bearing North 43 degrees 03 minutes 30 seconds West a distance of 20.00 feet to a point a corner of Lot No. 11; thence extending in a Northeasterly direction along Lot No. 11 passing through a party wall on a line bearing North 46 degrees 04 minutes 20 seconds East a distance of 127.08, feet to the place of BEGINNING.

PARCEL ID: 43-5327-15-52-7561

BEING THE SAME PREMISES which Pair of Aces, LLC, by Deed dated November 30, 2006 and recorded December 18, 2006 in the Office of the Recorder of Deeds in and for the County of Berks, Pennsylvania in Book 5036, Page 171 as Instrument Number 2006095501, granted and conveyed unto Steven B. Kochel, in fee.

TAX PARCEL NO 43532715527561

BEING KNOWN AS 1275 Fox Run, Reading, PA 19606

Residential Property

To be sold as the property of Steven B. Kochel

No. 19-00982

Judgment: \$144,037.66

Attorney: Richard M. Squire & Associates, LLC

ALL THAT CERTAIN lot or parcel of ground situate in Womelsdorf Borough, Berks County, Pennsylvania bounded and described according to a Plan of Summit View, Phase 2, recorded in Plan Book 203, Page 33, Berks County Records, as follows:

BEGINNING at a point on the Southwest side of Dogwood Lane (50 feet wide), a corner in common with Lot 16 on the abovementioned plan; thence, Southeasterly along the Southwest side of Dogwood Lane, crossing a 10-foot wide utility easement, on the arc of a circle curving to the left, having a radius of 175.00 feet, an arc distance of 70.00 feet to a point, a corner in common with Lot 18 on the abovementioned plan; thence, along Lot 18, South 16 degrees 27 minutes 52 seconds West, crossing a 15-foot wide sanitary sewer right-of-way and a 20-foot wide utility easement, a distance of 189.09 feet to a point on the Northeast right-of-way line of PA Route SR-0422, U.S. Route 422; thence, Northwesterly along said right-of-way line, along the arc of a circle, curving to the right, having a radius of 3769.84 feet, an arc distance of 142.40 feet to a point, a corner in common with the aforementioned Lot 16; thence, along Lot 16, recrossing said 20-foot wide utility easement and said 15-foot wide sanitary sewer right-of-way and along said 10-foot wide utility easement, North 59 degrees 72 minutes 58 seconds East, a distance of 147.19 feet to a point on the Southwest side of Dogwood Lane, the place of BEGINNING.

BEING Lot 17 on the abovementioned plan.

BEING Parcel ID 95-4337-08-79-8451

(PIN: 433708798451)

BEING KNOWN for informational purposes

05/30/2019

Vol. 111, Issue 35

only as 322 Dogwood Lane, Womelsdorf, PA
 BEING THE SAME PREMISES which was
 conveyed to David Silberstein, sole owner,
 by Deed of Michael A. Biancone and Gina
 M. Biancone, dated 02/24/2010 and recorded
 03/15/2010 as Instrument No. 2010009218 in the
 Berks County Recorder of Deeds Office, in fee.
 TAX PARCEL 95-4337-08-79-8451
 ACCOUNT NO. 433708798451
 SEE Deed Instrument #2010009218
 To be sold as the property of David Silberstein

No. 19-01207

Judgment Amount: \$132,587.68
 Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN one and one-half
 story framed dwelling, frame sheds and other
 improvements, together with the lot or piece of
 ground upon which the same erected, situate on
 the easterly side of the public road leading from
 Reading to Laureldale, known as the Kutztown
 Road, and being Pennsylvania State Traffic
 Route No. 06143 in the Village of Hyde Park,
 Township of Muhlenberg, County of Berks and
 Commonwealth of Pennsylvania, more fully
 bounded and described as follows, to wit:

BEGINNING AT A POINT in the middle of
 the concrete road bed of said Kutztown Road,
 being Pennsylvania State Traffic Route No.
 06143; thence extending along the middle of
 said concrete road bed North six (6) degrees
 West, a distance of thirty-two feet and forty-
 six hundredths of one foot (32.46') to a point;
 thence extending along land now or late of Paul
 J. Weller and Grace A. Weller, his wife, North
 seventy-seven (77) degrees, ten and one-half
 (10-1/2) minutes East a distance of two hundred
 sixteen feet and ninety-five hundredths of one
 foot (216.95') to a point; thence extending along
 now or late of George Davis and Sarah H. Davis,
 his wife, the three (3) following courses and
 distances: (1) South nine (09) degrees fifty-two
 (52) minutes East a distance of forty-eight feet
 and fifty hundredths of one foot (48.50') to an
 iron pipe, (2) South seventy-eight (78) degrees
 twenty two (22) minutes West a distance of one
 hundred five feet (105') to a point; and (3) South
 eighty-four (84) degrees fourteen (14) minutes
 West a distance of one hundred fourteen feet and
 nineteen hundredths on one foot (114.19') to the
 place of BEGINNING.

THEREON ERECTED A DWELLING
 HOUSE KNOWN AS: 3015 Kutztown Road,
 Reading, PA 19605

TAX PARCEL #66530812969717
 ACCOUNT: 66322000
 SEE Deed Book/Page
 Instrument #2016008449
 Sold as the property of: ANTICVS LLC

No. 19-0382

Judgment Amount: \$104,594.18
 Attorney: Phelan Hallinan Diamond & Jones,
 LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground
 on the eastern side of Woodglen Road, being Lot
 Number 21 of the plan of lots of Forest Meadows,
 recorded in Plan Book Volume 46 Page 24,
 Berks County Records, situate in the Township
 of Union, County of Berks and Commonwealth
 of Pennsylvania, and being more fully bounded
 and described as follows, to wit:

BEGINNING at an iron pin in the eastern edge
 of Woodglen Road, a corner of Lot Number 20;
 thence along Woodglen Road, the two following
 courses and distances; (1) in a northerly direction
 110.04 feet to a monument; (2) in a northerly
 direction by a line curving to the left, having
 a radius feet 177.00 feet, a central angle of 12
 degrees 36 minutes 54 seconds, and a distance
 along the arc of 40.00 feet to an iron pin, a corner
 of Lot Number 22; thence along Lot Number 22
 in an easterly direction 362.51 feet to an iron pin
 in line of lands of Walter L. Kochel and Verna
 E. Kochel, his wife; thence along lands of the
 same in a southerly direction by a line making
 an interior angle of 77 degrees 03 minutes 07
 seconds with the last described line, 230.93 feet
 to an iron pin, a corner of Lot Number 20; thence
 along Lot Number 20 in a westerly direction by a
 line making a right angle with the last described
 line, 348.79 feet to an iron pin, the place of
 beginning.

CONTAINING 1.529 acres

TITLE TO SAID PREMISES IS VESTED IN
 Leonard J. Naumowicz, by Deed from Thomas
 D. Orr, agent for Jon A. Gabert and Karen A. Orr,
 h/w, dated 08/29/2003, recorded 09/30/2003, in
 Book 3885, Page 1316.

BEING KNOWN AS 245 Woodglen Road,
 Birdsboro, PA 19508.

Residential property

TAX PARCEL NO: 88-5333-00-90-5520

TAX ACCOUNT: 88002900

SEE Deed Book 3885, Page 1316

To be sold as the property of Leonard J.
 Naumowicz.

No. 19-0945

Judgment Amount: \$33,537.58
 Attorney: Phelan Hallinan Diamond & Jones,
 LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground
 upon which is erected a two-story stone front
 brick, Hansard root dwelling house, being
 Number 1027 North Twelfth Street, situate on
 the East side of North Twelfth Street, between
 Spring and Robeson Streets, in the City of
 Reading, County of Berks and Commonwealth
 of Pennsylvania.

BOUNDED and described as follows, to
 wit: on the North by property now or late of

05/30/2019

Vol. 111, Issue 35

H.E. Bitler, being Number 1029 North Twelfth Street; on the East by a ten (10') foot wide alley; on the South by property now or late of WM. Feb. Bruester, being Number 1025 North Twelfth Street; and on the West by said North Twelfth Street.

CONTAINING in front on said Twelfth Street, in width or breadth, fourteen feet two inches (14' 2") and in depth or length of equal width or breadth, one hundred five feet (105') to said ten feet wide alley.

TITLE TO SAID PREMISES IS VESTED IN Jason Foulkes and Sherie Foulkes, his wife as tenants by the entirety, by Deed from Sherie Foulkes who acquired title as Sherie L. Peace, dated 06/29/2004, recorded 08/16/2004, in Book 4128, Page 285.

BEING KNOWN AS 1027 North 12th Street, Reading, PA 19604-2224.

Residential property
 TAX PARCEL NO: 13531746157944
 TAX ACCOUNT: 13194025
 SEE Deed Book 4128 Page 285

To be sold as the property of Sherie L. Foulkes, Jason Foulkes.

No. 19-1128

Judgment: \$159,906.74

Attorney: Samantha Gable, Esquire

THE LAND REFERRED TO herein below is situated in the County of Berks, State of Pennsylvania, and is described follows:

ALL THAT CERTAIN lot or piece of ground situate in Muhlenberg Township, Berks County Pennsylvania bounded and described according to a plan of Reading Crest laid out by Dolly D. Haupt, drawn by Wells Engineering Co. Civil Engineers and Surveyors, dated May 1924 said plan recorded in Berks County in Plan Book 5 Page 11, as follows to wit:

BEGINNING at a point on the Northeasterly side of Willow Grove Avenue (50 feet wide) said point being at the distance of 300 feet measured in a Southeastwardly direction along the Northeasterly side of Willow Grove Avenue form its point of intersection with the Southerly side of Caroline Avenue (50 feet wide).

CONTAINING in front or breadth along the Northeasterly side of Willow Grove Avenue 100 feet and extending of that width in length of depth Northeastwardly between parallel lines at right angles to Willow Grove Avenue 130 feet.

BEING LOT NO. 62 as shown on the abovementioned plan.

BEING TAX PARCEL NO. 5309-18-32-0107
 BEING KNOWN AS: 3813 Willow Grove Avenue, Reading PA 19605

BEING THE SAME PREMISES in which Ricky A. Carl and Jolynn M. Carl, his wife, by Deed dated 11/25/2008 and recorded 12/09/2008 in the Office of the Recorder of Deeds, in and for the County of Berks, Commonwealth of Pennsylvania, in Instrument No. 2008-058862, granted and conveyed unto Ricky A. Carl.

TAX PARCEL NO 5309-18-32-0107
 BEING KNOWN AS 3813 Willow Grove Avenue, Reading, PA 19605
 Residential Property
 To be sold as the property of Ricky A. Carl

No. 2019-00528

Judgment Amount: \$143,526.20

Attorney: RAS Citron, LLC

Attorneys for Plaintiff
 Robert Crawley, Esq.

ID No. 319712

Legal Description

ALL THOSE CERTAIN three (3) lots of ground situate in the Village of Rehrersburg, Tulpehocken Township, Berks County, Pennsylvania, being bounded and described as follows, to wit:

BY lands of now or late Frank D. Foltz on the North side; and by the same lands on the East side; by a public street known as Chestnut Street on the South side; and by Jacob Street, a public street of said village, on the West side.

CONTAINING in front on said public street one hundred eighty (180) feet and in depth, East and West, two hundred thirty-six (236) feet. The same as marked on the general plan of Rehrersburg, bearing Numbers 113, 115 and 117 as appears on said plan recorded in the Recorder's Office of Berks County, on Deed Book A Volume 29, Page 520, relations hereunto had will more fully and at large appear.

BEING THE SAME PREMISES which Mary Ann Brossman, individually and as Executrix of the Estate of Gladys E. Brossman, also known as Gladys Emmaline Brossman, deceased, Diane Louise Bell, individually, and Mark Alan Brossman, individually, by Deed dated 2/11/2011 and recorded 2/17/2011 in the Office for the Recorder of Deeds in and for the County of Berks, and Commonwealth of Pennsylvania in Instrument No. 2011007084, granted and conveyed unto Mary Ann Brossman.

AND THE SAID Mary Ann Brossman died 4/30/2014 leaving an Estate filed to No. 0614-0689, Berks County Records, wherein Letters Testamentary were granted unto Diane Bell.

BEING KNOWN AS: 17 Chestnut Street, Rehrersburg, PA 19550

PROPERTY ID: 86-4411-16-83-7834

TITLE TO SAID PREMISES is vested in Christopher M. Sauter and Brittany N. Black, as joint tenants with rights of survivorship by Deed from Diane Bell, Executrix of the Estate of Mary Ann Brossman, deceased dated June 10, 2016 recorded June 14, 2016, Instrument Number 2016019697.

MARY ANN BROSSMAN departed this life on 04/30/2014.

To be sold as property of: Christopher M. Sauter and Brittany N. Black, as joint tenants with rights of survivorship

05/30/2019

Vol. 111, Issue 35

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

ARTICLES OF INCORPORATION

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

NOTICE

ARTICLES OF AMENDMENT OF THE KENHORST BOROUGH TO THE RESIDENTS OF THE KENHORST BOROUGH:

TAKE NOTICE that the Borough of Kenhorst, pursuant to the Municipalities Authorities Act have adopted a resolution on May 2, 2019, to amend its articles of incorporation. In compliance with the Authority hereby advertises such Amendment as follows:

The name and location of the Registered Office of the Borough of Kenhorst is Kenhorst Boulevard, Kenhorst, Pennsylvania.

The Council of Kenhorst, Borough of Kenhorst, Pennsylvania, adopted a Resolution amending the Articles of Incorporation to extend the life of the authority to a date not exceeding fifty (50) years from the date of approval of the Articles of Amendment pursuant to 53 Pa. C.S.A., Section 5605, the Articles of Incorporation for the Borough of Kenhorst be amended with the addition of the following paragraphs:

1. The authority's existence shall be extended to a date not exceeding fifty (50) years from the date of approval of these articles of amendment.

It is the intention of Amendments of the Articles of Incorporation and supporting Resolution to be filed with the Department of State on June 14, 2018.

Jill E. Nagy
Solicitor, Kenhorst Borough

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

RICHARD T. CURLEY, ESQUIRE
50 East Philadelphia Ave.
P.O. Box 357
Boyertown, PA 19512

The name of the proposed corporation is **The Cut N Go, Inc.**

The Articles of Incorporation have been filed on May 9, 2019.

The purposes for which it was organized are: Manufacturing Automotive Safety Devices.

Stephen G. Welz, Esq.
LAW OFFICES OF STEPHEN G. WELZ, P.C.
999 Berkshire Boulevard, Suite 290
Wyomissing, PA 19610

ARTICLES OF INCORPORATION NONPROFIT

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **One Family Ministry Fellowship.**

John A. Fielding, III, Esq.
19 N. 5th Street
Reading, PA 19601

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 following accounts have been filed and may be examined in the Clerk of the Orphans' Court office. If you desire to object, you must file objections in writing with the Clerk on or before the close of business of the last business day (June 4, 2019) before submission to the Court. The accounts will be filed by the Clerk of the Orphans' Court

05/30/2019

Vol. 111, Issue 35

Division with the Court for adjudication and confirmation on June 5, 2019 and distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

NICOLE B. LaBLETТА, PA I.D. NO. 202194
LESLIE J. RASE, PA I.D. NO. 58365
ALISON H. TULLIO, PA I.D. NO. 87075
KATHERINE M. WOLF, PA I.D. NO. 314307
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
S&D FILE NO. 19-061609

BRIGHT, WAYNE D. - Jessie A. Miller, Extx., David G. Campbell, Esq.

GIPPRICH, WALTER P. - Peter Gipprich and Dennis Stuffed, Exrs., Brian F. Boland, Esq.

LENGEL, PEARL JEAN - Charles D. Levering, Exr., Alexa S. Antanavage, Esq.

PRICCACIANTE, CAROLE J. - Sharon Carroll, Extx., Brian F. Boland, Esq.

Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust, PLAINTIFF
VS.

Lynn A. Bishop, known Heir of Benjamin Short, deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Benjamin Short, deceased, DEFENDANTS

Last day for filing Accounts for July 2019 is June 3, 2019.

Larry Medaglia
Register of Wills and
Clerk of the Orphans' Court
Berks County, Pennsylvania

To the Defendants, Lynn A. Bishop, known Heir of Benjamin Short, deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Benjamin Short, deceased:

CHANGE OF NAME

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 19-3459

TAKE NOTICE THAT THE Plaintiff, Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust has filed an action in Mortgage Foreclosure, as captioned above.

NOTICE IS HEREBY GIVEN that the Petition of Sophia Ann Ruiz DeFeo was filed in the above named Court, praying for a Decree to change their name to SALVATORE ANTHONY RUIZ DEFEO.

NOTICE
IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

The Court has fixed June 5, 2019, at 9:00 A.M. in Courtroom "4C" of the Berks County Services Center, 633 Court Street, 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.

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

Robin S. Levengood, Esq.
HUCKABEE, WEILER & LEVENGOOD, P.C.
1136 Penn Avenue
Wyomissing, PA 19610

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

CIVIL ACTION

COURT OF COMMON PLEAS
CIVIL DIVISION
BERKS COUNTY
NO. 19-02603

Berks County Bar Association
544 Court Street
P.O. Box 1058
Reading, PA 19603

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

KRISTEN D. LITTLE, PA I.D. NO. 79992
KEVIN S. FRANKEL, PA I.D. NO. 318323

05/30/2019

Vol. 111, Issue 35

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

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

BINSFELD, JOYCE L., dec'd.

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

BOYER, DIANE MARTHA, dec'd.

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

COLEMAN, JUSTINE M., dec'd.

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

DAY, MICHAEL P., dec'd.

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

DIAMOND ALBERT, dec'd.

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

Wyomissing, PA 19610-3346

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

Late of 1152 Ben Franklin Highway,
Douglassville, Amity Township.
Executor: DONALD C. EPIHIMER,
c/o ATTORNEY: BRIAN F. BOLAND,
ESQ.,

KOZLOFF STOUTD,
2640 Westview Drive,
Wyomissing, PA 19610

FLETCHER, BARBARA A., dec'd.

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

FREEMAN, DOROTHY M., dec'd.

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

GIARDIELLO, ANNA C., dec'd.

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

GIATRAS, ROSALYN ANN, dec'd.

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

HECKMAN, PAUL B., dec'd.

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

05/30/2019

Vol. 111, Issue 35

ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

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

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

BARLEY SNYDER LLP,
50 N. 5th Street, 2nd Fl.,
P.O. Box 942,
Reading, PA 19603-0942

KAUFFMAN, JEFFREY L., dec'd.

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

KIRKHOFF, HAROLD L., dec'd.

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

MCGOWAN, SHILREY M., dec'd.

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

MURDOCK, HELEN E., dec'd.

Late of Longswamp Township.
Executrix: SUSAN L. SMITH,
c/o Gregory R. Young, Esquire,
Barley Snyder LLP,
50 North Fifth Street, Second Floor,
P.O. Box 942,
Reading, PA 19603-0942.

ATTORNEY: GREGORY R. YOUNG,
ESQ.,
BARLEY SNYDER LLP,
50 N. 5th Street, 2nd Fl.,
P.O. Box 942,
Reading, PA 19603-0942

**RADFORD, WINSTON C., III also known
as**

RADFORD, PETE, dec'd.
Late of 105 Old Mountain Road,
Bethel.
Executrix: CAROL J. SWIEDER,
c/o Waldman Law Group, PC,
501 N. Park Road,
Wyomissing, PA 19610.
ATTORNEY: JAY W. WALDMAN, ESQ.,
WALDMAN LAW GROUP, P.C.,
501 N. Park Road,
Wyomissing, PA 19610

REED, JANICE L., dec'd.

Late of 1321 Golf Course Road,
Robeson Township.
Executrix: RITA L. HADDOCK,
1321 Golf Course Road,
Birdsboro, PA 19508.
ATTORNEY: TERRY D. WEILER, ESQ.,
1136 Penn Avenue,
Wyomissing, PA 19610

SCHOOLS, FLORETTA L., dec'd.

Late of 10 Tranquility Lane,
Cumru Township.
Executor: WILLIAM H. SCHOOLS,
c/o Andrew S. George, Esq.,
Kozloff Stoudt,
2640 Westview Drive,
Wyomissing PA 19610.

WELLER, DOLORES A., dec'd.

Late of Oley Township.
Executrix: SHARON L. WELLER,
468 Bertolet Mill Road,
Oley, PA 19547.
ATTORNEY: THOMAS D. LEIDY, ESQ.,
42 East Third Street,
Boyetertown, PA 19512

YOUSE, REBECCA ANN, dec'd.

Late of 17 Antietam Road,
Alsace Township.
Executrix: CHELISEY L. HORBACZEK,
815 Elizabeth Avenue,
Reading, PA 19605.
ATTORNEY: ERIC L. B. STRAHN, ESQ.,
STRAHN LAW OFFICES, P.C.,
5341 Perkiomen Avenue,
Reading, PA 19606

Second Publication

BEIL, JOHN C., dec'd.

Late of Wyomissing.
Executors: KATHY SPIES,
1612 Liberty Avenue,
Kenhorst, PA 19607 or
JOHN R. BEIL,
3136 McKently Street,
Reading, PA 19605.

05/30/2019

Vol. 111, Issue 35

ATTORNEY: MICHAEL D. DAUTRICH,
ESQ.,
526 Court Street,
Reading, PA 19601

BICKSLER, KENNETH R., dec'd.

Late of Upper Tulpehocken Township.
Executors: FLOYD E. BICKSLER,
5190 Four Point Road,
Bethel, PA 19507 and
THOMAS C. BICKSLER,
74 Mill Road,
Bernville, PA 19506.

ATTORNEY: WILLIAM H. STURM, JR.,
ESQ.,

STEINER & SANDOE,
36 West Main Avenue,
Myerstown, PA 17067

COLLINS, BARBARA ANN also known as COLLINS, BARBARA, dec'd.

Late of 4517 Farming Ridge Boulevard,
Exeter Township.

Executrix: DEBORAH A. SCHMALE,
4517 Farming Ridge Blvd.,
Reading, PA 19606.

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

DRESLIN, NEIL J., JR., dec'd.

Late of Amity Township.

Executrix: SHARON DRESLIN,
1304 Hollow Road,
Collegeville, PA 19426.

ATTORNEY: PAUL A. PRINCE, ESQ.,
934 High Street,
P.O. Box 696,
Pottstown, PA 19464

FESTA, VINCENT R., dec'd.

Late of Muhlenberg.

Executrix: ANGELA M. FESTA,
537 Mohns Hill Road,
Sinking Spring, PA 19608.

ATTORNEY: THOMAS L. KLONIS, ESQ.,
536 Court Street,
Reading, PA 19601

FIORINI, ALBERT J. also known as**FIORINI, ALBERT JOHN, dec'd.**

Late of Country Meadows,
1800 Tulpehocken Road,
Wyomissing.

Executrix: ELAINE A. DALY,
627 Lawrence Avenue,
West Lawn, PA 19609.

ATTORNEY: JACK G. MANCUSO, ESQ.,
BRUMBACH, MANCUSO & FEGLEY,
P.C.,

11 East Lancaster Avenue,
P.O. Box 500,

Shillington, PA 19607-0500

HENNE, JEAN MARIE, dec'd.

Late of Borough of Hamburg.

Executor: CHARLES W. HENNE,
c/o ATTORNEY: BRIAN R. OTT, ESQ.,
BARLEY SNYDER LLP,
50 N. 5th Street, 2nd Fl.,

P.O. Box 942,

Reading, PA 19603-0942

HOY, ALLEN L., dec'd.

Late of Centre Township.

Executor: KEVIN L. HOY,
113 Fox Road,
Mohrsville, PA 19541.

ATTORNEY: MATTHEW H. DOLL, ESQ.,

BOYD & KARVER, P.C.,
7 E. Philadelphia Ave., Ste. 1,
Boyertown, PA 19512

KEENE, MARY A., dec'd.

Late of City of Reading.

Executrix: ROBIN KIMBERLY KEENE,
9 Beechwood Drive,
Birdsboro, PA 19508.

ATTORNEY: MAHLON J. BOYER, ESQ.,

BINGAMAN, HESS, COBLENTZ &
BELL, P.C.,
Treeview Corporate Center,
2 Meridian Boulevard, Suite 100,

Wyomissing, PA 19610

PEDERSEN, MARIAN J. also known as**PEDERSEN, MARIAN JOSEPHINE****CAMILLE, dec'd.**

Late of 1152 Ben Franklin Highway E. 101,
Amity Township.

Executor: CARL G.F. PEDERSEN,
154 Deysher Road,
Fleetwood, PA 19522.

ATTORNEY: ROBERT P. GRIM, ESQ.,
262 West Main Street,
Kutztown, PA 19530

REIFSNYDER, ROSEMARIE L., dec'd.

Late of City of Reading.

Executor: GEORGE A. REIFSNYDER,
1195 Bowen Drive West,
North Tonawanda, NY 14120.

ATTORNEY: LEAH B. ROTENBERG,
ESQ.,
1235 Penn Avenue, Suite 202,
Wyomissing, PA 19610

SCHOFER, SALLY A. also known as**SCHOFER, SALLY ANN, dec'd.**

Late of 216 Sanibel Lane,

Spring Township.

Executor: JOHN G. SCHOFER,
216 Sanibel Lane,
Wyomissing, PA 19610.

ATTORNEY: C. THOMAS WORK, ESQ.,
STEVENS & LEE,
111 N. Sixth Street,

P.O. Box 679,
Reading, PA 19603-0679

STEINER, SIDNEY E., dec'd.

Late of Amity Township.

Executrix: DONNA M. PIFFER,
305 Jeffrey Place,
Birdsboro, PA 19508.

ATTORNEY: TIMOTHY B. BITLER,
ESQ.,

3115 Main Street,
Birdsboro, PA 19508-8319

STELTZ, DAVID E. also known as

05/30/2019

Vol. 111, Issue 35

STELTZ, DAVID EARL, dec'd.
Late of Earl Township.
Executrix: DANIELLE L. COOL,
c/o E. Kenneth Nyce Law Office, LLC,
105 East Philadelphia Avenue,
Boyertown, PA 19512.
ATTORNEY: NICOLE MANLEY, ESQ.,
E. KENNETH NYCE LAW OFFICE, LLC,
105 East Philadelphia Avenue,
Boyertown, PA 19512

STOPPARD, LOIS K., dec'd.
Late of 929 E. 3rd St., Birdsboro.
Executrix: MARTHA K. MILLER,
929 E. 3rd St.,
Birdsboro, PA 19508.

TAFT, SCOTT C., dec'd.
Late of Borough of Hamburg.
Administrator: CODY P. TAFT,
c/o ATTORNEY: ANTHONY J.
FITZGIBBONS, ESQ.,
279 North Zinn's Mill Road,
Lebanon, PA 17042

TARAS, RUSSELL W., dec'd.
Late of 3007 East Galen Hall Road,
South Heidelberg Township.
Executrix: YVONNE M. DUFFT,
23 Kings Boulevard,
Shillington, PA 19607.
ATTORNEY: JONATHAN B. BATDORF,
ESQ.,
317 East Lancaster Avenue,
Shillington, PA 19607

WACHTENDORF, ANN MARIE, dec'd.
Late of Greenwich Township.
Executor: NORMAN A. ULRICH, JR.,
87 Snowdrift Road,
Kutztown, PA 19530.
ATTORNEY: JEFFREY C. KARVER,
ESQ.,
BOYD & KARVER, P.C.,
7 E. Philadelphia Ave., Ste. 1,
Boyertown, PA 19512

ZIMMERMAN, HAROLD R., dec'd.
Late of 445 Reeser Street, Leesport.
Executrix: DIANNE L. MARTIN,
445 Reeser Street,
Leesport, PA 19533.
ATTORNEY: DAVID C. BALMER, ESQ.,
3611 Kutztown Road,
Reading, PA 19605

ZWEIZIG, PATRICIA A., dec'd.
Late of Perry Township.
Administrators: CRYSTAL L. HARTZ,
6012 Catherine St.,
Harrisburg, PA 17110 and
JASON A. ZWEIZIG,
41 Leshar Mill Rd.,
Mohrsville, PA 19541.
ATTORNEY: RICHARD L.
GESCHWINDT, ESQ.,
203 East Noble Avenue,
Shoemakersville, PA 19555

Third and Final Publication

ADAM, BETTE MAE, dec'd.
Late of 228 N. View Road,
Maidencreek Township.
Executrix: DENISE FORRY,
228 N. View Road,
Fleetwood, PA 19522.
ATTORNEY: FREDERICK M. NICE,
ESQ.,
LEISAWITZ HELLER ABRAMOWITZ
PHILLIPS, P.C.,
2755 Century Boulevard,
Wyomissing, PA 19610

BAUER, LEONARD R., dec'd.
Late of Douglass Township.
Executrices: MARY BAGENSTOSE,
149 W. Franklin Street,
Womelsdorf, PA 19567 and
JANE SPADÉ,
212 Popodickon Drive,
Boyertown, PA 19512.
ATTORNEY: THOMAS D. LEIDY, ESQ.,
42 E. Third Street,
Boyertown, PA 19512

BERK, JOHN E., dec'd.
Late of 2422 Penn Avenue,
Spring Township.
Executrix: BETTY JEAN BERK,
2424 Penn Avenue,
West Lawn, PA 19609.
ATTORNEY: JONATHAN B. BATDORF,
ESQ.,
317 East Lancaster Avenue,
Shillington, PA 19607

BERTOLET, MAYBELL LILA, dec'd.
Late of 100 Church Road,
Borough of Wernersville.
Administrator: THOMAS W. BERTOLET,
362 N. Galen Rd.,
Wernersville, PA 19565.
ATTORNEY: KEVIN A. MOORE, ESQ.,
LEISAWITZ HELLER ABRAMOWITZ
PHILLIPS, P.C.,
2755 Century Boulevard,
Wyomissing, PA 19610

**BURKERT, ARLAN RAY also known as
BURKERT, ARLAN R., dec'd.**
Late of Penn Township.
Executrix: CONSTANCE KOCH,
206 Berger School Road,
Bernville, PA 19506.
ATTORNEY: JAMES M. SMITH, ESQ.,
SMITH LAW GROUP, LLC,
14133 Kutztown Road,
P.O. Box 626,
Fleetwood, PA 19522

CARE, PATRICIA A., dec'd.
Late of 2845 Clark Avenue,
West Lawn, Bern Township.
Executors: TINA R. GRING,
2409 Overland Avenue,
Sinking Spring, PA 19608 and
DANIEL CARE, JR.,
2840 Clark Avenue,
West Lawn, PA 19609.

05/30/2019

Vol. 111, Issue 35

ATTORNEY: REBECCA BATDORF
STONE, ESQ.,
301 East Lancaster Avenue,
Shillington, PA 19607

CHELIUS, DOREEN M., dec'd.

Late of 131 Valley Green Circle,
Borough of Wyomissing.
Executrix: DIANE L. KLINE,
623 W. 3rd Street,
Birdsboro, PA 19508.
ATTORNEY: MICHAEL J. GOMBAR, JR.,
ESQ.,
MASANO BRADLEY, LLP,
1100 Berkshire Boulevard, Suite 201,
Wyomissing, PA 19610

CLEAVER, DENNIS L., dec'd.

Late of Earl Township.
Executrix: BARBARA A. CLEAVER,
c/o E. Kenneth Nyce Law Office, LLC,
105 East Philadelphia Avenue,
Boyertown, PA 19512.
ATTORNEY: NICOLE MANLEY, ESQ.,
E. KENNETH NYCE LAW OFFICE, LLC,
105 E. Philadelphia Avenue,
Boyertown, PA 19512

DAVIS, GARY A., dec'd.

Late of 139 Old Swede Road 123,
Douglassville, Amity Township.
Executor: WILLIAM S. DAVIS,
254 Pebble Beach Drive,
Limerick, PA 19468.
ATTORNEY: ROBERT S. SUPPLEE, ESQ.,
329 South High Street,
West Chester, PA 19382

EMERY, FREDERICK L., dec'd.

Late of 960 Elverson Rd.,
Morgantown, Caernarvon Township.
Executrices: BETH ANNE EMERY,
960 Elverson Rd.,
Morgantown, PA 19543 and
KATHY LYNN EMERY,
343 Hazel St.,
Reading, PA 19611.

FAUST, DORIS M., dec'd.

Late of 1615 Shartlesville Road,
Mohrsville, Centre Township.
Executrix: LORRAINE A. RANDAZZO,
1615 Shartlesville Road,
Mohrsville, PA 19541.
ATTORNEY: ALEXA S. ANTANAVAGE,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

FIX, DOROTHY M., dec'd.

Late of Borough of Womelsdorf.
Executor: PAUL G. FIX, 44 Mill Court,
Womelsdorf, PA 19567.
ATTORNEY: WILLIAM H. STURM, JR.,
ESQ.,
STEINER & SANDOE,
36 West Main Avenue,
Myerstown, PA 17067

GEHRIS, IRENE J., dec'd.

Late of Colebrookdale Township.
Executrix: VICKI L. GEHRIS,
907 N. Reading Avenue,
Boyertown, PA 19512.
ATTORNEY: JEFFREY R. BOYD, ESQ.,
BOYD & KARVER, P.C.,
7 East Philadelphia Avenue,
Boyertown, PA 19512

GEIGER, GENEVIEVE Z., dec'd.

Late of Borough of Wyomissing.
Executors: DAVID E. GEIGER,
508 Florence Avenue,
Hamburg, PA 19526 and
DOUGLAS P. GEIGER,
546 Penn Avenue,
W. Reading, PA 19611.
ATTORNEY: ALLEN R.
SHOLLENBERGER, ESQ.,
LEISAWITZ HELLER ABRAMOWITZ
PHILLIPS, P.C.,
2755 Century Boulevard,
Wyomissing, PA 19610

GERNSHEIMER, HILDEGARD H. also known as

GERNSHEIMER, HILDE, dec'd.
Late of 2000 Cambridge Avenue,
Borough of Wyomissing.
Executors: JEFFRY C. GERNSHEIMER,
P.O. Box 13,
Bernville, PA 19506;
JACOB S. GERNSHEIMER,
P.O. Box 187,
Bernville, PA 19506 or
SHARON L. GERNSHEIMER,
P.O. Box 513,
Bernville, PA 19506.
ATTORNEY: MICHAEL D. ROTHSTEIN,
ESQ.,
ROTHSTEIN & SCULLIN, P.C.,
1124 Penn Avenue,
Wyomissing, PA 19610

GILBERT, LYNNE M. also known as

GILBERT, LYNNE MELLINGER, dec'd.
Late of Washington Township.
Administratrix: MARY A. MARKLEY,
2842 Big Rd.,
Zieglersville, PA 19492.
ATTORNEY: DAVID S. KAPLAN, ESQ.,
O'Donnell, Weiss & Mattei, P.C.,
41 E. High St.,
Pottstown, PA 19464

GLASS, AUDREY E., dec'd.

Late of Maidenecreek Township.
Executrix: ARLEEN A. CHAPMAN,
P.O. Box 2003,
Ventnor, NJ 08406

GOLDEN, WILLIAM M. also known as GOLDEN, WILLIAM MORRIS, dec'd.

Late of 509 Governor Drive,
Cumru Township.
Executrix: MYRTA L. MARTINEZ,
509 Governor Drive,
Reading, PA 19607.
ATTORNEY: DAVID S. SOBOTKA, ESQ.,

05/30/2019

Vol. 111, Issue 35

- 519 Walnut Street,
Reading, PA 19601
GONCUS, MARGARET A., dec'd.
Late of Colebrookdale Township.
Executor: JOHN R. GONCUS,
432 Estate Road,
Boyertown, PA 19512.
ATTORNEY: THOMAS D. LEIDY, ESQ.,
42 E. Third Street,
Boyertown, PA 19512
- HEBHARDT, JUNE A., dec'd.**
Late of Borough of West Reading.
Executrix: MRS. SHIRLEY ANN HOLLEY,
1158 Marion Street,
Reading, PA 19604.
ATTORNEY: SCOTT C. PAINTER, ESQ.,
906 Penn Avenue,
P.O. Box 6269,
Wyomissing, PA 19610
- HEYDT, EFFIE M., dec'd.**
Late of Amity Township.
Executors: LINDA A. SCHOENLY,
32 Villa Avenue,
Boyertown, PA 19512 and
CHARLES W. HEYDT,
38 Walnut Street,
Pottstown, PA 19464.
ATTORNEY: THOMAS D. LEIDY, ESQ.,
42 E. Third Street,
Boyertown, PA 19512
- HEYDT, GERALD B., SR., dec'd.**
Late of 32 Tanglewood Drive,
Cumru Township.
Executor: GERALD B. HEYDT, JR.,
333 Lancaster Ave., Apt. 1006,
Frazer, PA 19355.
ATTORNEY: ALLEN R.
SHOLLENBERGER, ESQ.,
LEISAWITZ HELLER ABRAMOWITZ
PHILLIPS, P.C.,
2755 Century Boulevard,
Wyomissing, PA 19610
- HIMMELBERGER, BLANCHE J., dec'd.**
Late of Bethel Township.
Executor: BRUCE HIMMELBERGER,
1575 Pine Grove Road,
Bethel, PA 19507.
ATTORNEY: WILLIAM H. STURM, JR.,
ESQ.,
STEINER & SANDOE,
36 West Main Avenue,
Myerstown, PA 17067
- KALNOSKI, STANLEY C., dec'd.**
Late of 1011 Berks Road, Leesport.
Executrix: DEBRA A. LINTON,
628 North 25th Street,
Reading, PA 19606.
ATTORNEY: JOHN T. FORRY, ESQ.,
FORRY ULLMAN,
540 Court Street,
P.O. Box 542,
Reading, PA 19603
- KORETSKY, DOROTHY, dec'd.**
Late of 2255 Berkley Road,
City of Reading.
Executrices: DEBRA E. KAZMIERCZAK,
2255 Berkley Road,
Reading, PA 19605 and
CYNTHIA F. KORETSKY,
520 Frederick Street,
Sinking Spring, PA 19608.
ATTORNEY: DAVID S. SOBOTKA, ESQ.,
519 Walnut Street,
Reading, PA 19601
- KRESSLEY, DONNA L., dec'd.**
Late of 549 Main Street,
Maidencreek Township.
Administrators: LORI L. NOVACK and
TODD ALLEN DIEROLF,
c/o Susan N. Denaro, Esquire,
Georgeadis Setley,
4 Park Plaza, 2nd Floor,
Wyomissing, PA 19610.
ATTORNEY: SUSAN N. DENARO, ESQ.,
GEORGEADIS SETLEY,
4 Park Plaza, 2nd Floor,
Wyomissing, PA 19610
- LONGLOTT, JUNE E., dec'd.**
Late of 84 Wellington Blvd.,
Borough of Wyomissing.
Executrix: LAURIE M. KIRITSIS,
84 Wellington Blvd.,
Wyomissing, PA 19610.
ATTORNEY: RUSSELL E. FARBIARZ,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526
- MOYER, ROBERT R., SR., dec'd.**
Late of 26 Columbia Avenue,
Lower Alsace Township.
Executrix: GERALDINE F. MOYER,
26 Columbia Avenue,
Reading, PA 19606.
ATTORNEY: KATHY S. GEES-LARUE,
ESQ.,
1158 Stinson Drive,
Reading, PA 19605
- ORMAN, LILLIE LUCY also known as
ORMAN, LILLIE L., dec'd.**
Late of Union Township.
Executrix: DORIS A. SNYDER,
843 E. 3rd St.,
Birdsboro, PA 19508.
ATTORNEY: DAVID S. KAPLAN, ESQ.,
O'Donnell, Weiss & Mattei, P.C.,
41 E. High St.,
Pottstown, PA 19464
- PRZYJEMSKI, DENNIS V., dec'd.**
Late of 400 W. Summit Street, Mohnton.
Administrators C.T.A.: TIFFANY L.
PRZYJEMSKI and
TRAVIS J. PRZYJEMSKI,
400 W. Summit Street,
Mohnton, PA 19540.
ATTORNEY: RICHARD V. GRIMES, JR.,
ESQ.,
99 Clubhouse Road,

05/30/2019

Vol. 111, Issue 35

Bernville, PA 19506

REED, PATRICIA ANN, dec'd.

Late of 832 Fritz Avenue,
Cumru Township.
Executor: ROBERT REED, JR.,
c/o ATTORNEY: JOHN C. STEVENS,
ESQ.,
Gardner & Stevens, P.C.,
109 West Main Street,
Ephrata, PA 17522

**REIGNER, DEREK COLE also known as
REIGNER, DEREK C. and
REIGNER, DEREK, dec'd.**

Late of Washington Township.
Executor: PETER K. REIGNER,
c/o ATTORNEY: MICHELLE M.
FORSELL, ESQ.,
Norris McLaughlin, P.A.,
570 Main Street,
Pennsburg, PA 18073

REINHART, JUNE R., dec'd.

Late of 1015 Old Fritztown Road,
South Heidelberg Township.
Executrix: PENNY L. MILLIGAN,
71 Wooldtown Road,
Wernersville, PA 19565.
ATTORNEY: REBECCA BATDORF
STONE, ESQ.,
301 East Lancaster Avenue,
Shillington, PA 19607

RESSLER, ELIZABETH C., dec'd.

Late of 15 Rocktown Road, Hamburg.
Executors: DAWN E. O'BRIEN,
2130 Mountain Road,
Hamburg, PA 19526 and
JAY M. RESSLER,
15 Rocktown Road,
Hamburg, PA 19526.
ATTORNEY: DAVID C. BALMER, ESQ.,
3611 Kutztown Road,
Reading, PA 19605

**RESTREPO, MICHAEL J. also known as
RESTREPO, MICKEY, dec'd.**

Late of Exeter Township.
Administratrix C.T.A.: SHARON KAY
RESTREPO,
c/o ATTORNEY: JOEL READY, ESQ.,
CORNERSTONE LAW FIRM, LLC,
8500 Allentown Pike, Suite 3,
Blandon, PA 19510

ROMBERGER, THEODORE W., dec'd.

Late of 130 Fourth Street,
Borough of Shoemakersville.
Executrix: DRENA L. ROMBERGER,
130 Fourth St.,
Shoemakersville, PA 19555.
ATTORNEY: ZACHARY A. MOREY,
ESQ.,
536 Court Street,
Reading, PA 19601

SPOTTS, BEVERLY J., dec'd.

Late of 34 Bliss Blvd., Reading.
Executor: MICHAEL L. SPOTTS,
c/o Waldman Law Group, P.C.,

501 North Park Road,
Wyomissing, PA 19610.
ATTORNEY: JAY W. WALDMAN, ESQ.,
WALDMAN LAW GROUP, P.C.,
501 N. Park Road,
Wyomissing, PA 19610

TOBIAS, CHERYL D., dec'd.

Late of Bern Township.
Executor: DANIEL W. TOBIAS,
1110 Van Reed Rd.,
Reading, PA 19605.
ATTORNEY: JENNIFER M. MERX ESQ.,
Skarlatos Zonarich,
320 Market St., Ste. 600 W,
Harrisburg, PA 17101

WEATHERHOLTZ, SCOTT L., dec'd.

Late of 105 W. Penn Avenue,
Borough of Wernersville.
Executor: LEONARD L.
WEATHERHOLTZ,
10 Belle Alto Road,
Sinking Spring, PA 19608.
ATTORNEY: JONATHAN B. BATDORF,
ESQ.,
317 East Lancaster Avenue,
Shillington, PA 19607

FICTITIOUS NAME

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

CLLH Services, LLC with its principal place of business at 146 Fredericksville Road, Mertztown, PA 19539.

The name and address of the person owning or interested in said business is: Christine L. L. Hollowell, 146 Fredericksville Road, Mertztown, PA 19539.

The application was filed on March 21, 2019.
Christine L. L. Hollowell
146 Fredericksville Road
Mertztown, PA 19539

SALE OF REAL ESTATE

COURT OF COMMON PLEAS
CIVIL DIVISION
BERKS COUNTY
NO: 18-19734
SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D.
NO. 78447
KRISTEN D. LITTLE, PA I.D. NO. 79992
KEVIN S. FRANKEL, PA I.D. NO. 318323

05/30/2019

Vol. 111, Issue 35

NICOLE B. LaBLETТА, PA I.D. NO. 202194
MICHELLE L. McGOWAN, PA I.D. NO. 62414

LESLIE J. RASE, PA I.D. NO. 58365
ALISON H. TULIO, PA I.D. NO. 87075
KATHERINE M. WOLF, PA I.D. NO. 314307
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
S&D FILE NO. 18-060854

Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust, PLAINTIFF
VS.

Rick Magee, known Heir of Mildred S. Magee, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Mildred S. Magee, Deceased, DEFENDANTS

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

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Mildred S. Magee, Deceased

101 Maple Drive
Morgantown, PA 19543

Your house (real estate) at: 101 Maple Drive, Morgantown, PA 19543, 35532009064081, is scheduled to be sold at Sheriff's Sale on August 9, 2019 at: Berks County Sheriff's Office Auditorium, 2nd Floor, 633 Court Street, Reading, PA 19601, at 10:00AM to enforce the court judgment of \$211,422.55 obtained by Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust against you.

**NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO**

PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay back to Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.

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

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

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

YOU MAY STILL BE ABLE TO SAVE

YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

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

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

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

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

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

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

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

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

Berks County Bar Association
544 Court Street
P.O. Box 1058
Reading, PA 19603
610-375-4591

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

18-060854

NO. 18-19734

Judgment: \$211,422.55

Attorney: Katherine M. Wolf, Esquire

ALL THAT CERTAIN lot or piece of ground, together with the dwelling thereon erected, being Lot No. 60 as shown on the Plan of "Morlyn", Section No. 1, said Plan recorded in Plan Book Volume 20, Page 6, Berks County Records, situate

05/30/2019

Vol. 111, Issue 35

on the East side of Maple Drive, north of Center Avenue, in the Township of Caernarvon, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point on the easterly lot of line of Maple Drive, (fifty-three feet (53) wide) on the division line between Lot No. 59 and Lot No. 60; THENCE North along the East lot line of Maple Drive a distance of eighty (80) feet to a point; THENCE East along Lot No. 61, forming a right angle with the East lot line of Maple Drive, a distance of one hundred sixty-eight and seven and three-eighths inches (erroneously set forth in present owner deed as a distance of One hundred sixty-eight and three-eighths inches) (167' 7-3/8") to a point; THENCE South along land now or late of Alpheus D. Lentz, forming an interior angle of eighty-one degrees eleven minutes three-eighths inches (81° 11' 3") with the last described line, a distance of eighty feet eleven and three-eighths inches (80' 11-3/8") to a point; THENCE West along Lot No. 39, forming an interior angle of ninety-eight degrees forty-eight minutes fifty-seven seconds (98° 48' 57") with the last described line, a distance of one hundred fifty-six feet two and three-eighth inches (156' 2-3/8") to the place of BEGINNING, the last described line forming a right angle with the east lot line of Maple Drive.

PARCEL ID: 35532009064081

BEING KNOWN AS: 101 Maple Drive,
Morgantown, PA 19543

BEING THE SAME PREMISES which Mildred S. Magee, by deed dated February 13, 2003 and recorded March 19, 2003 in the Office of the Recorder in and for the County of Berks, Pennsylvania in Book 3720, Page 0586, granted and conveyed unto Mildred S. Magee, in fee. AND THE SAID Mildred S. Magee passed away on or about May 13, 2018, thereby vesting title unto Rick Magree, known heir of Mildred S. Magree and any Unknown Heirs, Successors or Assigns of Mildred S. Magee.

TAX PARCEL NO. 35532009064081

BEING KNOWN AS 101 Maple Drive,
Morgantown, PA 19543

Residential Property

To be sold as the property of Rick Magee, known Heir of Mildred S. Magee, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Mildred S. Magee, Deceased