

# LEGAL NOTICES

## SHERIFF'S SALES

*By virtue of various executions issued out of the Court of Common Pleas of Berks County, Pa. to me directed there will be sold at Public Vendue or Outcry, on **September 9, 2016** at 10:00 o'clock A.M. .*

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

The following described Real Estate. To wit:

#### First Publication

No. 12-21351

Judgment: \$309,790.33

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

TAX I.D. #96-4397-17-11-5526

ALL THAT CERTAIN lot or piece of ground, together with the dwelling house thereon erected known as 16 Wellington Boulevard, being Lot No. 39 as shown on the plan of "Wellington Downes", Section No. 1, said plan recorded in Plan Book Vol. 31, Page 36, Berks County Records, situate on the Northwesterly corner of Wellington Boulevard and Warwick Drive, in the Borough of Wyomissing, (formerly the Borough of Wyomissing Hills), Berks County, Pennsylvania, more fully bounded and described as follows:

BEGINNING at a point on the Westerly building line of Wellington Boulevard, on the division line between Lot No. 39 and Lot No. 38; thence along the Westerly building line of Wellington Boulevard, the two following directions and distances: (1) in a Southerly direction, a distance of 12.74 feet to a point of curvature: (2) continuing in a Southerly direction, along the arc of a curve deflecting to the right having a radius of 332.83 feet, a central angle of 18 degrees 11 minutes 20 seconds, a distance along the arc of 105.66 feet to a point of compound curvature; thence in a Southwesterly direction, along the building line connecting the Westerly building line of Wellington Boulevard with the Northerly building line of Warwick Drive, being along the arc of a curve deflecting to the right, having a radius of 20 feet, a central angle of 90 degrees, a distance along the arc of 31.42 feet to the point of tangency on the Northerly building line of Warwick Drive; thence in a Westerly direction, along the Northerly building line of Warwick Drive, tangent to the last described curve, a distance of 86.44 feet to a point; thence in a Northerly direction, along Lot No. 40, forming a right angle with the Northerly building line of Warwick Drive, a distance of 136 feet to a point; thence in an Easterly direction, along Lot No. 38 forming a right angle with the

last described line, a distance of 85.83 feet to the place of Beginning. The last described line forming an interior angle of 108 degrees 11 minutes 20 seconds with the Westerly building line of Wellington Boulevard.

BEING THE SAME PREMISES which became vested in Roberto Abreu by Deed from Ping Kwan Tse and Grace Y. Tse, husband and wife, by Deed dated September 8, 2004 and recorded in Record Book 4169, Page 502, Berks County Records.

BEING KNOWN AS: 16 Wellington Boulevard, Reading, Pennsylvania 19610.

TITLE TO SAID PREMISES is vested in Gaetan Dorilas and Guettelyne Dorilas, husband and wife, by Deed from Roberto Abreu dated May 26, 2006 and recorded June 5, 2006 in Deed Book 4891, Page 2425, Instrument Number 2006048569.

To be sold as the property of Gaetan Dorilas and Guettelyne Dorilas

No. 13-1587

Judgment: \$19,591.51

Attorney: Kimberly A. Bonner, Esquire

Scott A. Dietterick, Esquire

Kimberly J. Hong, Esquire

Jana Fridfinnsdottir, Esquire

Michael E. Carleton, Esquire

Meredith H. Wooters, Esquire

Justin F. Kobeski, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN dwelling house and the lot or piece of ground whereon the same is erected, situate on the West side of North Tenth Street, between Elm and Buttonwood Streets, being No. 318-1/2 North Tenth Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of F. L. Heiser and Amanda B. Heiser;

ON the South by property now or late of Lydia Hoyer;

ON the East by said North Tenth Street; and

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

CONTAINING IN FRONT on said North Tenth Street thirteen feet four inches (13' 4") and in depth on hundred and ten feet (110').

BEING the same property conveyed to Juan Arroyo and Soledad Guzman, his wife, who acquired title by virtue of a Deed from Earl F. Bitting and Mary C. Bitting, his wife, dated March 25, 1994, recorded April 12, 1994, at Deed Book 2528, Page 1953, Berks County, Pennsylvania Records.

HAVING ERRECTED THEREON A DWELLING HOUSE KNOWN AS 318A North

08/18/2016

Vol. 108, Issue 47

10th Street, Reading, PA 19604.

PARCEL NO.: 09-5317-69-02-4172

ACCOUNT: 09136875

SEE Deed Book Volume 2528, Page 1953

To be sold as the property of Juan Arroyo and Soledad Guzman, his wife

Reading, PA 19606-2025.

Residential property

TAX PARCEL NO. 64531608889901

TAX ACCOUNT: 64083600

SEE Deed Instrument No. 2012050773

To be sold as the property of Ethan E. Shalter.

No. 13-20092

Judgment Amount: \$127,822.06

Attorney: Phelan Hallinan Diamond &amp; Jones, LLP

## LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the 2 story single masonry dwelling with basement garage thereon erected and being further known as House No. 221 Oak Terrace, situate on the Southern side of Hill Terrace, West of North 25th Street and on the Southeasterly side of Oak Terrace, in the Borough of Mt. Penn, Berks County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the South line of Hill Terrace (40 feet wide), 166 feet 3 inches West from the West line of North 25th Street (50 feet wide), measured along said South line of Hill Terrace, said point being also a corner of lands now or late of Mt. Penn Country Club; thence in a Southerly direction at right angles to said Hill Terrace, parallel to said North 25th Street, along lands now or late of the said Mt. Penn Country Club, a distance of 78 feet to a corner; thence along same lands in a Westerly direction at right angles to last described line, a distance of 33 feet 10 inches to a corner; thence in a Southerly direction along same lands, now or late of the Mt. Penn Country Club, parallel with said West line of North 25th Street, a distance of 10 feet to a corner; thence in a Westerly direction along property now or late of Oscar Decker and wife, at right angles to last described line, a distance of 98 feet 6-7/8 inches to a point on the Southeasterly side of Oak Terrace (30 feet wide); thence along said line of Oak Terrace in a Northeasterly direction and making an interior angle of 60 degrees 05 minutes with the last described line, a distance of 69 feet to an angle point in said line of Oak Terrace; thence still along said line of Oak Terrace in a Northeasterly direction and making an interior angle of 155 degrees 20 minutes with the last described line, a distance of 48 feet 0-5/8 inch to the aforementioned South line of Hill Terrace; thence in an Easterly direction along the South line of Hill Terrace and making an interior angle of 144 degrees 35 minutes with the last described line, a distance of 61 feet 1 inch to the place of Beginning.

TITLE TO SAID PREMISES IS VESTED IN Ethan E. Shalter, by Deed from Steward J. Schmitz and Joanne P. Schmitz, h/w, dated 10/31/2012, recorded 12/05/2012 in Instrument Number 2012050773.

BEING KNOWN AS 221 Oak Terrace,

No. 13-3985

Judgment Amount: \$204,297.99

Attorney: Phelan Hallinan Diamond &amp; Jones, LLP

## LEGAL DESCRIPTION

ALL THAT CERTAIN tract or piece of land situate in Upper Bern Township, County of Berks, Commonwealth of Pennsylvania, bounded and described in accordance with a survey and plan thereof, known as the Final Plan of 'Naverson's Subdivision', by William Z. Warren, Esquire, Registered Professional Engineer, Registered Surveyor, dated May 15, 1976, being designated as Lot No. 2 on said plan, as follows, to wit:

BEGINNING at an iron post; thence along land of Mary E. Robinson and William J. Laubenstein, Jr., N. 20 degrees 40 minutes 14 seconds W., 321.25 feet to a stone heap; thence along residue of land of Paul B. Nave and Pauline M. Nave, the following three courses and distances: 1) N. 54 degrees 7 minutes 00 second E., 524.85 feet to an iron post; 2) S. 26 degrees 44 minutes 00 second E., 387.15 feet to an iron post; 3) S. 50 degrees 29 minutes 00 second W., 651.40 feet to the place of beginning.

CONTAINING 5.114 acres.

PROPERTY Parcel Number 28-4464-00-32-6535

CAROL L. HARTMAN died on 12/02/2009, and Michael L. Hartman was appointed Administrator of her estate. Letters of Administration were granted to him on 06/03/2010 by the Register of Wills of Berks County, No. 0610-0791. Decedent's surviving heir(s) at law and next-of-kin are Michael L. Hartman, Brian M. Hartman, John L. Hartman and Carrie Lynn Hartman, Brian M. Hartman John L. Hartman and Carrie Lynn Hartman executed a Disclaimer of Interest in the subject premises.

TITLE TO SAID PREMISES IS VESTED IN Michael A. Hartman, widower, by Deed from Michael A. Hartman, Administrator of the Estate of Carol L. Hartman, deceased, dated 08/29/2011, recorded 08/31/2011 in Instrument Number 2011032496.

BEING KNOWN AS 3208 Mountain Road, Hamburg, PA 19526-7905.

Residential property

TAX PARCEL NO. 28-4464-00-32-6535

TAX ACCOUNT: 28025801

SEE Deed Book 2011032496

To be sold as the property of Michael Hartman a/k/a Michael A. Hartman, individually and in his capacity as Administrator of the estate of Carol L. Hartman a/k/a Carol Lee Hartman, unknown heirs, successors, assigns, and all persons, firms,

08/18/2016

or associations claiming right, title or interest from or under Carol L. Hartman a/k/a Carol Lee Hartman, deceased.

No. 14-1535

Judgment: \$282,835.51

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

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

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

BEGINNING at a point on building range of East Philadelphia Avenue, thence southwesterly along land now or late of John A. Hadjidemetri one hundred thirteen feet more or less to a corner of a ten feet wide private alley and a corner of land now or late of the said John A. Hadjidemetri; thence eastwardly thirty-six feet and one inch to property now or late of P. & R. Railroad Company (Colebrookdale Branch); thence northwardly along same one hundred thirteen feet to building range to said East Philadelphia Avenue, thence along the same westwardly thirty-five feet and one inch to the place of beginning.

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

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

BEGINNING at a point in the westerly side of Philadelphia Avenue, said point being located twenty-three feet measured at right angles in a northwestern direction from the center line of the Colebrookdale Branch of the railroad of Reading Company, thence South fifty-two degrees fifty-one minutes West through lands

Vol. 108, Issue 47

of Reading Company, parallel with and twenty-three feet distance northwestwardly from said center line, one hundred sixty-one and one-tenth feet to the easterly side of a certain alley; thence North thirty-nine degrees ten minutes West along said easterly side of alley five and nineteen one-hundredths feet to a corner; thence North fifty degrees fifty minutes East along the line dividing lands of Earl F. Dotterer, and wife, and Ralph A. Stauffer, and wife, from lands of Reading Company one hundred sixty-one feet to the westerly side of Philadelphia Avenue; thence South thirty-nine degrees ten minutes East along said westerly side of Philadelphia Avenue ten and eighty-six one-hundredths feet to the point of beginning.

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

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

TITLE TO SAID PREMISES is vested in Carmelo Leggio and Jole Leggio by Deed from Ruth A. Dierolf, single woman, and John F. Dierolf, Jr., single man, dated May 21, 2001 and recorded June 13, 2001 in Deed Book 3349, Page 1000.

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

No. 14-19800

Judgment Amount: \$81,091.55

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

TAX ID NUMBER(S): 17-5317-21-09.9302

LAND SITUATED in the City of Reading in the County of Berks in the State of PA

ALL THAT CERTAIN lot or piece of ground upon which the same is erected, situated on the East side of Mulberry Street, between Union and Exeter Streets, being No. 1633 Mulberry Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described follows, to wit:

ON the North by property now or late of Albert A. Kleckner and Mary Kleckner, his wife;

ON the East by a fifteen feet wide alley;

ON the South by property now or into of W. Henry Hullinger and Margaret H. Hullinger, his wife; and

ON the West by said Mulberry Street.

CONTAINING in front or width, North and South, on said Mulberry Street, twenty feet and in length or depth of uniform width East and West one hundred feet to said alley.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1633 Mulberry Street, Reading, PA 19604

TAX PARCEL #17531721099302

ACCOUNT: 17541575

SEE Deed Book 5187, Page 1770

Sold as the property of: Laticia M. Letterhouse and Samuel S. Letterhouse

08/18/2016

Vol. 108, Issue 47

No. 14-1986

Judgment: \$101,099.09

Attorney; McCabe, Weisberg &amp; Conway, P.C.

TAX I.D. #75531516947357

PREMISES A

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 southeastern side of and known as No. 7 Mill Row Road (also known as Seyfert Road), in the Village of Seyferts, Township of Robeson, County of Berks, and Commonwealth of Pennsylvania as shown on a map or plan of a subdivision of property belonging to David Pollock and Joel Claster, and surveyed by Walter E. Spotts, Registered Surveyor, in June 1944, with aforesaid map or plan is recorded in the Office for the Recording of Deeds in and for Berks County at Reading, PA in Plan Book 6A, Page 53, being more fully bounded and described as follows, to wit:

BEGINNING AT A CORNER marked by an iron pin in the southeastern side of the public township road known as Mill Row Road, a distance of 149 feet 11-1/8 inches southwestwardly from a corner marked by an iron pin in the southwestern right-of-way line of the right-of-way belonging to the Schuylkill Navigation Company; thence leaving the aforesaid public township road known as Mill Row Road and along No. 6 Mill Row Road South 53 degrees 21 minutes East a distance of 101 feet 11-1/2 inches to a corner marked by an iron pin in line of property belonging now or late to Stanley Powaski and Soffie Powaski, his wife; thence along same South 36 degrees 7 minutes West a distance of 26 feet no inches to a corner marked by an iron pin; thence along No. 8 Mill Row Road, passing through the frame stud wall between the dwellings North 53 degrees 21 minutes West a distance of 101 feet 4-1/8 inches to a corner marked by an iron pin in the southeastern side of the aforesaid public township road known as Mill Row Road; thence along same North 34 degrees 45 minutes East a distance of 26 feet 1/8 inch to the place of beginning.

CONTAINING 2,642.9 square feet, strict measure.

SUBJECT TO THE RIGHT of the owners and occupiers of House No. 8 Mill Row Road, immediately adjacent to the southwest, and their heirs, successors and assigns to the maintenance and use of the toilet situate partly on Property No. 7 Mill Row Road, herein described and partly on Property No. 8 Mill Row Road, as the same is now situate and as indicated on the above referred, to map or plan of lot; and

SUBJECT TO THE PRIVILEGE of the grantees and their heirs, successors and assigns to the use of the well and pump situate partly on Property No. 4 Mill Row Road and partly on the right of way of said Mill Row Road, as the same is now situate and as indicated on the above referred, to map or plan of lots, so long as

the grantees, their heirs, successors and assigns bear their proportionate part of the maintenance and upkeep on said well and pump.

PARCEL NO. 5315-16-94-7357

PREMISES B

ALL THAT CERTAIN lot or piece of ground situate on the southeastern side of a 20 feet wide street in the Village of Seyferts, Township of Robeson, Berks County, Pennsylvania, which aforesaid street lies a short distance southeastwardly from and parallel to a public township road known as Mill Row Road, being Lot No. 4 as shown on a map or plan of lots laid out by Stanley Powaski and Soffie Powaski, his wife, and surveyed by Walter E. Spotts, Registered Surveyor, in June 1945 and being more fully bounded and described as follows:

BEGINNING AT A CORNER marked by an iron pin in the southeastern side of a 20 feet wide street, a distance of 62 feet 9-7/8 inches southwestwardly from the intersection of the aforesaid street with the 08/18/2016 southwestern right-of-way line of the Schuylkill Navigation Company; thence leaving the aforesaid 20 feet wide street and along Lot No. 3 South 53 degrees 21 minutes East a distance of 100 feet to a corner marked by an iron pin in line of property now or late of Stanley Powaski and Soffie Powaski, his wife; thence along same South 36 degrees 7 minutes West a distance of 25 feet 11-3/8 inches to a corner marked by an iron pin; thence along Lot No. 5 North 53 degrees 21 minutes West a distance of 100 feet to a corner marked by an iron pin on the southeastern side of the aforesaid 20 feet wide street; thence along same North 36 degrees 7 minutes East a distance of 25 feet 11-3/8 inches to the place of beginning.

CONTAINING 2,595 square feet.

PIN NO. 5315-16-94-9309

BEING THE SAME PREMISES which Stephen P. Thompson and Bonnie E. Paff, by Deed dated 08-11-00 and recorded 08-21-00 in the Office of the Record of Deeds in and for the County of Berks in Record Book Volume 3233 Page 2038, granted and conveyed unto Stephen P. Thompson.

BEING KNOWN AS: 15 Seyfert Drive, Birdsboro, Pennsylvania 19508.

TITLE TO SAID PREMISES is vested in Stephen P. Thompson by Deed from Stephen P. Thompson dated April 8, 2008 and recorded April 17, 2008 in Deed Book 5340, Page 757.

To be sold as the property of Stephen P. Thompson

No. 14-2109

Judgment Amount: \$85,669.12

Attorney: KML Law Group, P.C.

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 northern side of and known as No. 59 West Wyomissing Avenue, a short distance

08/18/2016

Vol. 108, Issue 47

westwardly from its intersection with Chestnut Street, in the Borough of Mohnton. Berks County, Pennsylvania, being more fully bounded and described as follows:

BEGINNING at a corner marked by a drill hole cut in concrete, in the northern topographical building line of West Wyomissing Avenue, as laid out on the topographical survey of the Borough of Mohnton, a distance of 174.98 feet westwardly from the northwestern topographical building line of the intersection of the aforesaid West Wyomissing Avenue and Chestnut Street, thence along the northern topographical building line of the aforesaid West Wyomissing Avenue, South 62 degrees 54 minutes West, a distance of 39.89 feet to a corner marked by a drill hole cut in concrete; thence leaving the aforesaid West Wyomissing Avenue and along No. 63 West Wyomissing Avenue, property of Charles E. Kowalchick and Evelyn M. Kowalchick, his wife, North 27 degrees 46 minutes West, a distance of 112.69 feet to an iron pin marking a corner of property of Phamla K. Werner, thence along the same North 62 degrees 37 minutes East, a distance of 39.87 feet to an iron pin in line of No. 57 West Wyomissing Avenue, property of John Lobach and Anna Lobach, his wife, thence along the same and passing through the party wall of the two-story and attic semi-detached frame dwelling house erected thereon, South 27 degrees 46 minutes 30 seconds East, a distance of 112.88 feet to the place of BEGINNING.

CONTAINING 4,498.37 square feet of land THEREON ERECTED A DWELLING HOUSE KNOWN AS: 59 West Wyomissing Avenue, Mohnton, PA 19540

TAX PARCEL #65439517200946

ACCOUNT: 65073250

SEE Deed Book 4609, Page 0264

Sold as the property of: Gary F. Hartman, Jr.

No. 14-21208

Judgment: \$264,294.74

Attorney: Sarah K. McCaffery, Esquire

ALL THAT CERTAIN lot or piece of ground lying on the East side of a public road, called Main Street, leading from Hamburg to Moselem Springs and situate in the Village of Virginville, in Richmond Township, Berks County, Pennsylvania, bounded on the North by property of William E. Rauch and wife; on the East by a sixteen (16) foot wide alley; on the South by other property of Charles K. and Mayme I. Kaufman about to be conveyed to Irvin A. Wisser and wife; and on the West along the middle of said public road (Main Street) a distance of seventy-five (75) feet, being the width of said lot which extends eastward and equal width to said sixteen (16) feet wide alley a distance of 192 feet.

BEING THE SAME PREMISES which Deborah A. Kline, by Deed dated 10/29/04 and recorded 11/10/04 in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 4188, Page 1703, granted and conveyed

unto Terry L. Kiefer, Jr., in fee.

TAX PARCEL NO 72542301285220

BEING KNOWN AS 403 Main Street, Virginville, PA 19564

Residential Property

To be sold as the property of Terry L. Kiefer, Jr.

No. 14-21975

Judgment Amount: \$258,488.55

Attorney: Phelan Hallinan Diamond & Jones, LLP

#### LEGAL DESCRIPTION

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

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

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

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

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

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

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

Residential property

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

TAX ACCOUNT: 49000785

SEE Deed Instrument No. 2013032817

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

08/18/2016

Vol. 108, Issue 47

No. 14-22466

Judgment Amount: \$151,816.06

Attorney: Phelan Hallinan Diamond & Jones,  
LLP

## LEGAL DESCRIPTION

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

BEGINNING at a corner in the center line of the public road leading from State Highway Traffic Route No. 73 to Earlville, thence along the same South 28 degrees 45 minutes West 100 feet to a corner in the center line of a twenty feet wide driveway dedicated by the parties of the first part for the use of the adjoining property owners, thence along the center line of said driveway, North 43 degrees West 119 feet and 10 inches to a corner in a line of lands of Charles Seidel, thence along the same North 32 degrees 30 minutes East 100 feet to a corner, thence South 42 degrees East 112 feet and 2 inches to the place of BEGINNING.

CONTAINING 38.5 perches.

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

BEGINNING at a corner in the center line of a public highway leading from State Highway Traffic Route No. 73 to Earlville, and a corner of other land now or late of Leroy W. Wentzel and Beatrice Wentzel, his wife; thence along said highway South 28 degrees 45 minutes West 100 feet to a corner of land now or late of Virgie M. Gasser; thence along the same North 43 degrees 30 minutes West 128 feet to a corner in a line of land now or late of Charles Seidel; thence along the same North 32 degrees 30 minutes East 100 feet to a corner of aforesaid other land now or late of Leroy W. Wentzel and Beatrice Wentzel, his wife; thence along the same South 43 degrees East 119 feet 10 inches to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Beatrice Becker, by Deed from Paul W. Becker and Beatrice Becker, his wife, dated 06/14/1979, recorded 08/17/1979 in Book 1766, Page 588.

TITLE TO SAID PREMISES IS VESTED IN Beatrice Becker, by Deed from Paul W. Becker and Beatrice Becker, his wife, dated 06/01/1979, recorded 08/17/1979 in Book 1766, Page 581.

BEING KNOWN AS 260 Manatawny Road, Boyertown, PA 19512-8062.

Residential property

TAX PARCEL NO. 42-5368-03-34-5671

TAX ACCOUNT: 42004700

SEE Deed Book 1766 Page 588 and Book 1766, Page 581

To be sold as the property of Beatrice Becker a/k/a Beatrice M. Becker.

No. 14-22738

Judgment Amount: \$243,432.56

Attorney: Phelan Hallinan Diamond & Jones,  
LLP

## LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, situate in Amity Township, Berks County, Pennsylvania, bounded and described according to the final plan of Greenbriar Estates, drawn by Bursich Associates Inc., said plan recorded in Plan Book Volume 213, Page 23, Berks County Records, as follows to wit:

BEGINNING at a point along the easterly side Cameron Drive and the northerly side of a 30 feet wide waterline easement and right of way, a corner in common with Lot #45; thence along the same South 55 degrees 06 minutes 43 seconds East, a distance of 274.09 feet to a point along lands now or late of Greenbriar Corporation; thence along same and crossing the above mentioned 30 feet wide waterline easement and right of way, the three following courses and distances, to wit: (1) by a curve to the left having a radius of 292.49 feet, the arc distance of 143.02 feet to a point; (2) South 40 degrees 53 minutes 30 seconds East, a distance of 40.97 feet to a point; and (3) by a curve to the right having as radius of 279.15 feet, the arc distance of 169.64 feet to a point, a corner in common with Lot #34, thence along same and along Lot #38 and #36 North 82 degrees 33 minutes 59 seconds West, a distance of 425.19 feet to a point a corner in common with Lot #37, thence along same North 03 degrees 12 minutes 03 seconds West, a distance of 16.17 feet to a point, a corner in common with Lot #42; thence along same North 32 degrees 48 minutes 24 seconds East, a distance of 95.02 feet to a point along Lot #43; thence along same the two following courses and distances, to wit: (1) North 31 degrees 13 minutes 44 seconds East, a distance of 127.63 feet to a point; and (2) North 55 degrees 06 minutes 43 seconds West, a distance of 148.63 feet to a point along the easterly side of Cameron Drive; thence along same the two following courses and distances, to wit: (1) by a curve to the left having a radius of 368.25 feet the arc distance of 83.42 feet to a point; and (2) North 15 degrees 23 minutes 01 seconds East, a distance of 46.93 feet, crossing the above mentioned 30 feet wide waterline easement and right of way to the point and place of beginning.

CONTAINING 101,964 square feet of land.

BEING Lot #44 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Richard A. Shewman by Deed from American General Finance Corporation, dated 10/12/2000, recorded 10/26/2000 in Volume 3257 Page 958.

BEING KNOWN AS 302 Cameron Drive, Douglassville, PA 19518-8721.

Residential property

TAX PARCEL NO. 24-5364-05-09-1857

TAX ACCOUNT: 24000826

SEE Deed Book 3257 Page 958

To be sold as the property of Richard Shewman

08/18/2016

a/k/a Richard A. Shewman.

Vol. 108, Issue 47

No. 14-23061

Judgment: \$121,156.92

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

TAX I.D. #64531612778306

BEING KNOWN AS: 2252 Woodvale Avenue, Reading, Pennsylvania 19606.

ALL THAT CERTAIN two-story brick mansard roof dwelling house being No. 2252 Woodvale Avenue in the Borough of Mount Penn, Berks County, Pennsylvania, together with a front of the building lots situate on the South side of the said Woodvale Avenue, formerly known as Cotton Street, between Twenty-second and Twenty-third Streets, in the said Borough on a plan of building lots laid out by Abraham F. Reeser, recorded in the Recorders Office of Berks County in Plan Book No. 3, Page 6, bounded and described as follows:

ON the North by Woodvale Avenue;

ON the East by other property of the said Charles H. Schlegel;

ON the South by a 10 feet wide alley; and

ON the West by property about to be conveyed to Walter Browne.

CONTAINING in front on Woodvale Avenue 12 feet and in depth 100 feet, more or less.

BEING THE SAME PREMISES which Marian H. Bady and John W. Bady, Executors of the Estate of Clayton D. Bady, deceased, and Marian H. Bady, Edith L. Stuber, Mildred F. Paolini, Catherine E. Ebert, Stewart C. Bady, John W. Bady, individually, by Deed dated 5/11/1995 and recorded 6/7/1995 in the Office for the Recorder of Deeds in and for the County of Berks, and Commonwealth of Pennsylvania in Record Book 2639, Page 1832, granted and conveyed unto Barbara L. Edmonds.

TITLE TO SAID PREMISES is vested in Ethan Robinson by Deed from Barbara L. Edmonds dated March 24, 2006 and recorded April 13, 2006 in Deed Book 04851, Page 0828 Instrument Number 2006035331.

To be sold as the property of Ethan Robinson

No. 14-3524

Judgment: \$155,560.35

Attorney: Kimberly A. Bonner, Esquire

Scott A. Dietterick, Esquire

Kimberly J. Hong, Esquire

Jana Fridfinnsdottir, Esquire

Michael E. Carleton, Esquire

Meredith H. Wooters, Esquire

Justin F. Kobeski, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, being Lot No. 7 Block AA as shown on the plan of building lots known as Douglass Manor, said plan recorded at Reading in Plan Book Volume 24 Page 17, situate in Amity Township, Berks County and Commonwealth of

Pennsylvania, being more particularly bounded and described as follows to wit:

BEGINNING AT A POINT in the Easterly building line of Maplewood Drive said point being 419.20 feet Northwardly from the point of curve of the Northeastly building line intersection of said Maplewood Drive and Richards Avenue each a 53 feet wide street as shown on the abovementioned plan; thence in a Northwardly direction along the Easterly building line of Maplewood Drive by a line forming a right angle with the line to be described last the distance of 68 feet to a point; thence in a Eastwardly direction along the Southerly side of Lot No. 8 by a line forming a right angle with the last described line the distance of 114 feet to a point; thence in a Southwardly direction along the line of Sunrise Hills Lot Development by a line forming a right angle with the last described line, the distance of 68 feet to a point; thence in a Westwardly direction along the Northerly side of Lot No. 6 by a line forming a right angle with the last described line of 114 feet to the place of beginning.

BEING the same property conveyed to Robert J. Dinnini and Shannon M. Galli, as joint tenants and not as tenants in common, who acquired title, with rights of survivorship, by virtue of a Deed from Beth A. Lubic and Richard P. Badzik, dated February 27, 2009, recorded March 16, 2009, at Instrument Number 2009010706, Berks County, Pennsylvania Records.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 119 Maplewood Drive, Douglassville, PA 19518.

PARCEL NO.: 24-5364-10-45-1832

ACCOUNT: 24142917

To be sold as the property of Robert J. Dinnini and Shannon M. Galli, as joint tenants and not as tenants in common

No. 15-00104

Judgment Amount: \$86,621.26

Attorney: Phelan Hallinan Diamond &amp; Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN dwelling house and the lot or piece of ground upon which the same is erected, situate on the North side of Oak Terrace East of Fourth Avenue, being House Number 385 Oak Terrace, in the Borough of West Reading, County of Berks and State of Pennsylvania, more particularly described as follows to wit:

BEGINNING at a point in the North property line of Oak Terrace whence the Northeast intersection corner of Oak Terrace and Fourth Avenue bears South 79 degrees 01 minute East 155 feet 4-1/2 inches to a point in the East terminus of said Oak Terrace;

THENCE North 10 degrees 59 minutes East with the dividing line between this survey and House Lot No. 387, a distance of 77 feet 1-3/4 inches to the South line of a 15 feet wide alley for the Northwest corner of this survey;

08/18/2016

Vol. 108, Issue 47

THENCE South 69 degrees 43 minutes East with said South line of alley, a distance of 23 feet 3-5/8 inches to a point of curve;

THENCE by a curve to the right with a radius of 15 feet, with an in-terior angle of 99 degrees 18 minutes, a distance of 20 feet 8-3/4 inches to a point of tangent on West line of a 10 feet wide alley;

THENCE South 10 degrees 59 minutes West with the said West line of alley, a distance of 78 feet 7/8 inch to the Northeast corner of House Lot No. 384, the Southeast corner of this survey;

THENCE North 79 degrees 01 minute West with the dividing line between this survey and said House Lot No. 384, a distance of 36 feet 6-1/4 inches to point on the East terminus of said Oak Terrace for the Southwest corner of this survey;

THENCE North 10 degrees 59 minutes East with said terminus of Oak Terrace, a distance of 20 feet to the BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN John S. Elder and Cheryl N. Elder, h/w, by Deed from T. Jay Vitarelli and Robin Vitarelli, h/w, dated 12/01/1995, recorded 02/14/1996 in Book 2702, Page 1872.

BY VIRTUE OF Cheryl N. Elder's death on or about 05/29/1998, her ownership interest was automatically vested in John S. Elder the surviving tenant by the entirety.

BEING KNOWN AS 385 Oak Terrace Drive, a/k/a 385 Oak Terrace, West Reading, PA 19611-1330.

Residential property

TAX PARCEL NO. 93-5306-0638-0713

TAX ACCOUNT: 93069300

SEE Deed Book 2702 Page 1872

To be sold as the property of John S. Elder.

No. 15-00133

Judgment: \$163,241.95

Attorney: Michael F. J. Romano, Esquire

#### LEGAL DESCRIPTION

ALL THAT CERTAIN unit in the property known, names and identified as "Laurel Village Condominium", located in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, which heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA SC 3101, et seq., by the recording in the Berks County Recorder of Deed of a Declaration dated July 15, 2004, and recorded in Record Book Volume 4108, Page 1812, Berks County Records, and a Declaration Plan recorded September 27, 2001 in Plan Book Volume 252, Page 81, Berks County Records, being designated as Building 3, Unit 5, together with a proportionate undivided interest.

BEING the same premises which Neversink Road, Inc. a Pennsylvania Business Corporation, by Deed dated November 30, 2005 and recorded in Berks County Record Book 4781, Page 2394, conveyed unto Janet Kwiatkowski.

THE IMPROVEMENTS THEREON BEING

KNOWN AS 228 Christine Drive, Unit 3-5, Reading, Pennsylvania 19606-3391.

TAX ID NO. 43-5325-06-38-2870-CE7

TITLE TO SAID PREMISES IS VESTED IN Janet Kwiatkowski Revocable Living Trust dated March 20, 2008, by Deed from Janet Kwiatkowski, widow and single person, dated 03/20/2008, recorded 09/23/2008 in the Berks County Recorder's Office in Deed Book 5420, Page 1782.

To be sold as the property of Janet Kwiatkowski a/k/a Janet Kwiatkowski, trustee of the Janet Kwiatkowski Revocable Living Trust dated March 20, 2008

No. 15-00310

Judgment Amount \$109,116.64

Attorney: Louis P. Vitti, Esq.

#### LEGAL DESCRIPTION

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

ALL that certain two-story and attic, brick dwelling house and the lot or piece of ground upon which the same is erected, situate on the Eastern side of Endlich Avenue, North of Filbert Street, being No. 205 Endlich Avenue, in the Borough of Mt. Penn, Berks County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Eastern building line of Endlich Avenue, said point being 53.45' North of the Northwestern building corner of Endlich Avenue and Filbert Street; thence in a Northern direction along Eastern building line of Endlich Avenue, a distance of 87.53' to a point; thence in a Northeastern direction by angle of 96° 84', a distance of 100.63' to a point in the center line of a 12' wide driveway; thence by angle of 83° 36', in a Southern direction along the center line of said 12' wide driveway, a distance of 38.75' to a point; thence at right angles in a Western direction by a line running through the division wall of within described property and premises No. 203 Endlich Avenue, a distance of 100' to a point, the place of beginning, and forming a right angle with the Eastern building line Endlich Avenue.

HAVING erected thereon a dwelling known as 205 Endlich Avenue, Reading PA 19606.

PARCEL NO. 64531608987604

BEING the same premises which Alan D. Bollendorf, by Deed dated 04/23/13 and recorded on 04/24/2013 in the Recorder of Deeds Office in and for Berks County, Pennsylvania, Instrument No. 2013016946, granted and conveyed unto Jacob R. Terefenko and Courtney Terefenko, husband and wife.

To be sold as the property of Jacob R. Terefenko and Courtney Terefenko.

No. 15-02118

Judgment Amount: \$284,575.00

Attorney: Robert W. Williams, Esquire

ALL THAT CERTAIN parcel of land and the



08/18/2016

Vol. 108, Issue 47

buildings thereon located on the northerly side of Colebrookdale Road S.R. 2065 (legal R/W 33' - ultimate R/W 60') and on the southerly side of Pineford Road T-479 (ultimate R/W 60'), situated in Douglass Township, Berks County, Pennsylvania. Described according to a plan prepared by Hopkins & Scott, Inc., Kimberton, Pennsylvania, dated June 3, 1992 as last revised, being Parcel #1 herein. Bounded on the North by Pineford Road, and by the land now or late of Barbara Kline, by the land now or late of Earl Stong, by the land now or late of Frank Bregovi and by the land now or late of Daniel Yorgey, on the East by the land now or late of Koppenstein, by the land now or late of John L. and Anna M. Eachus, by the land now or late of Myers and by the land now or late of Russell E. and Mary E. Fries, and by Parcel #2 (land of Jacob Yorgey), on the South by Colebrookdale Road, by the land now or late of Jacob Yorgey, by the land now or late of Russell E. and LaRue H. Yorgey, by the land now or late of Howard B. and Catherine Schealer and by the land now or late of Robert C. and Luella McElwee, and on the West by the land now or late of E. Donald and Marie K. Grim, Robert H. and Jean E. Grim and Donald K. and Sara C. Grim and by the land now or late of Gerald R. and Marlene M. Garber, being more fully described as follows:

**BEGINNING AT A SPIKE** set in the bed of Colebrookdale Road, a corner of this and Parcel #2 of the said plan (land of Jacob Yorgey). Thence from the point of beginning, in the bed of Colebrookdale Road, South 55 degrees 36 minutes 50 seconds West 272.95 feet to a point, a corner of this and the land now or late of Russell E. and LaRue H. Yorgey. Thence leaving Colebrookdale Road, along the land now or late of Russell E. and LaRue H. Yorgey, North 35 degrees 53 minutes 10 seconds West 200.00 feet to a point, a corner of this and the land now or late of Russell E. and LaRue H. Yorgey. Thence continuing along the same and also along the land now or late of Howard B. and Catherine Schealer and the land now or late of Robert C. and Luella McElwee, South 53 degrees 36 minutes 50 seconds West 375.00 feet to a point in the line of the land now or late of E. Donald and Marie K. Grim, Robert H. and Jean E. Grim and Donald K. and Sara C. Grim, a corner of this and the land now or late of Robert C. and Luella McElwee. Thence along the land now or late of E. Donald and Marie K. Grim, Robert H. and Jean E. Grim and Donald K. and Sara C. Grim, the next two courses and distances to wit: (1) North 31 degrees 48 minutes West 245.42 feet to a point, a corner. (2) North 07 degrees 19 minutes East 301.96 feet to a point, a corner of this and the land now or late of E. Donald and Marie K. Grim, Robert H. and Jean E. Grim and Donald K. and Sara C. Grim. Thence partly along the same and also along the land now or late of Gerald R. and Marlene M. Garber, North 21 degrees 19 minutes East 1171.15 feet to a point

in the bed of Pineford Road, a corner of this and the land now or late of Gerald R. and Marlene M. Garber. Thence in the bed of Pineford Road, South 71 degrees 00 minutes East 29.65 feet to a point, a corner of this and the land now or late of Barbara Kline. Thence leaving Colebrookdale Road, along the land now or late of Barbara Kline, South 21 degrees 19 minutes West 328.00 feet to an iron pin, a corner of this and the land now or late of Barbara Kline. The line passing over a concrete monument 6.51 feet from the first mentioned point. Thence along the land now or late of Barbara Kline, the land now or late of Earl Stong, the land now or late of Frank Bregovi and the land now or late of Daniel Yorgey, South 71 degrees 00 minutes East 08/18/2016] 500.00 feet to an iron pin in the line of the land now or late of Koppenstein, a corner of this and the land now or late of Daniel Yorgey. Thence along the land now or late of Koppenstein, the land now or late of John L. and Anna M. Eachus, the land now or late of Myers, and the land now or late of Russell E. and Mary E. Fries, South 21 degrees 19 minutes West 668.60 feet to an old stone found, a corner of this and the land now or late of Russell E. and Mary E. Fries. The line running along a tree line. Thence along the land now or late of Russell E. and Mary E. Fries, South 68 degrees 23 minutes 10 seconds East 137.88 feet to an iron pin set, a corner of this and the land now or late of Jacob Yorgey. Thence along the land now or late of Jacob Yorgey, the next two courses and distances, to wit: (1) South 55 degrees 36 minutes 50 seconds West 100.00 feet to an iron pin set, a corner. (2) Along Parcel #2 of the said plan, South 35 degrees 25 minutes 10 seconds East 216.53 feet to the point of beginning. The line passing over an iron pin set 16.77 feet from the last mentioned point.

**CONTAINING 15.537 acres, more or less.**

**TITLE TO SAID PREMISES** vested in Michael R. Anthony and Kimberly M. Anthony, his wife, by Deed from Daniel A. Yorgey and Jacob A. Yorgey, co-executors of the estate of Larue H. Yorgey, deceased dated March 30, 2001 and recorded on April 3, 2001 in the Berks County Recorder of Deeds in Book 3315, Page 0001.

**BEING KNOWN AS 334 Colebrookdale Road, Boyertown, PA 19512**

**TAX PARCEL NUMBER: 41538501159579**

To be sold as the property of Kimberly M. Anthony and Michael R. Anthony

No. 15-04068

Judgment Amount: \$172,939.74

Attorney: Powers, Kinn & Associates, LLC

**ALL THAT CERTAIN** tract or parcel of land, together with the improvements thereon erected, being the Northerly 110 feet of Lots Nos. 1189, 1190, 1191, 1192, and 1193 as shown on the "Montrose" plan of lots, recorded in Plan Book Volume 2, Page 55, Berks County Records at Reading, Pennsylvania (and also shown on a

08/18/2016

Vol. 108, Issue 47

minor subdivision Plan No. 116, by Donald C. Watson, P.E., approved by Cumru Township on April 22, 1975) lying on the Southwesterly corner of the intersection of Fayne Street and Crestview Avenue, in the Township of Cumru, County of Berks and Commonwealth of Pennsylvania and more particularly described as follows, to wit:

BEGINNING at a point marked with an iron pin at the intersection of the Westerly lot line of Fayne Street and the Southerly lot line of Crestview Avenue; thence proceeding in a Southeasterly direction on a line formerly a 90 degree angle with the Southerly lot line of Crestview Avenue along the Westerly lot line of Fayne Street and along Lot No. 1193, a distance 110 feet to a point marked with an iron pin; thence leaving Fayne Street and proceeding in a Southwesterly direction on a line forming a 90 degree angle with the preceding line along the residue portions of Lots Nos. 1193, 1192, 1191, 1190, and 1189 being residue land of Evelyn I. Watson, a distance of 105 feet to a point marked with an iron pin in line of Lot No. 1188 land of Edward R. Nussbeutel; thence proceeding in and along the same in a Northwesterly direction on a line forming a 90 degree angle with the preceding line a distance of 110 feet to a point marked by an iron pin the Southerly lot line of Crestview Avenue; thence proceeding in a Northeasterly direction in and along the Southerly lot line of Crestview Avenue and along Lots Nos. 1189, 1190, 1191, 1192, and 1193 on a line forming a 90 degree angle with the preceding line a distance of 105 feet to the point of beginning.

BEING THE SAME PREMISES which Keith A. Raifsider by Deed dated 06/22/2012 and recorded 06/26/2012 in the Office of the Recorder of Deeds in and for Berks County in Instrument No. 2012026184 granted and conveyed unto Larry G. Delong, Jr.

BEING KNOWN AS 1001 Crestview Avenue, Reading, PA 19607.

TAX PARCEL NO. 39-4395-09-17-2139

INSTRUMENT NO. 2012026184

To be sold as the property of Larry G. Delong, Jr.

No. 15-05518

Judgment: \$117,248.18

Attorney: Kimberly A. Bonner, Esquire

Scott A. Dietterick, Esquire

Kimberly J. Hong, Esquire

Jana Fridfinnsdottir, Esquire

Michael E. Carleton, Esquire

Meredith H. Wooters, Esquire

Justin F. Kobeski, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN two and one-half story studies finish, brick dwelling house with basement garage, together with the lot or piece of ground upon which the same is recorded; situate on the Southwestern corner of Lakeview Drive and Franklin Street, being House No. 800 Franklin Street, the grantor portion of said lot

lying within the Borough of Wyomissing and small portion along Lakeview Drive, lying within the Borough of West Reading, in the County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at the intersection of the Southern lot line of Franklin Street to fifty (50) feet wide streets as shown on the topographical survey of the Borough of Wyomissing) with the Western lot line of Lakeview Drive (a sixty (60) feet wide street as shown on the topographical survey of the Borough of West Reading), said intersection being on or near the division line between the Borough of Wyomissing and the Borough of West Reading; thence along the Western lot line of Lakeview Drive in a Southerly direction, forming an interior angle of eighty-nine (89) degrees fifty-seven (57) minutes with the Southern lot line of Franklin Street, a distance of one hundred (100) feet to a point on the Northern side of a nine (09) feet six (06) inches wide alley; thence in a Westerly direction along the Northern side of said nine (09) feet six (06) inches wide alley, forming an interior angle of ninety (90) degrees three (03) minutes with the Western lot line of Lakeview Drive, and crossing the aforesaid borough line, a distance of fifty-nine and ninety-one hundredths (59.91) feet to a point; thence in a Northerly direction along property now or late of the Wyomissing Development Company, at right angles with the last described line, a distance of one hundred (100) feet to a point to the Southern lot line of Franklin Street; thence in an Easterly direction along the Southern line, a distance of sixty (60) feet to the place of beginning.

BEING the same property conveyed to Karen M. Garrett, who acquired title by virtue of a Deed from Kenneth D. Tyler, individually and as Attorney in Fact for Dawn, dated July 23, 2001, recorded July 26, 2001, at Deed Book 3371, Page 1696, Berks County, Pennsylvania Records.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 800 Franklin Street, Wyomissing, PA 19610.

PARCEL NO.: 96-5306-05-09-5799

ACCOUNT: 96038500

SEE Deed Book Volume 3371, Page 1696

To be sold as the property of Karen M. Garrett.

No. 15-05624

Judgment Amount: \$348,664.97

Attorney: Shawn M. Long, Esquire

PREMISES A:

Being County Parcel No.: 84448412950165

ALL THAT CERTAIN lot or piece of ground situate in Tilden Township, Berks County, Pennsylvania known as Lot No. 13 of the final plan of Scenic Overlook II, drawn by Gregory L. Kohl, Professional Land Surveyor, dated January 27, 1988 and last revised February 16, 1989 said plan recorded in Berks County in Plan Book 163, Page 17, bounded and described as follows to wit:

BEGINNING at a concrete monument on the

08/18/2016

Northern side of Scenic Drive, fifty (50) feet wide, South 68 degrees 33 minutes 38 seconds West 36.32 feet to an iron pin; thence North 24 degrees 28 minutes 02 seconds West 200.30 feet to an iron pin in the corner of lands owned by Gary E. Hagy; thence North 24 degrees 28 minutes 02 seconds West 70.00 feet along lands of Gary E. Hagy to a point; thence North 65 degrees 31 minutes 58 seconds East 260.01 feet to a point; thence South 24 degrees 28 minutes 02 seconds East 237.56 feet to a point; thence along the arc of a curve deflecting to the left, with a central angle of 9 degrees 36 minutes 07 seconds and a radius of 275.00 feet to a distance of 46.09 feet; thence South 53 degrees 54 minutes 04 seconds West 123.31 feet; thence along the arc of a curve deflecting to the right with a central angle of 14 degrees 39 minutes 34 seconds and a radius of 225.00 feet a distance of 57.57 feet to the place of beginning.

**CONTAINING 67,178.21**

BEING the same premises which Nicole A. Letsche and Rudolph Letche, III, and Lauren S. Letsche by Deed dated October 29, 2002, and recorded in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania, in Record Book 3640, Page 2130, granted and conveyed unto Teresa M. Hepner and Brad M. Hepner, husband and wife, their heirs and assigns.

**PREMISES B:**

Being County Parcel No.: 84448412859414

ALL THAT CERTAIN lot or piece of ground situate in Tilden Township, County of Berks and State of Pennsylvania, and described as "Annex A" according to a plan of lots made February 23, 2004, by Barry E. Weaver, P.L.S., Leesport, Pennsylvania, for John N. and Marie B. Rightmyer recorded in the Office of the Recorder of Deeds, in and for the County of Berks, aforesaid, in Plan Case No.

BEING more particularly bounded and described as follows:

BEGINNING at an iron pin found at a point 237.56 feet from the North curb line of Scenic Drive at the South West corner of the lands now owned by John N. and Marie B. Rightmyer, thence by said land North 31 degrees twenty-seven minutes fifty nine seconds West 382.38 feet to an iron pin. Thence by the lands owned or formerly of Alvin R. and Jessie L. Adam South fifty-eight degrees forty three minutes twenty-four seconds West 214.93 feet to an iron pin at the corner of the lands owned or formerly of Gary E. Hagy. Thence by the lands of Gary E. Hagy South twenty-four degrees twenty-eight minutes two seconds East 354.05 feet to an iron pin at the corner of the lands owned by Teresa M. and Brad M. Hepner. Thence by said land North sixty-five degrees thirty-one minutes fifty-eight seconds East to the first mentioned place and point of beginning.

CONTAINING 2.00 acres of land, the same more or less.

BEING the same premises which John N. and

Vol. 108, Issue 47

Marie B. Rightmyer by Deed dated August 3, 2004 and recorded in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania in Record Book 4126, Page 232, granted and conveyed unto Teresa M. and Brad M. Hepner.

To be sold as the premises of Brad M. Hepner, Sr. and Teresa M. Hepner.

No. 15-16330

Judgment Amount: \$157,157.52

Attorney: KML Law Group, P.C.

**LEGAL DESCRIPTION**

ALL THAT CERTAIN piece of ground together with the townhouse erected thereon, being Townhouse Number 7, which is the third house westwardly in the Townhouse Group Number 2 in the development of Flying Hills, Section Number 6, together with a 10.00 feet wide strip of land to the South (street side) of said townhouse, a 15.00 feet wide strip of land to the North (rear) of said townhouse, situate on the northerly side of Pinehurst Court, a 20.00 feet wide private drive in the development of Flying Hills Section Number 6, Township of Cumru, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

ON the North (rear) by common space; On the East (side) by Townhouse Number 8; On the South (front) by common space and Pinehurst Court; and On the West (side) by Townhouse No. 6.

CONTAINING a lot width of 16.00 feet, more or less, as measured from the center of the party wall between Townhouse Number 6 and the herein described Townhouse Number 7 in an eastwardly direction to a point in the center of the party wall between Townhouse 8, and the herein described Townhouse No. 7, and containing a lot depth of 65 feet, more or less, as measured from a point 10.00 feet southwardly from the front of said townhouse to a point 15.00 feet northwardly from the rear of said townhouse.

THE southeast corner of the physical structure known as Townhouse Group No. 2, has a coordinate reference of latitude 4302.1918 Departure 3517.8992 with reference to a marble monument on the northerly side of Green No. 17, which marble monument has a coordinate reference latitude 4238.579, Departure 3202.931 all as shown on Mast Engineering Co., Inc., Drawing No. B-3214-191.

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

THE ABOVE is more fully shown on Mast Engineering Co., Inc., Drawing No. B-1214-191.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 7 Pinehurst Court, Reading, PA 19607

TAX PARCEL #39531517104137

ACCOUNT: 39541507

08/18/2016

Vol. 108, Issue 47

SEE Deed Book Instrument #2008061365  
 PAGE Instrument #2008061365  
 Sold as the property of: Diane L. Wimmer

No. 15-16413

Judgment: \$1,821,056.60

Attorney: William F. Colby, Jr.

ALL THOSE CERTAIN messuages, tenements and three (3) tracts of land situate in Jefferson Township, Berks County, Pennsylvania, bounded and described as follows, to wit:

Tract No. 1

BEGINNING at a point in the middle of a private road and in line of lands of William E. Bright; thence in and by the same, North 86° West 18.81 perches to a point in another road; thence by the same, North 8° East 34.2 perches; thence by other lands of Alexander Hetman, North 85-1/2° East 56.8 perches to a point; and North 2-1/2° West 21.7 perches to a line of lands of Charles Reber; thence by the same, South 84° East 36 perches to a point and South 83-1/2° East 23.2 perches and South 61-1/4° East 20.3 perches to a line of lands of Emerson Stoudt; thence by the same, South 19° West 48.75 perches, South 3-3/4° East 66.75 perches and South 87-1/2° West 27.4 perches to lands of W.M. Troutman; thence by same, North 3/4° West 16.5 perches and South 88° West 77.79 perches to a line of lands of William E. Bright; thence by the same, North 8-1/2° East 49.5 perches to the place of Beginning.

CONTAINING 81 acres and 42 perches, more or less, as surveyed March 1931, by Lawson G. Dietrich, Registered Surveyor, of Kutztown, PA.

Tract No. 2

BEGINNING at an iron stake on the Eastern line of a public road leading to Bernville (known as Route 183); thence along the same, South 48-1/4° East 5.9 perches to an iron stake; thence South 86-3/4° East along property now or late of Lehman Kissling, 106.96 perches to a white oak in line of lands now or late of Emerson Stoudt; thence along the same the following courses and distances: North 1° East 25.74 perches, North 89-1/4° West 28.8 perches, North 1/2° East 24.4 perches (said points being marked with iron stakes) to a point in lands formerly of George Gerenbeck, Jr., now or late of Reginald F. Chutter and Adriana J. Chutter, his wife; thence along the same the following courses and distances: North 86-1/4° West 14 perches to an iron stake; North 5-3/4° East 16.48 perches to an iron stake; North 86° West 93.86 perches to an iron stake in line of lands now or late of Cornelius Paulus; thence along lands now or late of Morris Bohn, South 7-1/4° East 85.4 perches to an iron stake, the place of Beginning.

CONTAINING 57 acres and 48 perches, strict measure.

EXCEPTING AND RESERVING THEREOUT the following described premises to wit:

ALL THAT CERTAIN lot or piece of ground

known as the Elder Klein Cemetery, bounded and described as follows:

BEGINNING at a limestone in the land above described; thence North 36 feet to a stone; thence West 40 feet to a stone; thence South 36 feet to a stone; thence East 40 feet to the point of Beginning.

CONTAINING 1440 square feet.

ALSO EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN tract of land situate in Jefferson Township, Berks County, Pennsylvania, located on and near the East side of the Public Road, Pennsylvania, State Highway Traffic Route 183, Legislative Route #310, the Public Road from Bernville toward Schaeffers-town Strausstown and Rehersburg, about one mile northwest of Bernville, bounded and described as follows, to wit:

BEGINNING at an iron stake, (pin) 26 feet East of the center line of the above public road and fifty-six and five-tenth feet East of the near corner of the concrete endwall of the P.D.H. inlet adjacent hereto, and twenty feet East of the property line of land of which this was a part; thence along the East side of a twenty foot wide driveway or lane to other premises of which this was a part, North seven degrees West, three hundred eighty-nine and six-tenth feet, 08/18/2016 (N. 7° W. 389.6') to an iron stake on the North side of above drive; thence along the South side of said driveway, North eighty-five degrees, thirteen minutes East, eight hundred feet (N. 85° 13' E. 800') to an iron stake on the North side of said driveway; thence along other land of which this was a part, South four degrees, fifty-seven minutes East, five hundred forty-seven and forty-eight hundredths feet, (S. 4° 57' E. 547.48') to an iron stake; thence along land of Lehman Kissling Estate, North eighty-six degrees, twenty-six minutes West, seven hundred forty-eight feet, (N. 86° 26' W. 748') to an iron stake thirty feet northeast of the middle of the above names public road; thence along the same, North forty-eight degrees West, sixty-eight feet, (N. 48° W. 68') to the place of Beginning.

CONTAINING 8,878 acres of land.

Tract No. 3

BEGINNING at a corner an iron stake in line of lands now or late of Adam Spengler; thence extending along same, South 20° West 54 perches to a stone and iron stake; thence by the same, South 68-1/2° East 31.92 perches to a stone and iron stake; thence extending along lands now or late of Charles Reber, South 3/4° East 63 perches to a post and iron stake; thence by the same, North 88-3/4° East 12.24 perches to a hickory and iron stake; thence extending by land now or late of Reginald F. Chutter, South 10° West 22.5 perches to an iron stake; thence by the same North 86-1/2° West 56.8 perches to an iron stake on the West side of a private lane; thence extending along the West side of said private lane and by land now or late of William E. Bright, North 10-1/2° East 11.1 perches to an

08/18/2016

iron stake; thence still along the West side of said private lane and by the same lands, Northward about 25 perches, (courses and distances omitted) to a post and stake; thence leaving said private lane and still by lands of said William E. Bright, South 80-1/4° West 53.2 perches to a stake and iron pin a corner of land now or late of James Bright; thence extending along the same, North 2-1/2° East 55 perches to a stone and iron stake, a corner of lands now or late of Joel Dietrich; thence extending along the same, the four (4) following courses and distances: North 30-3/4° East 6 perches to a stone and iron stake, North 5-1/4° East 49.4 perches to an iron stake, South 86° East 38.08 perches, to stones and iron pin and South 87-1/2° East 40.6 perches to the iron stake, the place of Beginning.

CONTAINING 70 acres and 86 perches of land, according to a survey made by F.I. Roman, R.L.S. #237.

KNOWN AS 7143 Bernville Road, Jefferson Township, Bernville, Berks County, Pennsylvania 19506

TAX PARCEL: 53-4451-00-21-3336

ACCOUNT: 53-014825

To be sold as the property of Peter T. Pugliese and the said Joann E. Pugliese, having died on December 2010, whereby title vested solely into Peter T. Pugliese, by right of survivorship.

No. 15-18282

Judgment: \$239,820.13

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

TAX I.D. #39530513141462

ALL THAT CERTAIN lot or piece of ground situate in Cumru Township, Berks County, Pennsylvania, described according to the plan of "Overbrook", said plan recorded in Plan Book 121, Page 2, Berks County Records, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Northerly right-of-way of Cedar Top Road said point being a corner in common with Lot #127 as shown on said plan; thence along said lot, North 41 degrees 08 minutes 15 seconds West 137.95 feet to a point in line of Lot #128 as shown on said plan; thence along said lot and along Lot #130 as shown on said plan North 29 degrees 01 minutes 30 seconds East 74.42 feet to a point a corner in common with Lot #131 as shown on said plan; thence along said lot South 41 degrees 08 minutes 15 seconds East 163.20 feet to a point on the Northerly right-of-way of Cedar Top Road, aforesaid; thence along the same South 48 degrees 51 minutes 45 seconds West 70.00 feet to the point and place of beginning.

BEING Lot #129 as shown on said plan.

BEING THE SAME PREMISES which Alan R. Hulsizer, by Deed dated 6/28/2002 and recorded 7/10/2002 in the Office for the Recorder of Deeds in and for the County of Berks, and Commonwealth of Pennsylvania in Record Book 3564, Page 239, granted and conveyed unto Chris James Fecera.

Vol. 108, Issue 47

BEING KNOWN AS: 1185 Cedar Top Road, Shillington, Pennsylvania 19607.

TITLE TO SAID PREMISES is vested in Lavon Lawson by Deed from Chris James Fecera dated February 26, 2014 and recorded February 26, 2014 in Instrument Number 2014028299.

To be sold as the property of Lavon Lawson

No. 15-18633

Judgment: \$521,795.10

Attorney: Karen H. Cook, Esquire

ALL THAT CERTAIN tract or piece of land, together with the improvements thereon erected, situate on the Northeast side of Township Road T-707 and on the Southeast side of land of The Reading Company, situate in the Township of Ontelaunee, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described according to a survey made by Andrew P. Kupiszewski, Jr. in January, 1970 as follows, to wit:

BEGINNING at a spike in the center line of Township Road T-707 and in line of land of the Reading Company; thence along same North 48 degrees 20 minutes 53 seconds East, 692.72 feet to an iron pin in line of land now or late of Lewis Schwab; thence along the same and land now or late of Chester W. Hunsberger, South 30 degrees 15 minutes 36 seconds East 553.62 feet to an iron pin, a corner of land of The Texas Eastern Transmission Corporation; thence along same South 60 degrees 34 minutes 35 seconds West, 692.78 feet to a spike in the center line of Township Road T-707, thence along same North 28 degrees 20 minutes 25 seconds West 406.91 feet to a spike, the place of BEGINNING.

BEING KNOWN as 19 Willow Creek Road, Reading, PA 19605

BEING Parcel #68-5410-13-02-0777

BEING THE SAME PREMISES WHICH Dennis G. Rhoads granted and conveyed unto Dennis G. Rhoads and Susan K. Rhoads, husband and wife, by Deed dated September 6, 2013 and recorded on September 9, 2013 in the Office of the Recorder of Deeds of Berks County as Instrument #2013038650.

To be sold as the property of Dennis G. Rhoads and Susan K. Rhoads.

No. 15-18682

Judgment: \$11,987.51

Attorney: Law Office of Gregory Javardian, LLC

ALL THAT CERTAIN two-story semi-detached brick dwelling house and the lot or piece of ground upon which the same is erected, situate on the West side of Linden Street, between Marion and Perry Streets, being No. 1216 Linden Street, in the City of Reading, County of Berks, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the Western

08/18/2016

building line of said Linden Street, 170 feet North of the Northwest corner of Linden Street and Marion Streets; thence extending West 95 feet to a point in a 15 feet wide alley; thence North along the same 20 feet to a point; thence East 95 feet to a point in the Western building line of said Linden Street; thence South along the same 20 feet to a point, the place of BEGINNING.

SUBJECT nevertheless to the covenants, reservations, conditions, and restrictions as referred to in a certain Deed from George D. Horst and wife to Samuel M. Sherman dated November 10, 1925, recorded in the Recorder's Office of Berks County in Deed Book Volume 624, Page 203, etc.

BEING THE SAME PREMISES which Michael R. Strunk and Sheila S. Strunk by Deed dated June 30, 2000 and recorded July 12, 2000 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 3218, Page 1886, granted and conveyed unto Justin M. Koch.

BEING KNOWN AS 1216 Linden Street, Reading, PA 19604. TAX PARCEL NO. 17-5317-38-27-3090 ACCOUNT: SEE Deed Book 3218 Page 1886 To be sold as the property of Justin M. Koch

No. 15-18917

Judgment Amount: \$12,355.65

Attorney: Powers, Kirm & Associates, LLC

ALL THAT CERTAIN two-story brick, mansard roof, dwelling house and the lot of piece of ground upon which the same is erected, situate on the East side of Ritter Street, No. 525, between West Green and West Greenwich Streets, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit: ON the North by property now or late of Elmer R. Wanshop; ON the East by fourteen feet wide alley; ON the South by property now or late of Nicholas Stengel; and ON the West by said Ritter Street. BEING THE SAME PREMISES which Tyrone Henry Powers and Sue E. Powers, husband and wife, by Deed dated 03/14/1988 and recorded 03/15/1988 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 1991, Page 1772, granted and conveyed unto Douglas Green and Ramona Green. BEING KNOWN AS 525 Ritter Street, Reading, PA 19601. TAX PARCEL NO. 15-5307-64-43-7286 SEE Deed Book 1991 Page 1772 To be sold as the property of Douglas Green and Ramona Green

No. 15-18922 Judgment Amount: \$126,855.10

Attorney: KML Law Group, P.C.

#### LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the two and one-half story brick semi-detached dwelling house thereon erected, situate on the South side of Elm Street, between

Vol. 108, Issue 47

Brobst and Miller Streets, being Lot No. 403 and a part of Lot No. 404, in the Borough of Shillington, County of Berks and Commonwealth of Pennsylvania, as shown on the plan of lots known as Speedway Park, laid out by the Franklin Real Estate Company of Reading, which plan of lots is recorded in the Office of the Recorder of Deeds of Berks County, said lot or piece of ground being more fully bounded and described as follows, to wit: ON the North by said Elm Street; ON the South by a twenty (20) feet wide alley; ON the East by Lot No. 402; and ON the West by the remaining part of Lot No. 404. CONTAINING in front on said Elm Street, twenty (20) feet six (06) inches and in depth of equal width to said twenty (20) feet wide alley, one hundred thirty-five (135) feet. THEREON ERECTED A DWELLING HOUSE KNOWN AS: 12 East Elm Street, Shillington, PA 19607. TAX PARCEL #77439507699141 ACCOUNT: 77011910 SEE Deed Book 5281, Page 0930 Sold as the property of: Alba J. Soriano and Socrates Y. Soriano

No. 15-18977

Judgment Amount: \$95,975.77

Attorney: Robert W Williams, Esquire

ALL THOSE CERTAIN lots or ground, together with the dwelling erected thereon known as 1226 Carbon Street situate in the City of Reading, County of Berks and Commonwealth of Pennsylvania and being Lot No. 13 and Lot No. 14 of Block 17 on the plan of building lots known as Glenside surveyed by William H. Dechant, C.E. said plan being recorded in Plan Book 2 Page 47, Berks County Records, each of said lots being 20 feet front and rear for a total of 40 feet front and rear and 115 feet Deed bounded as follows, to wit:

BEGINNING AT A POINT on the West side of Carbon Street on the dividing line of Lot No. 14 and Lot No. 15 Block 17 of said plan, thence northwardly along said alley 40 feet to the dividing line between Lot No. 12 and Lot No. 13 Block 17 said plan; thence eastward along the said Lot No. 12, 115 feet to Carbon Street, thence southward along the same 40 feet to the place of beginning.

TITLE TO SAID PREMISES vested in Alex B. Ng by Deed from Ali Dominguez dated April 1, 2005 and recorded on June 6, 2005 in the Berks County Recorder of Deeds in Book 4595, Page 901.

BEING KNOWN AS: 1226 Carbon Street, Reading, PA 19601

TAX PARCEL NUMBER: 19530738165279

To be sold as the property of Alex B. Ng

No. 15-19510

Judgment: \$77,485.42

Attorney: Udren Law Offices, PCALL

THAT CERTAIN lots or pieces of ground with the two-story frame dwelling house and

08/18/2016

other out buildings thereon erected, situate in the Township of Richmond, County of Berks, and Commonwealth of Pennsylvania, bounded and described as follows, to wit: ON the North by a public road leading from Fleetwood to Walnuttown; ON the East by property now or formerly of Oliver Hoch; ON the South by an alley; and ON the West by an alley or road leading from the aforementioned road to the first Pennsylvania Railroad. CONTAINING IN FRONT along the aforesaid road East and West 72 feet 6 inches, more or less, and in depth to said first mentioned alley, 150 feet, more or less. BEING KNOWN AS: 352 W Main Street, Fleetwood, PA 19522-1224 PROPERTY ID NO. 72-5431-15-52-2955 TITLE TO SAID PREMISES is vested in Jeffrey A. Miller and Kathleen M. Miller, husband and wife, as tenants by the entirety by Deed from Kathleen M. Miller, formerly known as Kathleen M. Ely dated 03/25/2004 recorded 05/07/2004 in Deed Book 4054 Page 0795. To be sold as the property of: Jeffrey A. Miller and Kathleen M. Miller, husband and wife, as tenants by the entirety

No. 15-20482

Judgment: \$204,748.35

Attorney: Andrew J. Marley, Esquire

ALL THAT CERTAIN lot or piece of ground situate at the northwesterly corner of South Tulpehocken Road and Allegheny Avenue and extending to Green Lane, being Lot No. 98 as shown on the revised plan, Section No. 4 of "Greenfields", said plan recorded in Plan Book Vol. 9, Page 28, Berks County Records, in the Township of Bern, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows:

BEGINNING AT A POINT, being the intersection of the northerly lot line of South Tulpehocken Road fifty (50) feet wide, with the westerly lot line of Allegheny Avenue forty (40) feet wide; thence in a westerly direction along the northerly lot line of South Tulpehocken Road, being the arc of a curve deflecting to the right, having a radius of three thousand one hundred thirty-six feet and eighty-two hundredths of one foot (3,136.82), a central angle of two (02) degrees seven (07) minutes seven (07) seconds, a distance along said arc of one hundred fifteen feet and ninety-nine hundredths of a foot (115.99) to a point; thence in a northerly direction along Lot No. 96, a distance of one hundred fifty-one and ninety-one hundredths of a foot (151.91) to a point on the southerly lot line of Green Lane forty (40) feet wide; thence in an easterly direction along the southerly lot line of Green Lane, being the arc of a curve deflecting to the left having a radius of one thousand three hundred seventy feet and fifty-four hundredths of one foot (1,370.54), a central angle of two (02) degrees forty-five (45) minutes forty-one (41) seconds a distance of sixty-six feet and five hundredths of a foot (66.05) to a point of curvature at the westerly end of the

Vol. 108, Issue 47

curve connecting the southerly lot line of Green Lane with the westerly lot line of Allegheny Avenue; thence in a southeasterly direction along the arc of the said curve connection and the southerly lot line of Green Lane with the westerly lot line of Allegheny Avenue, being the arc of a curve deflecting to the right having a radius of forty-six (46) feet, a central angle of one hundred two (102) degrees twenty-seven (27) minutes and twenty-four (24) seconds and fifty-three hundredths of a second (24.53) a distance along said arc of eighty-two feet and twenty-six hundredths of one foot (82.26) to a point of tangency of said curve; thence in a southerly direction along the westerly lot line of Allegheny Avenue tangent to the last described curve a distance of one hundred thirteen feet and seventy-two hundredths of one foot (113.72) to the place of beginning.

BEING THE SAME PREMISES which Dorothy M. Snyder, by Judith A. Burns, her Attorney-in-Fact by power of attorney dated August 28, 1995, by Deed dated July 27, 1999 and recorded July 28, 1999 in the Office of the Recorder of Deeds in and for Berks County in Deed Book Number 3105 and Page Number 1608 granted and conveyed unto Peter Limberiou.

UPI: 27439708988171

ACCOUNT: 27086955

MAP PIN: 439708988171

BEING KNOWN AS 311 South Tulpehocken Road, Reading, PA 19601

To be sold as the property of Peter Limberiou

No. 15-21179

Judgment Amount: \$126,879.64

Attorney: Phelan Hallinan Diamond &amp; Jones, LLP

## LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or tract of land, being Lot No. 4, situate on the southern side of Dogwood Road, T-693, Tilden Township, Berks County, Pennsylvania, as shown on the final plan of 'Foxwood Subdivision, Phase II' recorded in Plan Book Volume 158, Page 40, Berks County Records, prepared by C. L. Frantz & Associates, Project No. 6-60-21-D-1, dated June 21, 1988 and being more fully bounded and described as follows:

BEGINNING at a point on the southerly side of Dogwood Road T-693, also being a corner in common with Lot No. 3 as shown on said plan; thence along Lot No. 3 aforesaid, South 10 degrees 17 minutes 53 seconds West 290.00 feet to a point along the residue lands of the grantor; thence along the same North 79 degrees 42 minutes 07 seconds West 140.00 feet to a point, a corner in common with Lot No. 5 as shown on said plan; thence along the same North 10 degrees 17 minutes 53 seconds East 290.00 feet to a point along Dogwood Road T-693, aforesaid; thence along the same South 79 degrees 42 minutes 07 seconds East 140.00 feet to the point and place of BEGINNING.

08/18/2016

Vol. 108, Issue 47

CONTAINING 40,600.00 square feet.

TITLE TO SAID PREMISES IS VESTED IN Jo Ann Walthers, by Deed from Randy L. Kershner and Colleen M. Kershner, h/w, dated 06/19/2003, recorded 07/21/2003 in Book 3813, Page 1739.

BEING KNOWN AS 19 Dogwood Road, Mohrsville, PA 19541-9702.

Residential property

TAX PARCEL NO. 84-4473-00-43-8012

TAX ACCOUNT: 84023595

SEE Deed Book 3813 Page 1739

To be sold as the property of Jo Ann Walthers.

No. 15-21729

Judgment Amount: \$65,230.68

Attorney: Phelan Hallinan Diamond & Jones,  
LLP

## LEGAL DESCRIPTION

ALL THOSE CERTAIN lots or pieces of ground, comprising the herein described lot, together with the two and one-half (2-1/2) story brick dwelling house and brick garage thereon erected, lying on the Northwestern corner of Church Road and Gaul Street, and being further known as No. 206 Church Road, being composed of Lots No. 154, 155 and 156, as shown on Plan of Building Lots known as East Wernersville Allotment, subdivided by Rines and DeVere and recorded in Berks County Records in Plan Book 7, Page 13, situate in the Borough of Wernersville, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at an iron pipe in the topographical building line intersection of the Northerly building line of Gaul Street and Westerly building line of Church Road; thence in a Westerly direction along the Northern topographical building line of Gaul Street, as shown on the topographical survey of the Borough of Wernersville, making an interior angle of ninety-one degrees forty-eight minutes (91 degrees 48 minutes) with the Western topographical building line of Church Road, a distance of one hundred thirty-five and seven one-hundredths feet (135.7) to an iron pin; thence leaving said Northerly building line Gaul Street and extending in a Northerly direction along Lot No. 153, being property belonging to the Ellen Wenrich Estate, making an interior angle of eighty-eight degrees twelve minutes (88 degrees 12 minutes) with the said Northerly building line of Gaul Street, a distance of seventy-nine and twenty-four one-hundredths feet (79.24 feet) to an iron pipe; thence in an Easterly direction along Lot No. 157, being property belonging to George Yocum, making a right angle with the last described line, a distance of one hundred thirty-five and no one-hundredths feet (135.00 feet) to an iron pipe in the Western topographical building line of Church Road; thence in a Southerly direction along the Western topographical building line of Church Road, making a right

angle with the last described line a distance of seventy-five and no one-hundredths feet (75.00 feet) to the place of BEGINNING.

CONTAINING ten thousand four hundred eleven and twenty-one hundredths square feet (10,411.20).

TITLE TO SAID PREMISES IS VESTED IN Terry A. Klemmer, by Deed from Terry A. Klemmer, f/k/a Terry A. Moyer, dated 02/04/2011, recorded 02/10/2011 in Instrument Number 2011006079.

MORTGAGOR Terry A. Klemmer a/k/a Terry A. Moyer died on 06/27/2011, leaving a Will dated 04/25/2003.

LETTERS OF ADMINISTRATION CTA were granted to Julie L. Moyer and Kristen L. Moyer on 01/23/2012 in Berks County, No. 0612-0095. Decedent's surviving devisee(s) are Julie L. Moyer and Kristen L. Moyer.

BEING KNOWN AS 206 North Church Road, Wernersville, PA 19565-2107.

Residential property

TAX PARCEL NO. 90-4366-07-77-3833

TAX ACCOUNT: 90005300

SEE Deed Instrument Number 2011006079.

To be sold as the property of Julie L. Moyer, in her capacity as Co-Administratrix CTA and devisee of the estate of Terry A. Klemmer a/k/a Terry A. Moyer, Kristen L. Moyer, in her capacity as Co-Administratrix CTA and devisee of the estate of Terry A. Klemmer a/k/a Terry A. Moyer.

No. 15-21848

Judgment Amount: \$43,059.35

Attorney: Phelan Hallinan Diamond & Jones,  
LLP

## LEGAL DESCRIPTION

ALL THAT CERTAIN tract or piece of land, together with the buildings thereon erected, situate on the North side of Fifth Street, now Upland Avenue, between Linden Street, now Bartlett Street and Oakland Avenue, now Morgantown Road, formerly in Millmont, Cumru Township, but now part of the Eighteenth Ward of the City of Reading, County of Berks and Commonwealth of Pennsylvania and Numbered 383, Block 9, bounded and described as follows, to wit:

BEGINNING at a point in the Northern line of formerly Fifth Street, now Upland Avenue, forty feet East of the Northeast corner of Upland Avenue and Bartlett Street; thence Northward at right angles to Upland Avenue along the Eastern line of Lot No. 382, 110 feet to a ten feet wide alley; thence Eastward along the Southern line of said ten feet wide alley, twenty feet to a point in Lot No. 384; thence Southward along the Western line of said lot, one hundred ten feet (110 feet) to Upland Avenue; thence Westward along the Northern line of Upland Avenue, twenty feet to the place of Beginning.

CONTAINING a superficial area of twenty two hundred square feet, more or less.

TITLE TO SAID PREMISES IS VESTED IN



08/18/2016

Richard C. Heller and Joanne E. Heller, his wife, as tenants by the entireties as to a 1/2 interest and Dennis S. Heller, as to a 1/2 interest, by Deed from Todd Focht and Donna Focht, his wife, dated 06/10/1994, recorded 07/18/1994 in Book 2557, Page 1121.

BEING KNOWN AS 19 Upland Avenue, Reading, PA 19611-2001.

Residential property

TAX PARCEL NO. 18-5306-67-83-4558

TAX ACCOUNT: 18666575

SEE Deed Book 2557 Page 1121

To be sold as the property of Dennis S. Heller.

No. 15-21971

Judgment Amount: \$10,547.79

Attorney: KML Law Group, P.C.

#### LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and lot or piece of ground upon which the same is erected situate on the East side of Pearl Street between Spruce and Bingaman Streets; being 317 in the said City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows; to wit:

ON the North by the property of the estate of Dietrich Wittich;

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

ON the South by property of the estate of Dietrich Wittich; and

ON the West by said Pearl Street.

CONTAINING in front on said Pearl Street fifteen feet and in length or depth one hundred and six feet and eight (106' 8") inches.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 317 Pearl Street, Reading, PA 19602

TAX PARCEL #01530635881382

ACCOUNT: 01579975

SEE Deed Book 2505, Page 1107

Sold as the property of: Carmen Cabrera solely in her capacity as heir of Francisca Cabrera, deceased, Gladys Cabrera solely in her capacity as heir of Francisca Cabrera, deceased, Maria Orlando solely in her capacity as heir of Francisca Cabrera, deceased and Luis Cabrera solely in his capacity as heir of Francisca Cabrera, deceased.

No. 15-22118

Judgment: \$110,837.56

Attorney: Leon P. Haller, Esquire

ALL THAT CERTAIN lot or piece of ground, together with the improvements thereon erected, situate in the Borough of Strausstown, County of Berks, and Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a point on the curb line of the South side of East Avenue, 44 feet 4 inches East from a marble monument located on a 5-foot range on the northwestern corner at the intersection of East Avenue and Cleveland Avenue; thence along said curb line on East Avenue, East 60 feet to a point on said curb in line

Vol. 108, Issue 47

with Lot #2, the property now or late of Winson and Mabel Himmelberger; thence at an angle of 90 degrees South 172 feet along said Lot #2 to a point in line with an alley; thence at an angle of 90 degrees West, 60 feet along said alley to a point; thence at an angle of 90 degrees North, 172 feet to the place of beginning. Being Lot #1 as marked on said draft of lots laid out by The Strausstown Realty & Improvement Co., in accordance with the survey of the Borough of Strausstown made in 1923. HAVING THEREON ERECTED a dwelling house known as: 24 East Avenue Strausstown, PA 19559. PARCEL I.D. 82443211662546. BEING THE SAME premises which Carolyn J. Riegel and David P. Riegel, by Deed dated October 15, 2004 and recorded February 16, 2005 to Berks County Deed Book 4533, Page 2355, granted and conveyed unto Jeremy P. Kamp and Tonya E. Kamp. To be sold as the property of Tonya E. Kamp and Jeremy P. Kamp.

No. 15-22157

Judgment Amount: \$80,008.10

Attorney: KML Law Group, P.C.

#### LEGAL DESCRIPTION

ALL THAT CERTAIN single-family residence situate in Spring Township, Berks County, Pennsylvania, being Dwelling Unit 140B of the "Laurel Hill" section within lands shown on the plan of "Spring Ridge" as prepared by Urwiler & Walter, Inc. dated January 1, 1991, last revised July 3, 1991 and recorded in Plan Book Volume 183, Page 12, Berks County Records, and shown on the Unit Location Plan prepared by Ludgate Engineering Corporation dated February 7, 1992, Plan No. D-3528, and attached to the declaration of covenants and easements, conditions and restrictions, recorded in Miscellaneous Book Volume, Page , Berks County Records, said dwelling unit including all that certain parcel of land more fully bounded and described as follows, to wit:

COMMENCING from a point near the middle of the intersection of SR 3023, known as "State Hill Road" and SR 3055, known as "Van Reed Road", said point being referenced on the aforementioned plan of "Spring Ridge" as recorded in Plan Book Volume 183, Page 12, thence North 66 degrees 48 minutes 00 seconds East, 482.88 to the northernmost point of Unit 142B, thence South 26 degrees 19 minutes 16 seconds East, 45.01 feet to the true point of beginning, said point being the northernmost point of Unit 140B; thence extending along the face of the building of Unit 140B by property belonging to "Spring Ridge" development the following seven courses and distances, (1) South 21 degrees 13 minutes 20 seconds East, 4.17 feet to a point; (2) South 68 degrees 46 minutes 40 seconds West, 8.00 feet to a point (3) South 21 degrees 13 minutes 20 seconds East, 4.33 feet to a point; (4) North 68 degrees 46 minutes 40 seconds East, 2.00 feet to a point; (5) South 21

08/18/2016

Vol. 108, Issue 47

degrees 13 minutes 20 seconds East, 4.66 feet to a joint; (6) South 68 degrees 46 minutes 40 seconds West, 2.00 feet to a point; (7) South 21 degrees 13 minutes 20 seconds East, 9.00 feet to a point on the center line of the partywall of Dwelling Unit 140B and Dwelling Unit 139A, thence extending along the centerline of the said partywall, South 68 degrees 46 minutes 40 seconds West, 29.33 feet to a point; thence leaving the centerline of the partywall and extending along the face of the building of Dwelling Unit 140B, by property belonging to "Spring Ridge" development, the following seven courses and distances: (1) North 21 degrees 13 minutes 20 seconds West, 0.17 feet to a point; (2) South 68 degrees 46 minutes 40 seconds West 6.67 feet to a point, (3) North 21 degrees 13 minutes 20 seconds West 10.33 feet to a point; (4) North 68 degrees 46 minutes 40 seconds East, 2.67 feet to a point; (5) North 21 degrees 13 minutes 20 seconds West, 11.66 feet to a point; (6) North 68 degrees 46 minutes 40 seconds East, 8.00 feet to a point, (7) North 21 degrees 13 minutes 20 seconds West, 0.17 feet to a point on the centerline of the partywall of Dwelling Unit 141A and Dwelling Unit 140B; thence extending along the centerline of the partywall, North 68 degrees 46 minutes 40 seconds East, 29.33 feet to a point; thence leaving the centerline of the partywall and extending along the face of the building of Dwelling Unit 140B, by property belonging to "Spring Ridge" development, the following two courses and distances: (1) South 21 degrees 13 minutes 20 seconds East 0.17 feet to a point; (2) North 68 degrees 46 minutes 40 seconds East, 4.00 feet to the true point of beginning.

To be sold as the property of estate of Aldona A. Goletz, deceased

---

No. 15-2250

Judgment Amount: \$162,101.82

Attorney: KML Law Group, P.C.

**LEGAL DESCRIPTION**

ALL THAT CERTAIN piece, parcel or tract of land together with the one-story dwelling house erected thereon, situate on the eastern side of a macadam township road, leading from Kindt's Corner to Shoemakersville, at the intersection with a macadam township road leading toward Windsor Castle, in the Township of Maiden Creek, County of Berks and Commonwealth of Pennsylvania, bounded on the North by other property proposed to be conveyed by George W. Yoder and Mary P. Yoder, his wife, to Howard J. Yoder and Rebecca D. Yoder, his wife, on the East and South by property belonging to Irwin H. Yoder and on the West by the aforesaid macadam township road, and being more fully bounded and described as follows, to wit, according to a survey thereof made by Leon A. Leshner, Registered Surveyor, dated February 6, 1964.

BEGINNING at a corner marked by an iron pin in a macadam township road leading from Kindt's

Corner to Shoemakersville, a short distance South of the intersection of a macadam township road leading toward Windsor Castle, the aforesaid point of beginning being the most southwestern corner of the herein described property and being a corner of property belonging to Irwin H. Yoder; thence in and along the aforesaid macadam township road, leading from Kindt's Corner to Shoemakersville, North 31 degrees 39 minutes West, a distance of 83.40 feet to a corner marked by a spike; thence in and along the aforesaid macadam township road leading toward Windsor Castle, North 14 degrees East a distance of 43.70 feet to a corner marked by an iron pin, thence leaving the aforesaid macadam township road and along property proposed to be conveyed by George W. Yoder and Mary P. Yoder, his wife, to Howard J. Yoder and Rebecca D. Yoder, his wife, the three (3) following courses and distances, viz (1) passing through an iron pin 27 feet from the last described corner and passing through an iron pin 59.69 feet from the next described corner, North 85 degrees 09 minutes East a distance of 153.65 feet to a corner marked by an iron pin, (2) passing through an iron pin 32.68 feet from the next described corner, North 48 degrees 39 minutes East a distance of 60.23 feet to a corner marked by an iron pin, and (3) passing through an iron pin 66.37 feet from the last described corner and passing through another iron pin 58.83 feet from the next described corner, South 86 degrees 12 minutes East a distance of 261.40 feet to a corner marked by an iron pin in line of property belonging to Irwin H. Yoder, thence along property belonging to Irwin H. Yoder, the two (2) following courses and distances, viz (1) South 7 degrees 32 minutes East, a distance of 33 feet to a corner marked by an iron pin, and (2) South 74 degrees 56 minutes West, a distance of 445.45 feet to the place of BEGINNING.

CONTAINING 0.94 acres

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 4 Hecktown Road Shoemakersville, PA 19555

TAX PARCEL #61540100479800

ACCOUNT: 61013800

SEE Deed Book 4838, Page 754

Sold as the property of: Esther A. Rivera

---

No. 15-4704

Judgment: \$57,900.19

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

TAX I.D. #14-5307-58-74-1709

ALL THAT CERTAIN two-story brick mansard roof dwelling house with the lot or piece of ground upon which the same is erected, situate on the East side of Rose Street, between Douglass and Windsor Streets, Numbered 817 Rose Street, in the City Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of John Levy;

ON the South by property now or late of Green

08/18/2016

Vol. 108, Issue 47

Bros., Martin and Kline;

ON the East, by property now or late of M. Grace Ludwig; and

ON the West by said Rose Street.

CONTAINING in front on said Rose Street, in width or breadth, eighteen (18) feet more or less, and in depth or length of equal width one hundred (100) feet, more or less.

PURPART NO. 2

BEGINNING at a point in the Eastern boundary line of No. 327 Douglass Street, now or late the property of Diller B. Marin, Northward a distance of 118 feet 2-5/8 inches from the Northern building line of Douglass Street, as laid out on the topographical survey of the City of Reading, thence Northward along said Easterly boundary line of No. 327 Douglass Street, a distance of 2 feet 3-3/4 inches to a point in line of property now or late of Walter S. Ludwig and M. Grace Ludwig, his wife, being No. 817 Rose Street; thence along said property in an Easterly direction a distance of 15 feet, more or less to a point in the Westerly boundary line of No. 812 North Fourth Street, property now or late of M. Grace Ludwig, widow; thence along said property in a Southerly direction a distance of 2 feet 3-3/4 inches to a point; thence along No. 329 Douglass Street, property now or late of George W. Billman, in a Westerly direction, a distance of 15 feet, more or less to the Place of Beginning.

BEING THE SAME PREMISES which Larry Medaglia, Register of Will and Clerk of the Orphans' Court of Berks County acting on behalf of the Estate of Grace L. Deelman, deceased, by Deed dated 12/19/2001 and recorded 12/28/2001 in the Office for the Recorder of Deeds in and for the County of Berks, and Commonwealth of Pennsylvania in Record Book 3455, Page 317, granted and conveyed unto Barbara L. Jefferis and Nancy D. Jefferis, husband & wife.

BEING KNOWN AS: 817 Rose Street, Reading, Pennsylvania 19601.

TITLE TO SAID PREMISES is vested in Shay P. Mulligan by Deed from Barbara L. Jefferis and Nancy D. Jefferis, now known as Nancy D. Wunderly dated May 19, 2014 and recorded June 2, 2014 in Instrument Number 2014017012.

To be sold as the property of Shay P. Mulligan

No. 16-00373

Judgment Amount: \$222,914.49

Attorney: Phelan Hallinan Diamond & Jones, LLP  
LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Bern Township, Berks County, Pennsylvania, bounded and described according to a final plan of West Ridge, Phase 1A, drawn by Thomas R. Gibbons & Associates, Inc., Professional Surveyors, Engineers, Planner, dated March 10, 1997 and last revised June 9, 1997, said plan recorded in Berks County in Plan Book 223, Page 11, as follows, to wit: BEGINNING at a point of curve on the northeasterly side of Christina Drive (53 feet wide), said point being

a corner of Lot No. 50 on said plan; thence extending from said point of beginning along Lot No. 50 North 22 degrees 49 minutes 45 seconds East 114.10 feet to a point in line of lands of unknown owners; thence extending along same South 50 degrees 02 minutes 06 seconds East 35.90 feet to a point, a corner of Lot No. 48 on said plan; thence extending along same South 18 degrees 42 minutes 11 seconds West 101.17 feet to a point on the northeasterly side of Christina Drive; thence extending along same the two following courses and distances: (1) North 71 degrees 17 minutes 49 seconds West 30.98 feet to a point of curve, and (2) northwesterly along the arc of a circle curving to the right having a radius of 148.50 feet the arc distance of 10.69 feet to the first mentioned point and place of beginning. CONTAINING 4,071 square feet of land TITLE TO SAID PREMISES IS VESTED IN Tiffany L. Burns, by Deed from Wendy J. Sauer, dated 03/27/2007, recorded 04/23/2007 in Book 5118, Page 1524. BEING KNOWN AS 1003 Christina Drive, Leesport, PA 19533-8800. Residential property TAX PARCEL NO. 27-4388-02-89-2435 TAX ACCOUNT: 27000246 SEE Deed Instrument #2014020369 To be sold as the property of Tiffany Burns.

No. 16-00880

Judgment: \$133,595.99

Attorney: M. Troy Freedman, Esquire  
Legal Description

ALL THAT CERTAIN lot or piece of land situate in the Village of New Berlinville, Colebrookdale Township, Berks County, Pennsylvania bounded and described as follows to wit:

BEGINNING at a corner of land of formerly Eliza Werstler now Clarence G. Rhoads and running; thence by the same South 48 degrees East 170 feet to a corner at the public road leading from New Berlinville to Boyertown; thence along the same South 42-3/4 degrees West 40 feet to a corner of formerly Daniel B. Boyer's land now John Dierolf Estate; thence by the same North 48 degrees West 170 feet to a corner at a 16 feet wide alley; thence along the same North 42-3/4 degrees East 40 feet to the place of beginning.

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 him, the said granter, as well at law as in equity of in and to the same.

BEING THE SAME PREMISES AS Frank McLaughlin, by Deed dated April 15, 2011, and recorded on April 19, 2011, by the Berks County Recorder of Deeds as Deed Instrument No.

08/18/2016

2011015086, granted and conveyed unto Michael Paul Scott and Stacey Lynn Scott.

BEING KNOWN AND NUMBERED AS 535 N. Reading Avenue, Boyertown, PA 19512. PARCEL NO. 38539713046120  
Tax Account No. 38-066050

To be sold as the property of Michael Paul Scott and Stacey Lynn Scott

No. 16-00959

Judgment: \$133,418.16

Attorney: Sarah K. McCaffery, 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 abovementioned 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 . P A R C E L I D : 43-5327-15-52-7561 BEING THE SAME PREMISES which Pair of Aces, LLC, by Deed dated 09/08/2006 and recorded 09/19/2006 in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 5036, Page 171, Instrument No. 2006095501, granted and conveyed unto Steven B. Kochel, as sole owner. BEING KNOWN AS 1275 Fox Run, Reading, PA 19606 Residential Property To be sold as the property of Steven B. Kochel

No. 16-01091

Judgment: \$60,511.99

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

TAX I.D. #16-5316-30-28-3379

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground

Vol. 108, Issue 47

thereon erected, situate on the West side of and known as No. 310 Miller Street, between Spruce and Muhlenberg Streets, in the City of Reading, Berks County, Pennsylvania, bounded and described as follows:

ON the North by property now or late of Raymond F. Prezepurja,

ON the East by Miller Street,

ON the South by property now or late of Sallie M. Young, and

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

CONTAINING in front on said Miller Street twelve feet six inches (12' 6"), more or less, along said ten feet (10') wide alley sixteen feet (16') more or less, along the Northern line one hundred fourteen feet six inches (114' 6"), more or less, and along the Southern line one hundred twenty-four feet eleven and five-eighths (124' 11-5/8"), more or less.

BEING County Parcel No. 5316-30-28-3379

BEING KNOWN AS: 310 Miller Street, Reading, Pennsylvania 19602.

TITLE TO SAID PREMISES is vested in Melvin Rhodes by Deed from Edward J. Corbett and Veronica J. Corbett, husband and wife, dated December 17, 1999 and recorded December 23, 1999 in Deed Book 3157, Page 1386 Instrument Number 78529.

To be sold as the property of Melvin Rhodes

No. 16-01127

Judgment Amount: \$273,417.05

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION ALL THAT CERTAIN lot or piece of ground situate in Maiden Creek Township, Berks County, Pennsylvania, bounded and described according to a final plan of Blandon Meadows V. Phase II, drawn by Ludgate Engineering Corporation, dated October 22, 1999 and last revised November 7, 2000, said plan recorded in Berks County in Plan Book 249, Page 37, as follows, to wit:

BEGINNING at a point of curve on the Southwesterly side of Henry Drive (53 feet wide), said point being a corner of Lot No. 43 on said plan, thence extending from said point of beginning along Lot No. 43 South 75 degrees 53 minutes 21 seconds West 135.74 feet to a point in line of lands now or late of George W. Phillips and Sara S. Phillips, thence extending along said lands North 14 degrees 06 minutes 39 seconds West 70.00 feet to a point, a corner of Lot No. 45 on said plan; thence extending along same North 75 degrees 53 minutes 21 seconds East 134.84 feet to a point of curve on the Southwesterly side of Henry Drive, thence extending along same Southeastwardly along the arc of a circle curving to the right having a radius of 873.50 feet the arc distance of 70.02 feet to the first mentioned point and place of BEGINNING. CONTAINING 9,503 square feet of land. BEING Lot No. 44 as shown on the abovementioned plan. SUBJECT TO a 20 feet wide drainage easement extending along rear of premises. THEREON ERECTED

08/18/2016

A DWELLING HOUSE KNOWN AS: 337 Henry Drive, Blandon, PA 19510 TAX PARCEL #61541120809036 ACCOUNT: 61000619 SEE Deed Book 4896, Page 1329 Sold as the property of: Sidneia M. Cooper-Orsag and Eric F. Orsag

No. 16-01131

Judgment: \$97,575.87

Attorney: Andrew J. Marley, Esquire

ALL THAT CERTAIN three-story brick dwelling house with mansard roof and lot or piece of ground upon which the same is erected, situated on the northeast corner of Perkiomen Avenue and South Sixteenth Street, being City Number 1601 Perkiomen Avenue, in the City of Reading, County of Berks, and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

ON the North by property now or late of George J. Schuler;

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

ON the South by Perkiomen Avenue; and

ON the West by said South Sixteenth Street.

CONTAINING in front on Perkiomen Avenue, in width, East and West, thirty-five feet (35'), and in depth of uniform width, North and South, one hundred feet (100').

BEING the same premises which Gabriel Gabrielli and Marian S. Gabrielli, his wife, by Deed dated January 31, 2002 and recorded July 11, 2002 in the Office of the Recorder of Deeds in and for Berks County in Deed Book Number 3565 and Page Number 0783 granted and conveyed unto Edmond J. Bryce, Jr.

UPI: 16531632389248

ACCOUNT: 16590325

MAP PIN: 531632389248

BEING KNOWN AS 1601 Perkiomen Avenue, Reading, PA 19602

To be sold as the property of Edmond J. Bryce, Jr.

No. 16-01134

Judgment Amount: \$232,172.87

Attorney: Phelan Hallinan Diamond &amp; Jones, LLP

## LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Exeter Township, Berks County, Pennsylvania, bounded and described according to a plan of 'Exeter Village-Phase 1-B' drawn by Thomas R. Gibbons, Professional Land Surveyor, being Plan Number THG-F-G003, dated March 15, 1994, more fully bounded and described as follows, to wit:

BEGINNING at a point on the Southern side of Constitution Avenue, said point being a corner in common with Lot 61 as shown on said plan; thence along Constitution Avenue, South 83 degrees 52 minutes 10 seconds East, 91.00 feet to a point, said point being a corner in common with Lot No. 63 on said plan; thence along the same, South 06 degrees 07 minutes 50 seconds West,

Vol. 108, Issue 47

110.00 feet to a point in line of Lot No. 78 on said plan; thence along Lots 78 and 79, North 83 degrees 52 minutes 10 seconds West, 91.00 feet to a point, said point being a corner in common with Lot No. 61, aforesaid; thence along the same, North 06 degrees 07 minutes 50 seconds East, 110.00 feet to the point and place of beginning. CONTAINING 10,010.00 square feet. BEING Lot 62 as shown on said plan. TITLE TO SAID PREMISES IS VESTED IN Travis S. Fuchs and Tina M. Fuchs, h/w, by Deed from Wingco Development Corp., a Pennsylvania Corporation, dated 03/30/2001, recorded 04/11/2001 in Book 3319, Page 44. BEING KNOWN AS 235 Constitution Avenue, Reading, PA 19606-8801. Residential property TAX PARCEL NO. 43533617222486 TAX ACCOUNT: 43000577 SEE Deed Book 3319 Page 44 To be sold as the property of Tina M. Fuchs, Travis S. Fuchs.

No. 16-01140

Judgment Amount: \$62,720.04

Attorney: Phelan Hallinan Diamond &amp; Jones, LLP

## LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground with half of a two-story brick house thereon erected in the Borough of Bernville, County of Berks and State of Pennsylvania, bounded and described in accordance with a survey thereof made by Eliot K. Ziegler, Registered Surveyor as follows:

BEGINNING at a stake on the West side of twenty feet wide alley, a corner of this and lot of Leroy Stoudt; thence along lot of the said Leroy Stoudt, South seventy-two degrees one minute West, two hundred sixty feet to a point on the East side of Main Street of Bernville; thence along the East side of said street, North eighteen degrees thirty minutes West fourteen and one-half feet to a point; thence along a line dividing the small alleyway in half and along lot intended to be conveyed to Elmer W. and Helen M. Balthaser, his wife, North seventy-two degrees one minute East two hundred sixty feet to an iron stake on the West side of before named alley South eighteen degrees thirty minutes East fourteen and one-half feet to the place of beginning.

CONTAINING in front along Main Street a width of fourteen and one-half feet and extending of like width in depth two hundred sixty feet to an alley.

TOGETHER WITH AND SUBJECT to the use of a joint alleyway in common with the owners, their heirs and assigns, and occupiers of the premises adjoining on the North.

BEING the same premises which Sherry A. Bossard, by Indenture dated 5/15/96 and recorded 5/23/96, in the Office of the Recorder of Deeds in and for the County of Berks in Record Book 2733, Page 1285, granted and conveyed unto Ronald W. Dawson and Angela M. Dawson, husband and wife.

08/18/2016

Vol. 108, Issue 47

TITLE SAID PREMISES VESTED IN Brodey J. Copenhaver, by Deed from Ronald W. Dawson and Angela M. Dawson, husband and wife, dated 08/29/2003 recorded in Bk 3874 and Pg. 0652.

BEING KNOWN AS 115 North Main Street, Bernville, PA 19506.

Residential property

TAX PARCEL NO: 29445015644094

SEE Deed Book 3874 Page 0652

To be sold as the property of Brodey J. Copenhaver.

No. 16-01257

Judgment Amount: \$240,445.54

Attorney: Phelan Hallinan Diamond & Jones, LLP

#### LEGAL DESCRIPTION

ALL THAT CERTAIN lot of land known as Lot #3 of the Donald Lehmann Subdivision situate on Lehmann Drive, Amity Township, Berks County, Pennsylvania, as shown on a subdivision plan prepared for Donald Paul and Nancy Susan Lehmann, by Andrew F. Ken, P.L.S., Limekiln, Pennsylvania, Plan Number 04-64-88A, recorded in Berks County Recorder of Deeds in Plan Book Volume 162, Page 27 dated May 16, 1988, last revised March 20, 1989, being more fully bounded and described, as follows:

BEGINNING AT an iron pin on the northwesterly right of way of Lehmann Drive (50 feet wide), said pin being a corner of Lot #2 of the aforementioned subdivision; thence from said point of beginning leaving said right of way and extending along said Lot #2, North 26 degrees 04 minutes 58 seconds East a distance of 443.07 feet to an iron pin in line of Lot #5, thence along the same the two courses and distances as follows (1) South 63 degrees 44 minutes 04 seconds East a distance of 200.01 feet to an iron pin, (2) South 26 degrees 04 minutes 58 seconds West a distance of 441 38 feet to an iron pin on the aforementioned right of way of Lehmann Drive; thence along the same South 64 degrees 13 minutes 00 seconds West a distance of 200.01 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Giau Van Doan, by Deed from Carol A. White, dated 10/14/2005, recorded 12/19/2005 in Book 4735, Page 1022.

BEING KNOWN AS 12 Lehmann Drive, Douglassville, PA 19518-9645.

Residential property

TAX PARCEL NO. 24-5356-01-25-7578

TAX ACCOUNT: 24042325

SEE Deed Book 4735 Page 1022

To be sold as the property of Giau Van Doan.

No. 16-01718

Judgment Amount: \$183,858.49

Attorney: Phelan Hallinan Diamond & Jones, LLP

#### LEGAL DESCRIPTION BEING PARCEL NUMBER 80-4375-04-50-5236

ALL THAT CERTAIN tract of clear and sprout land, situate in Spring Township, Berks County, Pennsylvania, adjoining lands of now or late William Ritchey, Daniel Hatt's estate, Daniel Warner and lands of Jacob Hatt, deceased.

ALSO a tract of woodland, situated in Spring Township adjoining lands of late Daniel Kegrise and Jacob Hatt, deceased.

BEING the same premises which John D. Haas by Deed bearing date December 09, 1955 and recorded in the Office of the Recorder of Deeds in and for the County of Berks, State of Pennsylvania in Deed Book 1215 Page 519 granted and conveyed unto Ferne Stuber and Carl Stuber, husband and wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Kelly E. Hehnly and David A. Finogle, as joint tenants with right of survivorship, by Deed from Laurie Maley, Attorney-in-Fact for Fern Stuber a/k/a Ferne Stuber, a/k/a Ferne C. Stuber, dated 09/15/2006, recorded 10/13/2006 in Book 4987, Page 864.

BEING KNOWN AS 166 Bran Road, Reading, PA 19608-9035.

Residential property

TAX PARCEL NO. 80-4375-04-50-5236

TAX ACCOUNT: 80389200 SEE Deed Book 4987 Page 864 To be sold as the property of David A. Finogle, Kelly E. Hehnly.

No. 16-01808

Judgment Amount: \$92,047.58

Attorney: KML Law Group, P.C.

#### LEGAL DESCRIPTION

ALL THAT CERTAIN two lots or pieces of ground, situate in the Township of Cumru, County of Berks and State of Pennsylvania, being Lot No. 80 and 81, in the plan of building lots laid out by William F. High, known as Pennwyn, bounded and described as follows, to wit:

ON the North by Lot No. 79;

ON the South by Lot No. 82;

ON the East by a 12 feet wide alley; and

ON the West by Ridge Street.

CONTAINING together in frontage forty feet (40') along Ridge Street and in depth one hundred twenty feet (120') to aforesaid alley, as per Pennwyn plan.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 107 Ridge Street, Shillington, PA 19607

TAX PARCEL #39439510454400

ACCOUNT: 39199015

SEE Deed Book Instrument Number 2011045073

PAGE Instrument Number 2011045073

Sold as the property of: Erin J. O'Reilly

08/18/2016

Vol. 108, Issue 47

No. 16-01873

Judgment Amount: \$62,700.89

Attorney: Phelan Hallinan Diamond & Jones,  
LLP

## 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. 112 Cinder Street, between East First Street and Church Street, in the Borough of Birdsboro, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows:

ON the North by No. 114 Cinder Street, property of Paul H. Roberts and Janet W. Roberts, his wife;

ON the East by the aforesaid Cinder Street (forty feet (40 feet) wide);

ON the South by No. 108 Cinder Street, property of George J. Eckroth and Emily L. Eckroth, his wife; and

ON the West by a twenty feet (20 feet) wide alley known as Fulton Alley; and being more fully bounded and described as follows;

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 ninety-two feet six and five-eighths inches (92 feet 6-5/8 inches) 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 degrees 46 minutes 30 seconds) with the aforesaid Cinder Street and in a westerly direction along No. 108 Cinder Street, property of George J. Eckroth and Emily L. Eckroth, his wife, a distance of one hundred feet two inches (100 feet 2 inches) 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 degrees 24 minutes) with the last described line, a distance of twenty feet four and one-quarter inches (20 feet 4-1/4 inches) to a corner marked by a marble stone; thence leaving and making an interior angle of eighty-nine degrees forty-nine minutes thirty seconds (89 degrees 49 minutes 30 seconds) with the aforesaid Fulton Alley and in an easterly direction along No. 114 Cinder Street, property of Paul H. Roberts and Janet W. Roberts, his wife, passing through the center line of the frame stud party wall between the dwelling, a distance of one hundred feet two and three-quarter inches (100 feet 2-3/4 inches) to a corner in the western topographical building line of the aforesaid Cinder Street;

THENCE in a southerly direction along same making a right angle with the last described line, a distance of nineteen feet zero inches (19 feet 0

inches) to the place of beginning.

CONTAINING two thousand one hundred six and five-tenths (2,106.5) square feet.

BEING THE SAME PREMISES which M&T Bank, s/b/m Allfirst Bank, by Deed dated 4/29/2008 and recorded 5/19/2008 in the Office for the Recorder of Deeds in and for the County of Berks, and Commonwealth of Pennsylvania in Record Book 5358, Page 2079, granted and conveyed unto Scott Risbon, t/a Earthcare Inc.

TITLE TO SAID PREMISES IS VESTED IN Jesse M. Hydro and Bethany R. Hydro, h/w, by Deed from Scott Risbon, individually and Earthcare, Inc., dated 10/02/2009, recorded 10/28/2009 in Instrument Number 2009050551.

BEING KNOWN AS 112 Cinder Street, Birdsboro, PA 19508-2019.

Residential property

TAX PARCEL NO. 31-5344-09-25-4085

TAX ACCOUNT: 31013350

SEE Deed Book 2009 Page 50511

To be sold as the property of Jesse M. Hydro, Bethany R. Hydro.

No. 16-01875

Judgment: \$35,853.03

Attorney: Sarah K. McCaffery, Esquire

ALL THAT CERTAIN two-story brick dwelling house and lot of ground on which the same is erected, situate on the West side of South Thirteenth Street, No. 244 South Thirteenth 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 Mrs. Rosa Deem;

ON the East by said South Thirteenth Street; ON the South by property now or late of Solomon H. Christian Estate; and

ON the West by a ten feet wide alley.

CONTAINING in front fifteen feet and in depth of equal width one hundred ten feet.

BEING PARCEL NUMBER: 5316-30-28-1617.

BEING THE SAME PREMISES which William D. Frymoyer, Sr. and Susan M. Frymoyer, husband and wife, by Deed dated 04/15/2003 and recorded 05/02/2003 in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 3751, Page 2388, granted and conveyed unto Pedro Pagan.

TAX PARCEL NO. 10-5316-30-28-1617

BEING KNOWN AS 244 South 13th Street, Reading, PA 19602 Residential Property 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 Pedro Pagan, deceased

No. 16-02050

Judgment: \$ 174,074.20

Attorney: Udren Law Offices, P.C.

ALL THAT CERTAIN lot or parcel of land situate on the North side of Miller Road in

08/18/2016

Vol. 108, Issue 47

Upper Tulpehocken Township, Berks County, Pennsylvania, and being more fully shown and described as Lot #3 on a final plan known as Ackerman Subdivision, and being Plan No. D-1360 as prepared by Joseph H. Body, Engineer and Surveyor, recorded in Plan Book Volume 252, Pages 91 and 92, Berks County Records, as follows to wit:

BEGINNING at a pin along the existing 33 feet wide northern right-of-way line of Miller Road (T-659), said point being approximately 197 feet East of Power Drive (T-598); thence along the said right-of-way line, South 80 degrees 39 minutes 16 seconds West 98.12 feet to a monument marking the beginning of an existing 40 feet wide right-of-way line; thence following along said right-of-way line, North 09 degrees 20 minutes 44 seconds West, 5.16 feet to a point; thence continuing along said right-of-way line, South 79 degrees 27 minutes 34 seconds West, 58.00 feet to a point of curvature; thence following around the intersection radius by a curve to the right having a central angle of 90 degrees and a radius of 22.00 feet to a point of tangency on the existing 40 feet wide eastern right-of-way line of Power Drive; thence continuing along said right-of-way line, North 10 degrees 32 minutes 26 seconds West, 234.19 feet to a point on the existing southern right-of-way line of Interstate 78; thence continuing along said right-of-way line, North 79 degrees 27 minutes 34 seconds East, 183.49 feet to a pin; thence following along Lot #2 of the above referenced subdivision, South 09 degrees 20 minutes 44 seconds East, 263.46 feet to the point of beginning.

CONTAINING 1.075 acres.

BEING THE SAME PREMISES which Foul Wind NC., a Florida corporation, by Deed dated 1/9/2004 and recorded 2/4/2004 in the Office for the Recorder of Deeds in and for the County of Berks, and Commonwealth of Pennsylvania in Record Book 3983, Page 2141, granted and conveyed unto Bruce Focht and Vanessa A. Focht.

BEING KNOWN AS: 66 Miller Road, Bernville, PA 19506

PROPERTY ID NO.: 87444300302829

TITLE TO SAID PREMISES is vested in Charles J. Brieker and Mark A. Brieker, as joint tenants with the right of survivorship and not as tenants in common by Deed from Bruce Focht and Vanessa A. Focht dated 01/10/2007 recorded 01/17/2007 in Deed Book 05056 Page 0200.

To be sold as the property of: Charles J. Brieker and Mark A. Brieker, as joint tenants with the right of survivorship and not as tenants in common

No. 16-02080 Judgment: \$236,701.92

Attorney: Martha E. Von Rosenstiel, Esquire-  
LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Jefferson Township, Berks County, Commonwealth of Pennsylvania, bounded

and described according to a final plan of The Meadows at Heidelberg, Section 2, drawn by Fry Surveying, Inc. dated 7/20/2000 and last revised 9/21/2000, said plan recorded in Berks County in Plan Book Volume 250, Page 17, as follows, to wit:

BEGINNING at a point of curve on the Easterly side of Dogwood Drive (50 feet wide) said point being a corner of Lot No. 56 on said plan; thence extending from said point of beginning along Lot No. 56 North 84 degrees 55 minutes 09 seconds East 203.93 feet to a point, a corner of Lot No. 34 on the plan of Jefferson Heights, Section 1, thence extending partly along same and partly along Lot No. 33 South 16 degrees 30 minutes East 71.34 feet to a point, a corner of Lot No. 58 on said plan, thence extending along same South 63 degrees 23 minutes 15 seconds West 196.37 feet to a point on the Northeasterly side of Dogwood Drive, thence extending along same North 26 degrees 36 minutes 45 seconds West 44.14 feet to a point of curve on the Northeasterly side of Dogwood Drive, thence extending Northwestwardly and Northwardly along the Northeasterly and Easterly side of Dogwood Drive along the arc of a circle curving to the right having a radius of 275.00 feet the arc distance of 103.34 feet to the first mentioned point and place of BEGINNING. BEING Lot No. 57 as shown on the abovementioned plan. BEING Pin No. 4440-00-91-6810 ACCOUNT NO. 53-000196 SUBJECT to a portion of a storm drainage easement extending along side of premises. UNDER AND SUBJECT TO the declaration of covenants, restrictions, easements, charges, and liens for Jefferson Heights Subdivision also known now as Meadows at Heidelberg recorded in Record Book 3233, Page 1612, Berks County Records. PARCEL IDENTIFICATION NO.: 53-4440-00-91-6810 TAX ID #53000196 TITLE TO SAID PREMISES IS VESTED IN Daniel W. George and Eileen M. George, by Deed from Jeffrey J. Weir, dated 08/17/2006, recorded 08/28/2006 in Book 4953, Page 2323. To be sold as the property of Daniel W. George and Eileen M. George

No. 16-02655

Judgment: \$342,044.68

Attorney: Martha E. Von Rosenstiel, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of land situate in Amity Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of Highmeadow Estates, Phase 2, drawn by Brinjac Engineering, Inc., dated January 24, 2003, said plan recorded in Berks County in Plan Book 301, Page 144, as follows, to wit:

BEGINNING at a point of curve on the Southeasterly side of Meadows Drive, said point being a corner of Lot No. 137 on said plan; thence extending from said point of beginning



08/18/2016

along Lot No. 137 South 50 degrees 40 minutes 37 seconds East 160.00 feet to a point, a corner of Lot No. 135 on said plan; thence extending along same South 11 degrees 57 minutes 02 seconds West 160.00 feet to a point of curve on the Northeastly side of Meadowside Drive; thence extending Northwestwardly, Northwardly and Northeastwardly along the Northeastly, Easterly and Southeastly side of Meadowside Drive along the arc of a circle curving to the right having a radius of 160.00 feet the arc distance of 327.77 feet to the first mentioned point and place of beginning.

BEING Lot No. 136 as shown on the abovementioned plan.

BEING THE SAME PREMISES which Heritage-High Meadow, L.P., by Indenture bearing date the 30th day of April, 2008, and recorded at Reading, in the Office of the Recorder of Deeds in and for the County of Berks, on the 2nd day of May, 2008, in Record Book 5349 Page 0834, as Instrument #2008022381, granted and conveyed unto Steven J. Bradt and Tammi L. Grant, in fee, as tenants-in-common.

PARCEL IDENTIFICATION NO: 24-5364-07-79-2958

TAX ID #24002192

TITLE TO SAID PREMISES IS VESTED IN Steven J. Bradt and Tammi L. Grant, by Deed from Heritage-High Meadow, L.P., dated 04/30/2008, recorded 05/02/2008 in Book 5349, Page 834.

To be sold as the property of Steven J. Bradt and United States of America

---

No. 16-02785

Judgment: \$171,784.12

Attorney: McCabe, Weisberg & Conway,

P.C.TAX I.D. #61542010278351

BEING KNOWN AS: 428 Acer Drive,  
Blandon, Pennsylvania 19510.

ALL THAT CERTAIN tract of land situate on the North line of Acer Drive in Maiden Creek Township, Berks County, Pennsylvania, shown as Lot No. 54 on the plan of "Tree Tops, Phase 2" recorded in Plan Book 217, Page 5, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the North line of Acer Drive, said point being on the division line between Lot No. 54 and No. 55 on the aforesaid plan; thence along the East line of Lot No. 55, North 16 degrees 53 minutes 54 seconds West, 126.33 feet to a point; thence along Lot No. 138, North 73 degrees 06 minutes 06 seconds East, 75.00 feet to a point; thence along the West line of Lot No. 53, South 16 degrees 53 minutes 51 seconds East 123.96 feet to a point; thence along the North line of Acer Drive, South 71 degrees 17 minutes 16 seconds West, 75.00 feet to Lot No. 55, being the place of BEGINNING.

CONTAINING 9,385.87 square feet of land, more or less.

PARCEL ID: 61-5420-10-27-8351

BEING THE SAME PREMISES WHICH

Vol. 108, Issue 47

Glenn A. Reed and Kathleen Y. Reed by Deed dated August 8, 2000 and recorded August 9, 2000 in Book 3229, Page 553, Berks County Records, granted and conveyed unto Thurlow B. Dreibelbis and June M. Dreibelbis, husband and wife, in fee.

TITLE TO SAID PREMISES is vested in Miriam Agosto and Hector W. Agosto, husband and wife, by Deed from Bonnie L. Finch and Alan N. Finch, Co-Executors of the estate of Thurlow B. Dreibelbis, deceased, dated June 18, 2010 and recorded June 23, 2010 in Instrument Number 2010024038. To be sold as the property of Miriam Agosto and Hector W. Agosto

No. 16-02863

Judgment: \$ 29,259.32

Attorney: Udren Law Offices, PC

ALL THAT CERTAIN two-story brick mansard roof dwelling house and the lot or piece of ground upon which the same is erected, situated on the West side of and known as No. 938 Birch Street, between Windsor and Spring Streets, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of Harry and Carrie Brightbill;

ON the South by property now or late of Charles F. Hinkle, Helen Hinkle, Ella M. Rohrbach and Emily Eshelman;

ON the East by said Birch Street; and

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

CONTAINING IN FRONT on said Birch Street fifteen feet six inches (15' 06") and in depth East and West, one hundred feet (100') together with the use of joint alley in common with the abutting owner thereof.

BEING KNOWN AS: 938 Birch St, Reading, PA 19604

PROPERTY ID NO. 13-5317-46-15-8553

TITLE TO SAID PREMISES is vested in Thomas D. Meneely and Michelle L. Meneely, husband and wife, by Deed from Thomas S. Adams and Jeffrey S. Sowers dated 03/29/1996 recorded 04/16/1996 in Deed Book 2721 Page 782.

To be sold as the property of: Thomas D. Meneely and Michelle L. Meneely, husband and wife.

---

No. 16-03088

Judgment: \$78,661.44

Attorney: Martha E. Von Rosenstiel, Esquire-  
LEGAL DESCRIPTION

ALL THAT CERTAIN unit in the property known, named, and identified as Crown Pointe Condominium, located in Mohnton Borough, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA C.S. 3101 et. seq. by the recording in Berks County Department of Records of the Declaration dated June 29, 1985 and recorded

08/18/2016

Vol. 108, Issue 47

on July 1, 1985 in Deed Book 1878, Page 27, supplemental plan thereto recorded in Plan Book 139, Page 44, and being and designated as Unit No. 2-B together with a proportionate undivided interest in the common elements (as defined in such declaration) of 2.430%. BEING the same premises which Gene T. Waltz by Deed bearing date August 27, 1999 and recorded in the Office of the Recorder of Deeds in and for the County of Berks, State of Pennsylvania in Deed Book 3123 Page 20 granted and conveyed unto Greta A. Keltz, in fee. **PARCEL IDENTIFICATION NO: 65-4395-17-11-4335-C08TAX ID #65036809 TITLE TO SAID PREMISES IS VESTED IN Katie L. Mosser, by Deed from Marilyn R. Herzog, agent for Greta A. Keltz, dated 08/31/2006, recorded 09/08/2006 in Book 4962, Page 528. To be sold as the property of Katie L. Mosser**

No. 16-03191

Judgment: \$205,301.11

Attorney: Martha E. Von Rosenstiel, Esquire  
**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of ground with the one-story ranch type brick dwelling erected thereon, situate in the Borough of Wyomissing, County of Berks and State of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the middle of Garfield Avenue, a 50 feet wide street, as laid out on the topographical survey of the Borough of Wyomissing, said point being 127 feet West of the western building line of Evans Avenue, a 50 feet wide street, as laid out on the topographical survey of the Borough of Wyomissing, and being also a 305 feet wide street, as laid out on the topographical survey of the Borough of Wyomissing, thence in a westerly direction along the center of Garfield Avenue the distance of 85 feet to a point, thence in a southerly direction along property conveyed to M. Stanley Keever and Frances C. Keever, his wife, by a line making interior angle of 90 degrees with the last described line, the distance of 147 50 feet, to a point in the middle of a 15 feet wide alley, thence in an easterly direction along the middle of said 15 feet wide alley, and by a line making an interior angle of 90 degrees with the last described line, the distance of 85 feet to a point in the westerly side of a 12 feet wide alley, thence in a northerly direction along the westerly side of said 12 feet wide alley, by a line making an interior angle of 90 degree with the last described line, the distance of 147 50 feet to the place of BEGINNING.

BEING the same premises which Constance B. Krug, by her agent Dianne Porreca by Deed bearing date August 26, 2004 and recorded in the Office of the Recorder of Deeds in and for the County of Berks, State of Pennsylvania in Deed Book 4146 Page 65 granted and conveyed unto Tanya C. Duncan, in fee.

**PARCEL IDENTIFICATION NO: 96-4396-11-56-7727**

**TAX ID #96050900**

**TITLE TO SAID PREMISES IS VESTED IN Emilia Polanco, by Deed from Tanya C. Duncan, dated 02/24/2005, recorded 05/05/2005 in Book 4574, Page 116**

**To be sold as the property of Emilia Polanco**

No. 16-03255

Judgment Amount: \$143,045.59

Attorney: Phelan Hallinan Diamond & Jones, LLP **LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or parcel of ground situate in Centre Township, Berks County, Pennsylvania, bounded and described according to a final plan of 'Cool Springs II', recorded in Plan Book 225 Page 9, Berks County Records, as follows, to wit:

BEGINNING at a point on the title line in the bed of Tilden Road, (S. R. 4015) a corner in common with Lot 5 on the abovementioned plan; thence along the title line in the bed of Tilden Road North 40 degrees 11 minutes 42 seconds West a distance of 132.05 feet to a point a corner in common with Lot 3 on the abovementioned plan; thence along Lot 3 North 49 degrees 48 minutes 18 seconds East a distance of 352.00 feet to a point on line of Lot 11 on the abovementioned plan; thence along Lot 11 South 40 degrees 11 minutes 42 seconds East a distance of 132.05 feet to a point a corner in common with the aforementioned Lot 5; thence along Lot 5 South 49 degrees 48 minutes 18 seconds West a distance of 352.00 feet to a point on the title line in the bed of Tilden Road, the place of beginning.

CONTAINING 1.067 acres (gross) and 1.000 acres (net).

BEING Lot 4 on the abovementioned plan.

**TITLE TO SAID PREMISES IS VESTED IN Robert A. Dress and Lisa J. Dress, by Deed from Douglas Sylva and Hilda Sylva, h/w, dated 01/29/2004, recorded 02/11/2004 in Book 3990, Page 929.**

**BEING KNOWN AS 3323 Tilden Road, Mohrsville, PA 19541-9268.**

**Residential property**

**TAX PARCEL NO. 36-4472-00-00-6917**

**TAX ACCOUNT: 36000520 SEE Deed Book 3990 Page 929**

**To be sold as the property of Robert A. Dress, Lisa J. Dress.**

No. 16-03325

Judgment: \$ 108,221.78

Attorney: Udren Law Offices, PC

ALL THAT CERTAIN lot or piece of ground together with the two and one-half story frame dwelling house thereon erected, situate on the northern side of the Boyertown Road, East of Adams Street, in the Borough of St. Lawrence, County of Berks and State of Pennsylvania, more particularly bounded and described as follows:

08/18/2016

BEGINNING AT A POINT in the northern curb line of the Boyertown Road, said point being 49 feet 04 inches southeast of the intersection of the said northern curb line of the Boyertown Road with the eastern side of Adams Street; thence along property now or late of Earl T. Hilbert and Mary E. Hilbert, his wife, the two following courses and distances, to wit: (1) North 39 degrees East, a distance of 88 feet to a point; and (2) North 46 degrees 30 minutes East, a distance of 142 feet to a point in the southern side of a 15 feet wide alley; thence along the southern side of said 15 feet wide alley, South 64 degrees 30 minutes East, a distance of 49 feet to a point; thence along residue property of Blanche V. Behm, wife of Charles S. Behm, South 45 degrees 15 minutes West, a distance of 238 feet 06 inches to a point in the northern curb line of the Boyertown Road; thence along the said northern curb line of the Boyertown Road, North 57 degrees 45 minutes West, a distance of 42 feet 00 inches to the place of beginning.

BEING THE SAME PREMISES which Anthony P. Pugliese and Joyce E. Pugliese, husband and wife, granted and conveyed unto John W. Scalia and Jacqueline E. Scalia, husband and wife, by Deed dated 12/29/00 and recorded 1/10/01 in Record Book 3283, Page 1291, Berks County Records.

BEING THE SAME PREMISES which John W. Scalia and Jacqueline E. Scalia, husband and wife, by indenture dated 08-19-05 and recorded 11-14-05 in the Office of the Recorder of Deeds in and for the County of Berks in Record 4708, Page 1741, granted and conveyed unto Philip J. Trievel.

BEING KNOWN AS: 3505 St. Lawrence Avenue, Reading, PA 19606

PROPERTY ID NO. 81-5326-11-57-2382

TITLE TO SAID PREMISES is vested in Philip J. Trievel by Deed from John W. Scalia and Jacqueline E. Scalia, husband and wife, dated 08/19/2005 recorded 11/14/2005 in Deed Book 4708 Page 1741.

To be sold as the property of: Philip J. Trievel

No. 16-03460

Judgment Amount: \$76,816.18

Attorney: KML Law Group, P.C.

#### LEGAL DESCRIPTION

ALL THAT CERTAIN two-story stone and brick dwelling house and the lot or piece of ground upon which the same is erected, situate on the West side of McKnight Street, between West Windsor and West Spring Streets, and being known as City No. 916 McKnight Street, in the City of Reading, County of Berks and State of Pennsylvania, and being more particularly bounded and described as follows, to wit:

BEGINNING at a point on the West side of McKnight Street, said point being a distance of one hundred thirty-six (136) feet North of the Northwest corner of West Windsor and McKnight Streets; thence extending in a Westerly direction

Vol. 108, Issue 47

a distance of one hundred twenty-nine (129) feet six (06) inches to a point in the Eastern line of twenty (20) feet wide alley; thence extending Northwardly along the said Eastern line of said alley a distance of fifteen (15) feet three (03) inches to a point; thence extending in a Easterly direction one hundred twenty-nine (129) feet six (06) inches to a point on the West side of McKnight Street; thence extending Southwardly along the said West side of McKnight Street, a distance of fifteen (15) feet three (03) inches to a point the place of Beginning.

CONTAINING in front on said McKnight Street, in width or breath North and South, fifteen (15) feet and three (03) inches and in depth or length of equal width or breath, East and West, one hundred twenty-nine (129) feet six (06) inches to said twenty (20) feet wide alley on the West.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 916 McKnight Street, Reading, PA 19601

TAX PARCEL #15530749552345 ACCOUNT: 15493550SEE Deed Book Instrument Number 2010022372 PAGE Instrument Number 2010022372

Sold as the property of: Drew Burford

No. 16-03994

Judgment Amount: \$68,685.19

Attorney: Phelan Hallinan Diamond & Jones, LLP

#### LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and lot or piece of ground upon which the same is erected, situate at the Northwest corner of South Sixteenth and Fairview Streets, being No. 562 South Sixteenth Street, in the City of Reading, County of Berks, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

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

ON the East by said South Sixteenth Street;

ON the South by Fairview Street; and

ON the West by a five (5) feet wide alley.

CONTAINING in front or width on said South Sixteenth Street, thirteen (13) feet six (6) inches, more or less, and in depth, one hundred (100) feet to said five (5) feet wide alley.

TOGETHER with the right to use in common with others entitled thereto, the aforesaid five (5) feet wide alley on the West.

TITLE TO SAID PREMISES IS VESTED IN Martin R. Ramirez and Jackeline Ramirez, h/w, by Deed from Martin R. Ramirez, dated 01/09/2015, recorded 01/20/2015 in Instrument Number 2015001891.

BEING KNOWN AS 562 South 16th Street, Reading, PA 19606-2509.

Residential property

TAX PARCEL NO. 16-5316-40-37-7257

TAX ACCOUNT: 16227150

08/18/2016

Vol. 108, Issue 47

INSTRUMENT NUMBER: 2015001891

To be sold as the property of Martin R. Ramirez, Jackeline Ramirez.

No. 16-04063

Judgment Amount: \$101,811.41

Attorney: KML Law Group, P.C.

## LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the improvements thereon erected, lying on the southern side of Rothermel Boulevard, between Reading Crest Avenue and Garfield Avenue, being known as Lot No. 29 as shown on the plan of a portion of Sheidy Acres Addition, prepared by Lewis E. Hart, R.P. E., Plan No. 6M-3271-1, dated September 27, 1972 and recorded in the Office of the Recorder of Deeds of Berks County, Pennsylvania, on July 3, 1973 in Plan Book Volume 35, Page 64, in the Township of Muhlenberg, County of Berks, and Commonwealth of Pennsylvania, being more particularly bounded and described-as follows, to wit:

BEGINNING at a point in the curve of the southern building line of Rothermel Boulevard, being a corner of Lot No. 30 of said plan of lots, belonging to Anthony Bucca and Margarete K. Bucca, his wife; thence extending in an easterly direction along the southern building line of Rothermel Boulevard, along the arc of a curve deflecting to the right, having a radius of one thousand one hundred twenty and no one-hundredths feet (1,120.00'), a central angle of four degrees five minutes thirty-three and twenty one-hundredths seconds (4 degrees 5 minutes 33.21 seconds), a distance along the arc of eighty and no one-hundredth feet (80.00') to a point; thence leaving said building line of Rothermel Boulevard and extending along residue property belonging to Edna M. Gass of which the herein described lot was a part, the two following directions and distances, viz: (1) in a southerly direction along Lot No. 28 of said plan of lots, by a line radial to the curve in said building line of Rothermel Boulevard, a distance of one hundred sixty-one and sixty-six one-hundredths feet (161.66') to a point in line of Lot No. 40 of said plan of lots; and (2) in a westerly direction along said Lot No. 40, by a line making an interior angle of ninety-three degrees twenty-four minutes one and forty one-hundredths seconds (93 degrees 24 minutes 01.40 seconds) with the last described line, a distance of sixty-eight and forty one-hundredths feet (68.40') to a point, a corner of lots numbered 40, 32 and 30 of said plan of lots; thence extending in a northerly direction along said Lot No. 30 belonging to Anthony Bucca and Margarete K. Bucca, his wife, by a line making an interior angle of ninety degrees forty-one minutes thirty-one and eighty one-hundredths seconds (90 degrees 41 minutes 31.80 seconds) with the last described line, a distance of one hundred sixty-three and twenty-eight one-hundredths feet (163.28') to the place of Beginning.

CONTAINING in area 12,082.54 square feet.  
THEREON ERECTED A DWELLING  
HOUSE KNOWN AS: 204 Rothermel Boulevard,  
Reading, PA 19605

TAX PARCEL #66530806498983

ACCOUNT: 66136404SEE Deed Book 3577,  
Page 0337

Sold as the property of: Erik J. Keiper and  
Patricia L. Keiper

No. 16-04070

Judgment Amount: \$296,983.27

Attorney: KML Law Group, P.C.

## LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Cumru Township, Berks County, Commonwealth of Pennsylvania, bounded and described according to a final plan of Governor Pointe, drawn by John W. Hoffert, Professional Land Surveyor, dated April 14, 2003 and last revised April 30, 2004, said plan recorded in Berks County in Plan Book 300, Page 303, as follows, to wit:

BEGINNING at a point of curve on the Southwesterly side of Hilgert Avenue (54 feet wide), said point being a corner of Lot No. 9 on said plan; thence extending from said point of beginning along Lot No. 9 South 55 degrees 44 minutes 52 seconds West 312 68 feet to a point in line of lands now or late of Helen Stauffer and Roy F Stauffer; thence extending along said lands North 11 degrees 58 minutes 31 seconds West 368.66 feet to a point, a corner of Lot No. 11 on said plan, thence extending along same South 80 degrees 02 minutes 47 seconds East 311 14 feet to a point of curve on the Westerly side of Hilgert Avenue; thence extending Southwardly and Southeastwardly along the Westerly and Southwesterly side of Hilgert Avenue along the arc of a circle curving to the left having a radius of 177 00 feet the arc distance of 137 36 feet to the first mentioned point and place of BEGINNING CONTAINING 1640 acres of land

BEING Lot No 10 as shown on the  
abovementioned plan

UNDER AND SUBJECT to the declaration of covenants, conditions and restrictions covering development known as Governor Pointe Subdivision, recorded in Record Book 4555 Page 249, Berks County Records.

THEREON ERECTED A DWELLING  
HOUSE KNOWN AS: 20 Hilgert Avenue,  
Reading, PA 19607

TAX PARCEL #39438508878528ACCOUNT:  
39000403 SEE Deed Book 5311, Page 1846

Sold as the property of: Michael G. Sholl and  
Robin L. Sholl

No. 16-04169

Judgment Amount: \$124,572.50

Attorney: KML Law Group, P.C.

## LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground,

08/18/2016

together with the two (2) story brick and aluminum dwelling thereon erected, known as No. 701 Chestnut Street, situate on the Northeasterly corner of Seventh and Chestnut Streets, in the Borough of Shoemakersville, County of Berks, and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

**BEGINNING** at the intersection of the Easterly building line of Chestnut Street (50 feet wide) with the Northerly building line of Seventh Street (40 feet wide); thence extending in a Northerly direction along the Easterly building line of Chestnut Street, forming an interior angle of 87 degrees 16 minutes with the Northerly building line of Seventh Street, a distance of 46.33 feet to a point; thence extending in an Easterly direction along land now or late of Weber Construction, Inc., forming a right angle with the Easterly building line of Chestnut Street, and passing through the party wall between No. 701 and No. 703 Chestnut Street, a distance of 101.45 feet to a point; thence extending in a Southerly direction along land now or late of Clarence H. Ritter and Esther H. Ludwig, forming an interior angle of 100 degrees 35-1/4 minutes with the last described line, a distance of 41.83 feet to a point on the Northerly building line of Seventh Street; thence extending in a Westerly direction along the Northerly building line of Seventh Street, forming an interior angle of 82 degrees 8-3/4 minutes with the last described line, a distance of 109.25 feet to the place of beginning.

**CONTAINING** in area 4,614.0 square feet of land, more or less.

**THEREON ERECTED A DWELLING HOUSE KNOWN AS:** 701 Chestnut Street, Shoemakersville, PA 19555

**TAX PARCEL #**78449319601979

**ACCOUNT:** 78007208SEE Deed Book Instrument #2009056867

**PageINSTRUMENT #**2009056867

Sold as the property of: Randy E. Ripple and Melissa M. Ripple

No. 16-04272

Judgment Amount: \$98,762.73

Attorney: KML Law Group, P.C.

#### LEGAL DESCRIPTION

**ALL THAT CERTAIN** dwelling being house No. 2622 Girard Avenue, together with the lot or piece of ground upon which the same is erected, being Lot No. 7, as shown on the plan of building lots known as Presidential Arms, Section 1, as laid out by Presidential Arms Co. and recorded in the Office of the Recording of Deeds, in and for the County of Berks, Plan Book Volume 32, Page 33, dated April 10, 1969, situate in the Township of Spring, County of Berks and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to wit:

**BEGINNING** at a point in the southerly

Vol. 108, Issue 47

building line of Girard Avenue, a 60 feet wide street, said point being the arc distance of 11.02 feet westwardly from the point of curve formed by said building line as measured along a curve having a radius of 330 feet, a central angle of 01 degree 54 minutes 46 seconds; thence in a southwardly direction by a line passing through the party wall dividing the herein-described property and the dwelling 2620 Girard Avenue, the distance of 115.40 feet to a point; thence in a westwardly direction along the development known as Midvale Manor, by a line forming an interior angle of 90 degrees with the last described line, the distance of 29.50 feet to a point; thence in a northwardly direction along the easterly property line of Lot No. 6, being house No. 2624 Girard Avenue, by a line forming an interior angle of 90 degrees with the last described line, the distance of 117.72 feet to a point in the aforementioned southerly building line of Girard Avenue; thence in an eastwardly direction along said building line, by a line curving to the left, said curve having a radius of 330 feet, a central angle of 05 degrees 08 minutes 20 seconds, the arc distance of 29.60 feet to the place of **BEGINNING**.

**THEREON ERECTED A DWELLING HOUSE KNOWN AS:** 2622 Girard Avenue, Reading, PA 19609

**TAX PARCEL #**80438615742627

**ACCOUNT:** 80060627

**SEE Deed Book Instrument Number** 2015002702

**PAGE Instrument Number** 2015002702

Sold as the property of: Anthony Delcollo

No. 16-04369

Judgment: \$136,840.62

Attorney: Thomas A. Capehart, Esquire

**ALL** those two certain lots or pieces of ground situate in Maxatawny Township, Berks County, Pennsylvania as shown on the plan of Forest View Acres; drawn by George W. Knehr, Registered Professional Surveyor, dated September 12, 1966; said plan recorded in Berks County in Plan Book 31 Page 61, as follows to wit:

**BEGINNING** at a point of tangent on the Northwesterly side of Drosmo Drive (50 feet wide), said point being the arc distance of 39.27 feet measured along the arc of a circle curving to the right having a radius of 25.00 feet from a point of curve Southwesterly side of macadam state highway L.R. 06158 (45 feet wide); thence extending from said point of beginning along the Northwesterly side of Drosmo Drive South 75 degrees 08 minutes West 150.00 feet to a point, a corner of Lot No. 17 on said plan; thence extending along same North 14 degrees 52 minutes West 155.81 feet to a point in line of lands now or late of Grace C. Moyer and Howard D. Moyer, her husband; thence extending partly along said lands and along lands now or late of Irene E. Oswald and Cyrus J. Oswald, her husband, North 82 degrees 40 minutes East

08/18/2016

105.94 feet to a point, a corner of lands now or late of Irene E. Oswald and Cyrus J. Oswald, her husband; thence extending along said lands and crossing the Southerly side of former LR 06119 North 07 degrees 02 minutes West 150.50 feet to a point on the title line in the bed of former LR 06119; thence extending along same North 82 degrees 40 minutes East 75.11 feet to a point on the title in the bed of macadam state highway LR 06158; thence extending along same South 14 degrees 52 minutes East 139.25 feet to a point on the title line in the bed of macadam state highway LR 06158; thence extending along same and crossing the Southwesterly side of LR 06158; South 75 degrees 08 minutes West 25.00 feet to a point on the Southwesterly side of LR 06158; thence extending along same South 14 degrees 52 minutes East 116.92 feet to a point of curve on the Southwesterly side of LR 06158 along the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 39.27 feet to the first mentioned point and place of beginning.

SUBJECT to restrictions, reservations, easements, covenants, oil, gas or mineral rights of record, if any.

BEING THE SAME PREMISES which David G. Moyer, Sr., a/k/a David G. Moyer and Ellen M. Moyer a/k/a Ellen Moyer, husband and wife, by Deed dated July 6, 1992 and recorded on July 7, 1992 in the Office for the Recording of Deeds, in and for the County of Berks at Deed Book 2321, Page 129, granted and conveyed unto David G. Moyer, Sr., and Ellen M. Moyer, husband and wife. The said David G. Moyer, Sr., having departed this life in 2014 thereby vesting title to the premises solely to his wife, Ellen M. Moyer, by operation of law.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS 106 Old Bowers Road, Maxatawny, Pennsylvania

TAX PARCEL: 63545212969654

ACCOUNT: 63-046021

SEE DEED BOOK 2321 PAGE 129

To be sold as the property of Ellen M. Moyer

No. 16-04489

Judgment: \$37,851.41

Attorney: Kathryn L. Mason, Esquire

#### LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of land with the two-story brick dwelling house thereon erected situate on the South side of Douglass Street between Eleventh and Locust Streets, No. 1108, in the City of Reading, County of Berks and State of Pennsylvania,

ON the North side by Douglass Street;

ON the East side by property now or late of Rehr and Fricker;

ON the South by a ten feet wide alley; and

ON the West by property of Mary A. Mayberry, wife of J.P. Mayberry.

CONTAINING in front on said Douglass

Vol. 108, Issue 47

Street twelve feet and six inches (12' 6") and in depth one hundred feet (100').

BEING THE SAME PREMISES which Gary R. Snyder, by Deed dated May 25, 2006 and recorded on June 1, 2006 for Berks County in Deed Book 4889, Page 215, granted and conveyed unto Ambiorix R. Urena.

HAVING THEREON ERECTED A TWO-STORY BRICK DWELLING HOUSE KNOWN AS 1108 Douglass Street, Reading, Pennsylvania 19604.

TAX PARCEL: 12531754143505

ACCOUNT: 12349525

SEE Deed Book 4889, Page 215

To be sold as the property of Ambiorix R. Urena

No. 16-04681

Judgment: \$178,611.44

Attorney: Martha E. Von Rosenstiel, Esquire

#### LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel of land, known as Lot No. 1 in a subdivision of lots (Ziegler Subdivision), situate on the South side of macadam state highway L.R. 310, and said Lot No. 1 also located on the North side of adjoining macadam state highway L. R. 382, and said subdivision being just South of the Village of Rehrersburg, Township of Tulpehocken, County of Berks, and Commonwealth of Pennsylvania, and being bounded and described in accordance with a survey by Paul R. Grube and Associates, Inc., and designated on Plan Number 7-40 as follows, to wit:

PREMISES being known as 2 New Schaefferstown Road, Rehrersburg, Pennsylvania. BEGINNING at an iron pin, said corner being on the Southern right of way line of L. R. 310, and being a corner in common with residue land now or formerly of Jay L. Ziegler and also being the Northwest corner of herein described lot; thence (1) along the Southern right of way line of L. R. 310, South seventy-two degrees twenty-seven minutes ten seconds East (S. 72 degrees 27 minutes 10 seconds E.), one hundred fifty feet (150.00 feet) to an iron pin on the Southern right of way line of L. R. 310, a corner in common with Lot No. 2; thence (2) leaving aforementioned L. R. 310 and along Lot No. 2, South seventeen degrees thirty-two minutes fifty seconds West (S. 17 degrees 32 minutes 50 seconds W.), three hundred fifteen feet (315.00 feet) to an iron pin, a corner in common with Lot No. 2; thence (3) along residue property now or formerly of Jay L. Ziegler, North seventy-two degrees twenty-seven minutes ten seconds West (N. 72 degrees 27 minutes 10 seconds W.), crossing macadam state highway L. R. 382, one hundred eight and fifty hundredths feet (108.50 feet) to a p.k. spike on the Western edge of macadam state highway L. R. 382; thence (4) along the Western edge of macadam state highway L. R. 382, North forty-five degrees twenty-six minutes twenty seconds West (N. 45 degrees 26 minutes 20 seconds W.),

08/18/2016

Vol. 108, Issue 47

forty-six and fifty-nine hundredths feet (46.59 feet) to a p.k. spike on the Western edge of macadam state highway L. R. 382; thence (5) recrossing macadam state highway L. R. 382, and along residue property now or formerly of Jay L. Ziegler, North seventeen degrees thirty-two minutes fifty seconds East (N. 17 degrees 32 minutes 50 seconds E.), two hundred ninety-three and eighty-four hundredths feet (293.84 feet) to the place of BEGINNING.

UNDER AND SUBJECT, NEVERTHELESS, to all reservations, restrictions, covenants, conditions, easements, leases and rights of way appearing of record.

PARCEL IDENTIFICATION NO: 86-4421-00-02-9071

TAX ID #86031800

TITLE TO SAID PREMISES IS VESTED IN Franklin Rodriguez, by Deed from Edward A. Ritchie and April J. Ritchie, h/w, dated 07/30/2007, recorded 08/06/2007 in Book 5194, Page 1194.

To be sold as the property of Franklin Rodriguez

No. 16-04750

Judgment Amount: \$42,535.64

Attorney: Phelan Hallinan Diamond & Jones, LLP

#### LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the two and one-half story brick and stone dwelling house, thereon erected, situate on the West side of McKnight Street, between West Douglass and West Windsor Streets, and being known as House No. 832 McKnight Street, in the City of Reading, County of Berks and State of Pennsylvania, and being more particularly bounded and described as follows, to wit:

ON the North by property now or late of Henry P. Rhoda, being property No. 834 McKnight Street;

ON the East by said McKnight Street;

ON the South by property now or late of John H. Peiffer being property No. 830 McKnight Street; and

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

CONTAINING in front on said McKnight Street, in width or breadth, North and South fourteen feet (14 feet) and in depth or length of equal width or breadth East and West one hundred twenty-nine feet six inches (129 feet 6 inches) to said ten feet (10 feet) wide alley on the West.

TITLE TO SAID PREMISES IS VESTED IN Alfredo Cedano, by Deed from Anastacio Gonzalez and Lourdes Mojica, dated 11/28/2006, recorded 12/01/2006 in Book 5025, Page 606.

BEING KNOWN AS 832 McKnight Street, Reading, PA 19601-2020.

Residential property

TAX PARCEL NO. 15-5307-57-54-2945

TAX ACCOUNT: 15493250

SEE Deed Book 5025 Page 606

To be sold as the property of Alfredo Cedano.

No. 16-04759

Judgment Amount: \$156,695.86

Attorney: Phelan Hallinan Diamond & Jones, LLP

#### LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground upon which the same is erected, being known as No. 3929 St. Lawrence Avenue, situate in the Borough of St. Lawrence, County of Berks and Commonwealth of Pennsylvania, and being known as Lot No. 14 in a certain plan of lots laid out by William H. Dechant & Sons for J. Edwin Levan and others in July 1925, and revised March 1927, said plan being recorded in the Recorder's Office in and for Berks County in Plan Book Volume 9, Page 9, and being bounded and described as follows, to wit:

BEGINNING at a corner on the Northern side of a concrete road called St. Lawrence Avenue, formerly Oley Avenue and Lot No. 13; THENCE in a Northwardly direction along the Eastern side of Lot No. 13 a distance of 136 feet 4-5/8 inches to a point, a corner on the Southern side of an 18 feet wide alley; THENCE in an Eastwardly direction along said 18 feet wide alley a distance of 40 feet 1-1/2 inches to a corner on the Western side of a 50 feet wide street called Trout Street; THENCE in a Southwardly direction along said Trout Street a distance of 131 feet 6-3/8 inches to a point a corner on the Northern side of said concrete road called St. Lawrence Avenue, formerly Oley Avenue; THENCE in a Westwardly direction along St. Lawrence Avenue, formerly Oley Avenue, a distance of 40 feet 3/8 of an inch to the place of Beginning.

BEING KNOWN AS 3929 Saint Lawrence Avenue, Reading, PA 19606-2813.

Residential property

TITLE TO SAID PREMISES vested to Robert H. Miller by Deed from Robert H. Miller and Christine N. Miller, husband and wife, by Deed date 10/28/2002, Recorded 11/26/2002 in Book 3648, Page 2342.

TAX PARCEL NO: 81532612767646

TAX ACCOUNT: 81032100

SEE Deed Book 3648 Page 2342

To be sold as the property of Robert H. Miller, Christine N. Miller.

No. 16-04760

Judgment Amount: \$335,548.38

Attorney: Phelan Hallinan Diamond & Jones, LLP

#### LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Maiden Creek Township, Berks County, Commonwealth of Pennsylvania, bounded and described according to a final plan of Meadowbrook, Phases I and II, drawn by Stackhouse, Seitz & Rensinger, dated October 2, 2002 and last revised December 16, 2002, said

08/18/2016

Vol. 108, Issue 47

plan recorded in Berks County in Plan Book 261, Page 58, as follows, to wit:

BEGINNING at a point of curve on the northwesterly side of Kensington Boulevard (53 feet wide) said point being a corner of Lot No. 13 on said plan; thence extending from said point of beginning along Lot No. 13 North 31 degrees 07 minutes 40 seconds West 151.67 feet to a point in line of lands now or late of Bountiful Acres Trust, thence extending along said lands North 63 degrees 32 minutes 12 seconds East 119.86 feet to a point, a corner of Lot No. 15 on said plan; thence extending along same South 26 degrees 27 minutes 48 seconds East 150.00 feet to a point on the northwesterly side of Kensington Boulevard; thence extending along the same the two following courses and distances: (1) South 63 degrees 32 minutes 12 seconds West 78.94 feet to a point of curve; and (2) southwestwardly along the arc of a circle curving to the left having a radius of 351.50 feet the arc distance of 28.62 feet to the first mentioned point and place of BEGINNING.

CONTAINING 17,072 square feet of land.

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

SUBJECT to a 15 feet wide landscape buffer easement extending along rear of premises.

UNDER AND SUBJECT to the declaration of covenants, conditions and restrictions covering development known as Meadowbrook Subdivision recorded in Record Book 3868 Page 600, and Record Book 3992 Page 1786, Berks County Records.

TITLE TO SAID PREMISES is vested in Troy A. Alves from Forino Co., L.P. a Pennsylvania Limited Partnership, by its Attorney-in-Fact, John G. Smith in a Deed dated 10/12/2004 recorded 3/23/2005 in Book 4550 Page 0032.

BEING KNOWN AS 124 Kensington Boulevard, Blandon, PA 19510-9504.

Residential property

TAX PARCEL NO: 61542113041253

TAX ACCOUNT: 61001325

SEE Deed Book 4550 Page 0032

To be sold as the property of Troy A. Alves a/k/a Troy Alves.

No. 16-04894

Judgment Amount: \$36,529.25

Attorney: Phelan Hallinan Diamond & Jones, LLP

#### LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick mansard roof dwelling house and the lot of ground upon which the same is erected, situate on the South side of Bern Street, between Third and Rose Streets, being No. 318 Bern Street in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by Bern Street; on the East by property now or late of Amanda Sterley; on the South by a ten feet wide alley; and on the West

by property now or late of Jacob M. Kaucher.

CONTAINING in front or width, East and West, on said Bern Street, thirteen feet four inches (13 feet 4 inches) and in depth of uniform width, North and South to said ten feet wide alley, one hundred and eight feet (108 feet).

TITLE TO SAID PREMISES IS VESTED IN John Delp, III, by Deed from US Bank, National Association, as Trustee for CSFB Mortgage Pass-Through Certificates, Series 2002-HE1, dated 03/22/2004, recorded 04/06/2004 in Book 4030, Page 2235.

BEING KNOWN AS 318 Bern Street, Reading, PA 19601-1206.

Residential property

TAX PARCEL NO. 14-5307-26-69-9974

TAX ACCOUNT: 14255525

SEE Deed Book 4030 Page 2235

To be sold as the property of John Delp, III.

No. 16-05115

Judgment: \$77,431.07

Attorney: Shawn M. Long, Esquire

ALL THAT CERTAIN message, tenement, two-story brick house and lot of ground on which the same is erected, situate on the West side of South Second Street, in the Borough of Womelsdorf, Berks County, Pennsylvania, bounded and described as follows:

BEGINNING at a corner on said Second Street and property now or late of John A. Mumma; thence along said property westwardly, 266 feet to a corner at an alley; thence along said alley southwardly, 20 feet to a corner of lot now or late of Ammon Lengel; thence along the same eastwardly, 238 feet to a point at said brick house; thence southwardly 1 foot to a point at said brick house; thence through the dividing line of the same eastwardly, 28 feet to a point on said Second Street; thence along said street northwardly, 21 feet, more or less to the place of Beginning.

SUBJECT TO any restrictions, easements and/or adverse that pertain to this property.

TAX PARCEL: 95433707581223

ACCOUNT: 007200

SEE Deed Book 3231, Page 94

To be sold as the property of Brent Wolfe and Phuong T. Wolfe a/k/a Phuongdung T. Wolfe

No. 16-05396

Judgment Amount: \$51,777.32

Attorney: Phelan Hallinan Diamond & Jones, LLP

#### LEGAL DESCRIPTION

ALL THAT CERTAIN two-story frame dwelling house and lot or piece of ground upon which the same is erected, situated on the East side of and known as No. 603 North Thirteenth Street, between Greenwich and Oley Streets, in the City of Reading, Berks County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING AT A POINT in the eastern building line of North Thirteenth Street twenty-



08/18/2016

three (23) feet North from the northern line of said Greenwich Street; thence in eastwardly along property now or late of Newton F. Herr and Walter L. Stauffer, ninety-nine (99) feet eight (8) inches to an alley; thence northward along said alley sixteen (16) feet seven and one half (7-1/2) inches to a point in line of property now or late of George Wolfskill et ux; thence westwardly along property now or late of George Wolfskill et ux, ninety nine (99) feet eight (8) inches to a point in the eastern building line of said North Thirteenth Street; thence southwardly along said eastern building line of said North Thirteenth Street sixteen (16) feet seven and one half (7-1/2) inches to the place of Beginning.

TITLE TO SAID PREMISES VESTED IN Clomene Vincent given by Joseph Dietrich dated: August 27, 2008 recorded: September 2, 2008 Bk/Pg or Inst#: (Book) 05410 and (Page) 1264 BEING KNOWN AS 603 North 13th Street, Reading, PA 19604-2613.

Residential property  
TAX PARCEL NO. 12-5317-62-23-2681  
TAX ACCOUNT: 12204575  
SEE Deed Book 05410 and (Page) 1264  
To be sold as the property of Clomene Vincent.

No. 16-05494

Judgment Amount: \$187,501.87

Attorney: KML Law Group, P.C.

## LEGAL DESCRIPTION

ALL THAT CERTAIN tract or piece of ground with the two-story cement block and frame dwelling erected thereon, situate in the Township of Bern, County of Berks and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING AT A POINT in the middle of a public road leading from Bernville Road to Leesport, said point being a corner in common of properties now or, late of Frank Dietrich, Edward Marks and the herein described premises, thence along the middle of the said public road North 79 degrees 35 minutes West the distance of 295 feet to a point, thence along property now or late of William P Unger, South 20 degrees and 45 minutes West the distance of 513 feet no inches to a point and South 6 degrees and no minutes West the distance of 430 feet to a point, thence along property now or, late of Frank Dietrich, the following courses and distances, to wit North 77 degrees 15 minutes East the distance of 319 feet no inches to a point, South 69 degrees 30 minutes East the distance of 372 feet no inches to a point, North 20 degrees no minutes East the distance of 455 feet 7 inches to a point, North 79 degrees no minutes West the distance of 410 feet 7 inches to a point and North 14 degrees and 40 minutes East the distance of 409 feet no inches to the place of BEGINNING.

CONTAINING ten and twenty-eight hundredths (10.28) acres.

Vol. 108, Issue 47

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1074 Possum Lane, Leesport, PA 19533

TAX PARCEL #27438902653636

ACCOUNT: 27050950

SEE Deed Book 4931, Page 1293

Sold as the property of: Michael K. Miller and Sharon Miller a/k/a Sharon L. Miller

No. 16-12418

Judgment: \$186,471.48

Attorney: M. Troy Freedman, Esquire

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

BEGINNING in the centerline of the macadam road leading from Five Points to Limekiln, thence along said center line (not clear) North 83-1/2 (not clear) degrees East 100 feet to a corner of other lands new (not clear) or late of Rose Heffelfinger, widow of Charles L. Heffelfinger, thence along the same South 5 degrees West 200 feet South 83-1/2 degrees West 100 feet to a corner of a lot now or late of Fred Kuhns, thence along the same North 5 degrees East 200 feet to the place of beginning.

CONTAINING 72 perches, more or less.

BEING the same premises which Chlorie G. Arata, by Deed dated June 23, 1987 and recorded August 21, 1987 in the Office of the Recorder of Deeds in and for Berks County in Deed Book Number 1959 and Page Number 1463 granted and conveyed unto Warren O. Roth and Bonnie L. Roth, his wife, as tenants by the entireties.

UPI: 43533803307108

ACCOUNT: 43020085

MAP PIN: 533803306105

BEING KNOWN AS 20 Limekiln Road, Reading, PA 19606

To be sold as the property of Bonnie L. Roth a/k/a Bonnie Roth and Warren O. Roth a/k/a Warren Roth

No. 16-13753

Judgment: \$55,354.24

Attorney: Charles N. Shurr, Jr., Esquire

## PURPART NO. 1:

ALL THAT CERTAIN tract of land with the improvements thereon, the grounds around the same, as described, commonly known as the Shartlesville Hotel, all in the Village of Shartlesville, Upper Bern Township, Berks County, Pennsylvania, bounded and described as follows:

BEGINNING AT A STONE on the West side of a fifty foot wide street, bearing South from the public road from Strasstown to Shartlesville (Old US Route No 22) said stone being twenty-five feet South of the middle of said public road, a corner of this land and late of Lillie Long.

THENCE ALONG a line parallel to the center line of said road along land of the said Lillie Long

08/18/2016

Vol. 108, Issue 47

along a curve having a radius of 2839.93 feet, a chord of North seventy-six degrees thirty-five minutes West one hundred thirty-nine and forty-five hundredths feet to an iron pipe twenty five feet South of the middle of said road,

THENCE CROSSING said road and along other land now or late of James E. Leshner (of which this was a part) North no degrees thirty-five minutes East one hundred nine and seven tenth feet to a point, thence along the same along a part intended to be conveyed to Clara Hicks, South eighty-eight degrees fifty-five minutes East two hundred twenty-seven and seven-tenth feet to a point in the public road from the above named public road toward US Route #22,

THENCE ALONG said road, North one degree fifteen minutes East one hundred six and thirty-eight hundredths feet to a spike in said road,

THENCE ALONG the South side of a public alley South seventy-one degrees forty-seven minutes East one hundred eighty and seven-tenth feet to an iron pipe five feet West of the terminal shed adjacent thereto,

THENCE ALONG land of now or late Charles Miller South eighteen degrees forty-seven minutes West two hundred two and three-tenth feet to an iron pipe on the North side of Main Street of Shartlesville, thence crossing said street South twenty-one degrees thirty-seven minutes West, seventy and eighty-five hundredths feet to a spike, in the West side of the public road toward Bernville,

THENCE ALONG said road South thirty-seven degrees thirty-one minutes East two hundred forty and eighty-seven hundredths feet to a spike, in the middle of said road,

THENCE ALONG land now or late of Thomas Stoudt South sixty-two degrees forty-seven minutes West seventy-one and five-tenth feet to an iron pin on the small stream,

THENCE SOUTH eight degrees ten minutes East fourteen and one-tenth feet to an iron stake on the North side of a twenty-five foot wide alley,

THENCE CROSSING said alley and along other land of which this was a part, South sixty-three degrees twenty-nine minutes West three hundred twenty-one and seventy-seven hundredths feet to an iron stake,

THENCE NORTH six degrees thirty-two minutes East two hundred feet to an iron pipe on the West side of the fifty foot wide street,

THENCE CROSSING said street, South eighty-four degrees East twenty-three and one-tenth feet to an iron stake,

AND North sixty degrees sixteen minutes East thirty-one feet to an iron pipe set on the North side of the above mentioned twenty-five foot alley and on the East side of this fifty-foot wide street,

THENCE ALONG the East side of said street North six degrees thirty-two minutes, East two hundred seventy-three and four-tenth feet to a spike on the North side of the first named public road and on the or near the West side of the public road from same toward US Route No 22,

THENCE SOUTH eighty-seven degrees five minutes West thirty-six and fifty-five hundredths feet to a spike and South eighty-four degrees fifty-seven minutes West fourteen and twenty-five hundredths feet to a spike,

THENCE CROSSING the first named public road (Old Route No. 22) South six degrees thirty-two minutes West thirty-six and forty-three hundredths feet to the place of beginning,

EXCEPTING THEREFROM, however, a small triangular piece of land belonging to John S. Berger, as shown on plan and recorded in Deed Book 662, Page 35, Berks County Records, being a part of the old Shartlesville school premises now located entirely within the right-of-way of the public road.

PURPART NO. 2:

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Upper Bern, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows:

BEGINNING AT A drill hole on the western side of a bridge crossing over an old concrete road,

THENCE SOUTH 87 degrees 31 minutes East a distance of 109.22 feet to a point, said point being in the aforesaid old concrete road, thence leaving the aforesaid old concrete road South 8 degrees 42 minutes West a distance of 244.75 feet to an iron pin, said iron pin being the common corner of lands now or late of Gilbert J. Henne and Jeanette L. Henne, his wife, Gordon R. Berger and Freda M. Berger his wife, and Frieden's United Church of Christ of Shartlesville, said pin being the southeastern corner of the herein described real estate, THENCE NORTH 84 degrees 18 minutes West, a distance of 114.03 feet along lands now or late of Frieden's United Church of Christ of Shartlesville, to an iron pin,

THENCE NORTH 10 degrees 2 minutes 27 seconds East, a distance of 232.99 feet to the drill hole being the place of beginning.

KNOWN AS 5727 Main Street a/k/a 5727 Old Route 22, Shartlesville, Pennsylvania 19554

TAX PARCELS: 28-4453-15-64-2062 and 28-4453-15-54-8051

ACCOUNT: 28032675 and 28000564

INSTRUMENT NO. 2011019665

To be sold as the property of Dean Churchill and Danielle Churchill

No. 16-3654

Judgment Amount: \$196,912.62

Attorney: Phelan Hallinan Diamond & Jones, LLP

#### LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the improvements thereon erected, situate in the Borough of Birdsboro, County of Berks and State of Pennsylvania, bounded and described in accordance with a subdivision known as Jefferson Heights made by Thomas R. Gibbons, Registered Surveyor, dated 9/28/1987

08/18/2016

and last revised 10/27/1987 and recorded in Plan Book 151 Page 12, as follows, to wit:

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

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

TITLE TO SAID PREMISES IS VESTED IN Dave Allen George, a single man, by Deed from Robert F. Shortes, Jr. and Wendy Shortes, h/w, dated 07/21/2010, recorded 12/13/2010 in Instrument Number 2010049367.

BEING KNOWN AS 827 Jefferson Street, Birdsboro, PA 19508-2127.

Residential property

TAX PARCEL NO. 31-5334-16-82-9717

TAX ACCOUNT: 31020157

SEE Deed Book Instrument Number 2010049367.

To be sold as the property of Dave Allen George.

No. 16-4919

Judgment Amount: \$254,053.32

Attorney: Phelan Hallinan Diamond & Jones, LLP

#### LEGAL DESCRIPTION

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

BEGINNING at a point of tangent on the northwesterly side of Nantucket Drive (50 feet wide) said point being the arc distance of 20.42 feet measured along the arc of a circle curving to the right having a radius of 13.00 feet from a point of curve on the southwesterly side of Verdun Drive (50 feet wide); thence extending from said point of beginning along the northwesterly side of Nantucket Drive the two (2) following

Vol. 108, Issue 47

courses and distances (1) South 45 degrees 59 minutes 52 seconds West 19.34 feet to a point of curve, and (2) southwestwardly along the arc of a circle curving to the left and having a radius of 175.00 feet the arc distance of 58.01 feet to a point, a corner of Lot No. 127 on said plan; thence extending along the same North 63 degrees 20 minutes 42 seconds West 128.56 feet to a point, a corner of Lot No. 132 on said plan; thence extending along the same North 45 degrees 59 minutes 52 seconds East 131.87 feet to a point on the southwesterly side of Verdun Drive; thence extending along same South 44 degrees 00 minutes 08 seconds East 98.77 feet to a point of curve on the southwesterly side of Verdun Drive; thence leaving the southwesterly side of Verdun Drive along the arc of a circle curving to the right having a radius of 13.00 feet the arc distance of 20.42 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 133 as shown on the aforementioned plan.

TITLE TO SAID PREMISES IS VESTED IN Vanessa Whitney, a married woman, by Deed from Polymathic Properties, Inc., dated 01/10/2014, recorded 01/21/2014 in Instrument Number 2014002144.

BEING KNOWN AS 4 Verdun Drive, Reading, PA 19605.

Residential property

TAX PARCEL NO. 68-5400-15-64-1039

TAX ACCOUNT: 68000357

SEE Instrument Number 2014002144.

To be sold as the property of Vanessa Whitney.

No. 2015-22042

Judgment: \$176,173.81

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

TAX I.D. #64531608895705

BEING PARCEL NUMBER: 64531608895705

ALL THAT CERTAIN lot or piece of ground situate on the western intersection of Friedensburg Road and Brooke Street in the Borough of Mt. Penn, County of Berks, and Commonwealth of Pennsylvania, together with a dwelling house and other improvements thereon erected and known as Number 316 Friedensburg Road, Mt. Penn, Berks County, Pennsylvania, being the northeastern eleven feet four and one-half inches (11' 4-1/2 ") of Lot No. 20 and the whole of Lots Nos. 17, 18, and 19 as shown on a map or plan of building lots as laid out by the estate of J. Calvin Campfield, deceased, in January 1921 which aforesaid map or plan is recorded in the Office of the Recorder of Deeds in and for Berks County at Reading, Pennsylvania in Plan Book Volume 1, Page 49, bounded on the northwest by Hill Avenue (25 feet wide); on the northeast by Brooke Street (30 feet wide); on the southeast by Friedensburg Road (50 feet wide); and on the southwest by residue portion of Lot No. 20, property now or late of Joseph L. Miller and Shirley J. Miller, his wife, and being more fully bounded and described as follows, to wit:

08/18/2016

Vol. 108, Issue 47

BEGINNING at a corner, said corner being the intersection of the northwestern topographical building line of Friedensburg Road with the southwestern topographical building line of Brooke Street as laid out on the topographical survey of the Borough of Mt. Penn.; thence in a southwesterly direction along the northwestern topographical building line of the aforesaid Friedensburg Road, by a curve bearing to the left, having a radius of four hundred seventy-five feet (475') a distance along the arc of thirty-five feet four and one-half inches (35' 4-1/2 ") to a point of tangency; thence continuing along the northwestern topographical building line of the aforesaid Friedensburg Road, in a southwesterly direction a distance of fifty-one feet zero inches (51' 0") to a corner marked by an iron pin; thence leaving and making a right angle with the aforesaid Friedensburg Road and along property now or late of Joseph L. Miller and Shirley J. Miller, his wife, in a northwesterly direction, a distance of one hundred twenty-five feet zero inches (125' 00") to a corner on the southeastern side of Hill Avenue; thence along same in a northeasterly direction, making an interior angle of ninety degrees (90°) with the last described line, a distance of fifty-one feet zero inches (51' 0") to a point of curve; thence continuing in a northeasterly direction along the southeastern side of the aforesaid Hill Avenue, by a curve bearing to the right, having a radius of six hundred feet zero inches (600' 00") a distance along the arc of forty-eight feet seven and five eighths inches (48' 7-5/8") to a corner at the intersection with the southwestern topographical building line of Brooke Street; thence along the southwestern topographical building line of the aforesaid Brooke Street, by a line being fifteen feet (15') southwestwardly from and parallel to the centerline, which aforesaid centerline is radial to Friedensburg Road, a distance of one hundred twenty-five and one-eighth inch (125' 1/8") to the place of beginning.

CONTAINING eleven thousand six hundred eighteen and five-tenths (11,618.5) square feet.

BEING KNOWN AS: 316 Friedensburg Road, Reading, Pennsylvania 19606.

TITLE TO SAID PREMISES is vested in Michael J. Zaorski by Deed from Benny Robles dated August 21, 2014 and recorded August 22, 2014 in Instrument Number 2014027406.

To be sold as the property of Michael J. Zaorski

Taken in Execution and to be sold by

**ERIC J. WEAKNECHT, SHERIFF**

N.B. To all parties in interest and claimants: A schedule of distribution will be filed by the Sheriff, October 7, 2016 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 DISSOLUTION

Pursuant to the requirements of section 1975 of the Pennsylvania Business Corporation Law of 1988, notice is hereby given that **KEN FRANCK AGENCY, INC.** is currently in the process of voluntarily dissolving.

**Eugene Steger & Assocs., PC**

411 Old Baltimore Pike

Suite 101

Chad Ford, PA 19317

---

NOTICE IS HEREBY GIVEN to all creditors and claimants that LDB III, INC., a Pennsylvania business corporation, has adopted resolutions authorizing the dissolution of the Corporation and has begun winding up and settling the affairs of the corporation so its corporate existence shall be ended pursuant to the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

**J. Stephen Feinour, Esquire**

NAUMAN, SMITH, SHISSLER & HALL, LLP

200 North Third Street

P.O. Box 840

Harrisburg, PA 17108-0840

---

## 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, on July 11, 2016, 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: **Greater Reading Chamber and Economic Development Corporation.**

The purposes for which it was organized are: charitable and educational purposes as defined in Section 501(c)(3) of the Internal Revenue Code.

**BARLEY SNYDER**

Attorneys

---

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on July 19, 2016, 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: **Lancaster Center of the Deaf and Hard of Hearing.**

The purposes for which it was organized

08/18/2016

are: to provide services to deaf and hard of hearing individuals in Lancaster County and the surrounding areas.

**Jay W. Waldman, Esq.**  
**WALDMAN LAW GROUP, P.C.**  
 Suite 100, 711 Spring Street  
 Wyomissing, PA 19610

## AUDIT LIST

### First Publication

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

Notice of Audit of Fiduciaries Accounts

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

NOTICE is hereby given that the fiduciaries of the following estates have filed respectively, their accounts and statements of the proposed distribution in the Office of the Register of Wills or Clerk of the Orphans' Court as the case may be, in and for the County of Berks, Commonwealth of Pennsylvania and that these accounts will be presented to the Orphans' Court of said County at the Court House in Reading, Pennsylvania on Wednesday, September 7, 2016 at 9:00 A.M. for audit, confirmation and distribution. At that time and place parties interested and claimants against the respective estates will be heard.

49. BAXTER, RONALD BRENT - Jill M. Wineka, Admx., Jill M. Wineka, Esq.

50. DALSKI, JEAN R. - Eric V. Salvati and Damien M. Quinones, Exrs., Jonathan B. Batdorf, Esq.

51. D'AMICO, MARIAN F. - Alvina D'Amico, Extx., LeRoy G. Levan, Esq.

52. DELEWSKI, SHIRLEY M. - Jeffrey A. Leiby and LeRoy G. Levan, Exrs., LeRoy G. Levan, Esq.

53. GUINThER, JOHN CHARLES - Edwin P. Guinther and Sandra E. Guinther, Admrs., Brian F. Boland, Esq.

54. HENICK, MICHAEL J. - William J. Henick, Jr., Admr., Amanda O'Driscoll, Esq.

55. HENNERSHUTZ, BETTY J. - Patricia M. Heckman, Extx., Brian R. Ott, Esq.

56. KESSLER, LEONA H. a/k/a KESSLER, LEONA HANOVER a/k/a KESSLER, LEONA a/k/a KESSLER, LEE - Andrew L. Kessler and Todd H. Kessler, Exrs., James S. Rothstein, Esq.

57. KLINE, CAROL A. - Jeffrey A. Klinger, Exr., Robert R. Kreitz, Esq.

58. MATTHEWS, WENDY R. - Evelyn R. Szczepanek, Extx., Michael J. Righi, Esq.

59. REIFSNYDER, VERNON M. - Elizabeth S. Reifsnyder and Daniel S. Reifsnyder, Exrs., Jonathan B. Batdorf, Esq.

Vol. 108, Issue 47

60. REINERT, RALPH B. - Steven Reinert and Shirley A. Venarchik, Exrs., H. Charles Markofski, Esq.

61. WOLFSKILL, STEWART R. - William D. Sherman, Admr., Rebecca Batdorf Stone, Esq.  
 Last day for filing Accounts for October 2016 is September 6, 2016.

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

## CERTIFICATE OF ORGANIZATION

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

The Certificate was filed on August 8, 2016.

**Joseph A. O'Keefe, Esq.**  
**O'KEEFE, MILLER & THIELEN, P.C.**  
 22 E. Main Street  
 Fleetwood, PA 19522

## 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

**BREITEGAM, MARION E., dec'd.**

Late of 315 Hampshire Avenue,  
 Exeter Township.

Executor: THOMAS F. BROWN,  
 c/o Victor F. Cavacini, Esquire,  
 Gross McGinley, LLP.

P.O. Box 4060,  
 Allentown, PA 18105-4060.

ATTORNEY: VICTOR F. CAVACINI,  
 ESQ.,

Gross McGinley, LLP,  
 P.O. Box 4060,

Allentown, PA 18105-4060

**CAPOZZI, ANNA M., dec'd.**

Late of 8 Forest View Drive.

Executor: MICHAEL T. CAPOZZI,  
 8 Forest View Drive,  
 Wernersville, PA 19565.

ATTORNEY: RUSSELL E. FARBIARZ,  
 ESQ.,

ANTANAVAGE FARBIARZ, PLLC,  
 64 North Fourth Street,  
 Hamburg, PA 19526

08/18/2016

Vol. 108, Issue 47

**GOMBOSI, JEANETTE, dec'd.**

Late of Borough of Wyomissing.  
 Executors: JEANETTE E. HOGAN and  
 RUSSELL L. GOMBOSI,  
 c/o Socrates J. Georgeadis, Esquire,  
 Georgeadis Setley,  
 4 Park Plaza, 2nd Floor,  
 Wyomissing, PA 19610.  
 ATTORNEY: SOCRATES J.  
 GEORGEADIS, ESQ.,  
 GEORGEADIS SETLEY,  
 Four Park Plaza, Second Floor,  
 Wyomissing, PA 19610

**GROFF, HAZEL S., dec'd.**

Late of 4842 Fifth Avenue,  
 Muhlenberg Township.  
 Administratrix: MELANIE L.  
 MANWILLER,  
 c/o Andrew S. George, Esq.,  
 Kozloff Stoudt,  
 2640 Westview Drive,  
 Wyomissing, PA 19610.  
 ATTORNEY: ANDREW S. GEORGE,  
 ESQ.,  
 KOZLOFF STOUTD,  
 2640 Westview Drive,  
 Wyomissing, PA 19610

**KLOPP, NORMAN E., dec'd.**

Late of 36 W. Ruth Ave.,  
 Robesonia.  
 Executrix: SHARON B. HERMANN,  
 c/o Andrew S. George, Esq.,  
 Kozloff Stoudt,  
 2640 Westview Drive,  
 Wyomissing, PA 19610.  
 ATTORNEY: ANDREW S. GEORGE,  
 ESQ.,  
 KOZLOFF STOUTD,  
 2640 Westview Drive,  
 Wyomissing, PA 19610

**KOCH, LEONARD ANTHONY also known as****KOCH, LEONARD A., dec'd.**

Late of Washington Township.  
 Executrix: REBECCA L. HENNESSEY,  
 104 Winged Foot Court,  
 Royersford, PA 19468.  
 ATTORNEY: JEFFREY R. BOYD, ESQ.,  
 BOYD & KARVER,  
 7 E. Philadelphia Avenue,  
 Boyertown, PA 19512

**KRAUSE, RITA E., dec'd.**

Late of 1075 Church Rd., Reading.  
 Executors: ROBERT C. KRAUSE,  
 363 Owl Creek Rd.,  
 Tamaqua, PA 18252;  
 SUSAN E. REESE,  
 8975-110 Lawrence Welk Dr.,  
 Escondido, CA 92026 and  
 RAYMOND A. KRAUSE,  
 1069 A Church Rd.,  
 Reading, PA 19607.  
 ATTORNEY: ALAINE V. GRBACH, ESQ.,  
 675 Estelle Drive,

Lancaster, PA 17601

**KULP, GERALD J., dec'd.**

Late of Fleetwood.  
 Executrix: NANCY A. KULP,  
 232 West Somerset St.,  
 Fleetwood, PA 19522.  
 ATTORNEY: HENRY M. KOCH, JR.,  
 ESQ.,  
 KOCH & KOCH,  
 217 N. 6th Street,  
 P.O. Box 8514,  
 Reading, PA 19603

**MARCH, EVA MAE, dec'd.**

Late of 464 Buck Hollow Road,  
 Birdsboro.  
 Executors: PAUL L. MARCH,  
 1439 Bowmansville Road,  
 Mohnton, PA 19540;  
 WARREN L. MARCH, JR.,  
 464 Buck Hollow Road,  
 Birdsboro, PA 19508 and  
 DAVID A. MARCH,  
 2314 Dogwood Drive,  
 Narvon, PA 19555.  
 ATTORNEY: BRETT M. FEGELY, ESQ.,  
 HARTMAN VALERIANO MAGOVERN &  
 LUTZ, P.C.,  
 Suite 301, 1100 Berkshire Boulevard,  
 P.O. Box 5828,  
 Wyomissing, PA 19610

**MORMILE, EDITH J., dec'd.**

Late of Cumru Township.  
 Executrix: ANNETTE M. PRICE,  
 1534 Old Lancaster Pike,  
 Sinking Spring, PA 19608.  
 ATTORNEY: WILLIAM R. BLUMER,  
 ESQ.,  
 LEISAWITZ HELLER ABRAMOWITZ  
 PHILLIPS, P.C.,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610

**OSWALD, DONALD, dec'd.**

Late of 236 Forge Dam Road.  
 Administrator: DONALD OSWALD,  
 236 Forge Dam Road,  
 Hamburg, PA 19526.  
 ATTORNEY: RUSSELL E. FARBIARZ,  
 ESQ.,  
 ANTANAVAGE FARBIARZ, PLLC,  
 64 North Fourth Street,  
 Hamburg, PA 19526

**SABALSKI, CONSTANCE P., dec'd.**

Late of 106 Carroll Street, Reading.  
 Executrix: SHIRLEEN D. YATRON,  
 19 Birdie Lane,  
 Reading, PA 19607.  
 ATTORNEY: JACK G. MANCUSO, ESQ.,  
 BRUMBACH, MANCUSO & FEGLEY,  
 P.C.,  
 50 N. 5th Street, P.O. Box 8321,  
 Reading, PA 19603-8321

**SHOWALTER, RICHARD L., dec'd.**

Late of 9 Heidelberg Drive,  
 Borough of Wernersville.

08/18/2016

Vol. 108, Issue 47

Executors: ROBERT L. SHOWALTER,  
113 Matthew Drive,  
Sinking Spring, PA 19608 and  
ANN STALNECKER,  
183 Scull Hill Loop Road,  
Bernville, PA 19506.  
ATTORNEY: BRIAN R. OTT, ESQ.,  
BARLEY SNYDER, LLP,  
50 N. 5th Street, 2nd Fl.,  
P.O. Box 942,  
Reading, PA 19603-0942

**STUFFLET, LUCY R., dec'd.**

Late of Manor Care,  
3000 Windmill Road,  
Borough of Sinking Spring.  
Executrix: CAMILLE DEMARCO,  
218 Nicole Way,  
Sinking Spring, PA 19608.  
ATTORNEY: JACK G. MANCUSO, ESQ.,  
BRUMBACH, MANCUSO & FEGLEY,  
P.C.,  
50 N. 5th Street, P.O. Box 8321,  
Reading, PA 19603-8321

**TRUITT, HOWARD R. also known as  
TRUITT, HOWARD RAYMOND, dec'd.**

Late of Mertztown.  
Executrix: KIMBERLY J. TRUITT,  
c/o YOUNG & YOUNG,  
Rebecca M. Young, Esq. and  
Lia K. Snyder, Esq.,  
119 E. Main Street,  
Macungie, PA 18062.  
ATTORNEY: REBECCA M. YOUNG,  
ESQ.,  
LIA K. SNYDER, ESQ.,  
YOUNG & YOUNG,  
119 E. Main Street,  
Macungie, PA 18062

**WAGNER, DORIS, dec'd.**

Late of 1 Reading Drive, Apt. 045,  
Borough of Wernersville.  
Executor: DR. CLIFFORD WAGNER,  
1 Reading Drive, Apt. 045,  
Wernersville, PA 19526.  
ATTORNEY: ALEXA S. ANTANAVAGE,  
ESQ.,  
ANTANAVAGE FARBIARZ, PLLC,  
64 North Fourth Street,  
Hamburg, PA 19526

**WENRICH, FRANKLIN J., dec'd.**

Late of Borough of Wernersville.  
Executor: DAVID W. MILLER,  
c/o Socrates J. Georgeadis, Esquire,  
Georgeadis Setley,  
4 Park Plaza, 2nd Floor,  
Wyomissing, PA 19610.  
ATTORNEY: SOCRATES J.  
GEORGEADIS, ESQ.,  
GEORGEADIS SETLEY,  
4 Park Plaza, 2nd Floor,  
Wyomissing, PA 19610

**ZUBER, THELMA M., dec'd.**

Late of Exeter Township.  
Executrix: KATHLEEN MACARONIS,

c/o Socrates J. Georgeadis, Esquire,  
Georgeadis Setley,  
4 Park Plaza, 2nd Floor,  
Wyomissing, PA 19610.  
ATTORNEY: SOCRATES J.  
GEORGEADIS, ESQ.,  
GEORGEADIS SETLEY,  
Four Park Plaza, Second Floor,  
Wyomissing, PA 19610

**Second Publication****BACHMAN, GRACE J., dec'd.**

Late of Borough of Mohnton.  
Administrator C.T.A.: RAYMOND C.  
QUINTER,  
39 Richard Lee Lane,  
Phoenixville, PA 19460.  
ATTORNEY: TIMOTHY B. BITLER,  
ESQ.,  
3115 Main Street,  
Birdsboro, PA 19508-8319

**BITLER, ELIZABETH J., dec'd.**

Late of Robeson Township.  
Executor: TIMOTHY B. BITLER, ESQ.,  
3115 Main Street,  
Birdsboro, PA 19508-8319

**DUNBAR, DAVID A., dec'd.**

Late of Exeter Township.  
Administrators: MELVIN DUNBAR,  
90 Kenna Lane,  
Palmerton, PA 18071 and  
ELIZABETH MOY,  
39 Viburnum Court,  
Lafayette Hill, PA 19444.  
ATTORNEY: ANDREW M. LOGAN,  
ESQ.,  
Suite 200, 475 Allendale Road,  
King of Prussia, PA 19406

**DYER, BEVERLY F., dec'd.**

Late of Douglassville,  
Amity Township.  
Executor: DENNIS C. DYER,  
1954 Fairview Avenue,  
Reading, PA 19606.  
ATTORNEY: EUGENE ORLANDO, JR.,  
ESQ.,  
ORLANDO LAW OFFICES, P.C.,  
Suite 202, 2901 St. Lawrence Avenue,  
Reading, PA 19606

**ECKENROD, JAMES D., dec'd.**

Late of Centre Township.  
Executrix: FAYE LUCKENBILL,  
P.O. Box 104,  
Mohrsville, PA 19541.  
ATTORNEY: VICTORIA A. GALLEN  
SCHUTT, ESQ.,  
ROLAND STOCK, LLC,  
5 Hearthstone Court Suite 201,  
Reading, PA 19606

**ESHBACH, IRVIN, dec'd.**

Late of 30 Fegley Avenue, Boyertown,  
Borough of Boyertown.  
Executrix: DONNA WEIL,  
30 Fegley Avenue,

08/18/2016

Vol. 108, Issue 47

Boyertown, PA 19512.  
 ATTORNEY: H. CHARLES MARKOFSKI,  
 ESQ.,  
 MARKOFSKI LAW OFFICES,  
 1258 E. Philadelphia Avenue,  
 Gilbertsville, PA 19525-0369

**EVANS, MARIAN J., dec'd.**

Late of 2710 Garfield Avenue,  
 Spring Township.  
 Executrix: VICTORIA DANTAS.  
 c/o WALTER M. DIENER, JR., ESQ.,  
 KOZLOFF STOUTD,  
 2640 Westview Drive,  
 Wyomissing, PA 19610

**FRANK, JEANNE G., dec'd.**

Late of 125 Valley Greene Circle,  
 Wyomissing.  
 Executors: MICHAEL FRANK,  
 56 South Franklin Street,  
 Doylestown, PA 18901,  
 ROSEMARY FRANK-VITALE,  
 1242 Hill Road,  
 Reading, PA 19602.  
 ATTORNEY: GREGORY C. HARTMAN,  
 ESQ.,  
 HARTMAN VALERIANO MAGOVERN &  
 LUTZ, P.C.,  
 Suite 301,  
 1100 Berkshire Boulevard,  
 P.O. Box 5828,  
 Wyomissing, PA 19610

**GERHART, DONNA MARIE also known as  
 GERHART, DONNA M., dec'd.**

Late of 5025 Quince Drive,  
 Exeter Township.  
 Executrix: CAROLYN ELVA ORTWEIN,  
 425 Sheradin Road,  
 Kutztown, PA 19530.  
 ATTORNEY: ROBERT R. KREITZ, ESQ.,  
 ROLAND STOCK, LLC,  
 627 North Fourth Street, P.O. Box 902,  
 Reading, PA 19603

**GLASS, RONALD G., dec'd.**

Late of City of Reading.  
 Administratrix: LYNN PEPPLER,  
 247 E. Washington Avenue,  
 Wernersville, PA 19565.  
 ATTORNEY: FREDERICK M. NICE,  
 ESQ.,  
 LEISAWITZ HELLER ABRAMOWITZ  
 PHILLIPS, P.C.,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610

**HAFER, EARL R. also known as**

**HAFER, EARL RAYMOND, dec'd.**  
 Late of 2391 Limekiln Rd.,  
 Amity Township.  
 Executor: TERRANCE L. HAHER,  
 2363 Limekiln Road,  
 Douglassville, PA 19518.  
 ATTORNEY: BRIAN R. OTT, ESQ.,  
 BARLEY SNYDER, LLP,  
 50 N. 5th Street, 2nd Fl.,  
 P.O. Box 942,

Reading, PA 19603-0942

**HARTMAN, JUDITH M., dec'd.**

Late of 2000 Cambridge Avenue,  
 Borough of Wyomissing.  
 Executor: SANFORD L. HARTMAN,  
 c/o David M. Kozloff, Esq.,  
 Kozloff Stoutd,  
 2640 Westview Drive,  
 Wyomissing, PA 19610.  
 ATTORNEY: DAVID M. KOZLOFF, ESQ.,  
 KOZLOFF STOUTD,  
 2640 Westview Drive,  
 Wyomissing, PA 19610

**KRAFT, JOAN M., dec'd.**

Late of 2028 Meadow Glen, Borough of  
 Wyomissing.  
 Executors: DALE R. KRAFT,  
 58 Miller Drive,  
 Sinking Spring, PA 19608;  
 GLENN R. KRAFT,  
 34 E. Lancaster Avenue,  
 Shillington, PA 19607 and  
 BRUCE D. KRAFT,  
 7 Cornell Avenue,  
 West Lawn, PA 19609.  
 ATTORNEY: CARMEN R. STANZIOLA,  
 ESQ.,  
 219 E. Lancaster Avenue,  
 Shillington, PA 19607

**KRICK, ROSE M., dec'd.**

Late of 1017 Meade Street,  
 City of Reading.  
 Executor: CARL R. KRICK,  
 170 Tobias Road,  
 Bernville, PA 19506.  
 ATTORNEY: ROBERT R. KREITZ, ESQ.,  
 ROLAND STOCK, LLC,  
 627 North Fourth Street,  
 P.O. Box 902,  
 Reading, PA 19603

**KURR, SARA M., dec'd.**

Late of Borough of Leesport.  
 Executors: RICHARD N. KURR,  
 168 Wanner Road,  
 Reading, PA 19606 and  
 SANDRA LEE DICKSON,  
 1841 Hampden Blvd.,  
 Reading, PA 19604.  
 ATTORNEY: EUGENE ORLANDO, JR.,  
 ESQ.,  
 ORLANDO LAW OFFICES, P.C.,  
 Suite 202, 2901 St. Lawrence Avenue,  
 Reading, PA 19606

**LORAH, PAULINE D., dec'd.**

Late of Colebrookdale Township.  
 Executors: DIANE L. MCELWEE,  
 117 Walker Drive, P.O. Box 293,  
 Boyertown, PA 19512 and  
 DENNIS P. LORAH,  
 1692 Heebner Way,  
 Lansdale, PA 19446.  
 ATTORNEY: THOMAS D. LEIDY, ESQ.,  
 42 East Third Street,  
 Boyertown, PA 19512



08/18/2016

Vol. 108, Issue 47

**OLENWINE, SHIRLEY J., dec'd.**

Late of Macungie.  
 Executor: RONALD OLENWINE,  
 c/o The Roth Law Firm,  
 123 North Fifth Street,  
 Allentown, PA 18102.  
 ATTORNEY: ROBERT B. ROTH, ESQ.,  
 The Roth Law Firm,  
 123 North Fifth Street,  
 Allentown, PA 18102

**RUSH, VINCENT A., III, dec'd.**

Late of Leesport.  
 Executors: DEBORAH PECK and  
 JOHN RUSHE,  
 c/o The Roth Law Firm,  
 123 North Fifth Street,  
 Allentown, PA 18102.  
 ATTORNEY: ROBERT B. ROTH, ESQ.,  
 The Roth Law Firm,  
 123 North Fifth Street,  
 Allentown, PA 18102

**SAWYER, JOYCE R. also known as  
SAWYER, JOYCE RIDLEY, dec'd.**

Late of Maiden Creek Township.  
 Executrix: CATHY YERGER,  
 346 W. Walnut Tree Drive,  
 Blandon, PA 19510.  
 ATTORNEY: JAMES M. SMITH, ESQ.,  
 SMITH LAW GROUP, LLC,  
 14133 Kutztown Road, P.O. Box 626,  
 Fleetwood, PA 19522

**SHEAFFER, JOHN R., dec'd.**

Late of 10 Pershing Blvd.,  
 Cumru Township.  
 Administrator: CHARLES J. SHEAFFER,  
 c/o Brian F. Boland, Esq.,  
 Kozloff Stoudt,  
 2640 Westview Drive,  
 Wyomissing, PA 19610.  
 ATTORNEY: BRIAN F. BOLAND, ESQ.,  
 KOZLOFF STOUTD,  
 2640 Westview Drive,  
 Wyomissing, PA 19610

**SHERMOT, MARY M., dec'd.**

Late of 5501 Perkiomen Avenue,  
 Exeter Township.  
 Executor: HARRIS J. SHERMOT,  
 320 4th Street,  
 Shillington, PA 19607.  
 ATTORNEY: KEVIN A. MOORE, ESQ.,  
 LEISAWITZ HELLER ABRAMOWITZ  
 PHILLIPS, P.C.,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610

**STAPLETON, LEON M., dec'd.**

Late of Borough of Boyertown.  
 Executors: LINDA MARLENE BENDER,  
 MARILYN LUCILLE SLAYBAUGH and  
 ROBERT ALAN STAPLETON,  
 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

**WESSNER, EDWIN G., dec'd.**

Late of Greenwich Township.  
 Executrix: VALERIE A. WESSNER,  
 1024 Long Lane Road,  
 Kutztown, PA 19530.  
 ATTORNEY: LEE A. CONRAD, ESQ.,  
 3 North Main Street,  
 Topton, PA 19562

**Third and Final Publication****BROPHY, EDWARD A., dec'd.**

Late of Cumru Township.  
 Executor: MARK E. BROPHY,  
 c/o AE Young & Associates,  
 1755 Oregon Pike, Suite 110,  
 Lancaster, PA 17601.  
 ATTORNEYS: AE YOUNG &  
 ASSOCIATES, PLLC,  
 Suite 110, 1755 Oregon Pike,  
 Lancaster, PA 17601

**DANIELS, GRACE C., dec'd.**

Late of 1801 Cambridge Avenue, Apt. A-17,  
 Borough of Wyomissing.  
 Executrix: LISA DANIELS BARBER.  
 c/o J. WILLIAM WIDING, III, ESQ.,  
 KOZLOFF STOUTD,  
 2640 Westview Drive,  
 Wyomissing, PA 19610

**DETWEILER, E. KATHRYN, dec'd.**

Late of Colebrookdale Township.  
 Executors: DENNIS J. MILLER,  
 2504 Sanatoga Rd.,  
 Gilbertsville, PA 19525;  
 LEONA K. KOLB,  
 3894 Centerville Road,  
 Gillet, PA 16925 and  
 STEVEN L. DETWEILER,  
 110 Muirfield Dr.,  
 Royersford, PA 19468.  
 ATTORNEY: JEFFREY K. LANDIS, ESQ.,  
 BRICKER, LANDIS, HUNSBERGER &  
 GINGRICH, LLP,  
 114 East Broad Street,  
 P.O. Box 64769,  
 Souderton, PA 18964

**DONATO, ANTHONY, JR., dec'd.**

Late of 942 Rhodora Avenue,  
 Laureldale.  
 Executors: AMENDA O'DRISCOLL and  
 ANTHONY MICHAEL DONATO,  
 1200 Broadcasting Road, Suite 101,  
 Wyomissing, PA 19610.  
 ATTORNEY: AMANDA O'DRISCOLL,  
 ESQ.,  
 ROWE LAW OFFICES, P.C.,  
 Suite 101,  
 1200 Broadcasting Road,  
 Wyomissing, PA 19610

**FECERA, STASA T., dec'd.**

Late of 139 Old Swede Road,  
 Amity Township.  
 Administratrix: CAROL ANN MCGRATH,

08/18/2016

Vol. 108, Issue 47

324 Bird Street,  
Birdsboro, PA 19508.  
ATTORNEYS: MICHAEL J. GOMBAR,  
JR., ESQ.,  
MASANO BRADLEY, LLP,  
Suite 201, 1100 Berkshire Boulevard,  
Wyomissing, PA 19610

**GRAVES, ANNA MAY, dec'd.**

Late of Spring Township.  
Executrix: JUDITH A. HESS,  
2634 Girard Avenue,  
West Lawn, PA 19609.  
ATTORNEY: WILLIAM R. BLUMER,  
ESQ.,  
LEISAWITZ HELLER ABRAMOWITCH  
PHILLIPS, P.C.,  
2755 Century Boulevard,  
Wyomissing, PA 19610

**LORAH, RALPH P., dec'd.**

Late of Berkshire Center, 5501 Perkiomen  
Ave.,  
Exeter Township.  
Executors: RONALD OSWALD,  
644 Old State Road,  
Oley, PA 19547 and  
TODD LORAH,  
294 Water St.,  
Boyertown, PA 19512.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
ROLAND STOCK, LLC,  
627 North Fourth Street,  
P.O. Box 902,  
Reading, PA 19603

**MATZ, RITA M., dec'd.**

Late of Phoebe Berks, 1 Heidelberg Drive,  
Wernersville,  
Borough of Wernersville.  
Executrix: MARY ANNE HAWLEY,  
P.O. Box 670,  
Lake Placid, NY 12946.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
ROLAND STOCK, LLC,  
627 North Fourth Street,  
P.O. Box 902,  
Reading, PA 19603

**MCCALLUM, JUNE M., dec'd.**

Late of 31 Second St.,  
Shillington.  
Administratrix: SUZANNE M.  
MCCALLUM,  
31 Second St.,  
Shillington, PA 19607.  
ATTORNEY: JOHN A. HOFFERT, JR.,  
ESQ.,  
536 Court Street,  
Reading, PA 19601

**MOHN-SLICHTER, JUNE FRED A also known as**

**MOHN-SLICHTER, JUNE F., dec'd.**  
Late of 144 Main Street,  
Borough of Mohnton.  
Executrix: CANDICE J. TIMM,  
3840 Morgantown Rd.,  
Mohnton, PA 19540.

ATTORNEY: JOHN A. HOFFERT, JR.,  
ESQ.,  
536 Court Street,  
Reading, PA 19601

**MOU, MARIAN A. also known as MOU, MARIAN ARTERS; ARTERS, MARIAN EDNA and MARIAN HOPPER, dec'd.**

Late of Cumru Township.  
Executrix: MARIANETTA KUBACKI,  
5007 Cherrywood Dr.,  
Mohnton, PA 19540.  
ATTORNEY: RICHARD L.  
GESCHWINDT, ESQ.,  
203 East Noble Avenue,  
Shoemakersville, PA 19555

**NAPOLI, LINDA A., dec'd.**

Late of 224 Pershing Boulevard,  
Shillington.  
Executor: JASON A. BROWN,  
1167 Brownsville Rd.,  
Wernersville, PA 19565.  
ATTORNEY: AMANDA O'DRISCOLL,  
ESQ.,  
ROWE LAW OFFICES, P.C.,  
Suite 101,  
1200 Broadcasting Road,  
Wyomissing, PA 19610

**NEMECKAY, EMIL, dec'd.**

Late of 524 Elm Street, Hamburg.  
Executor: JOHN FARR,  
12 Pheasant Dr.,  
Kutztown, PA 19530.  
ATTORNEY: ALEXA S. ANTANAVAGE,  
ESQ.,  
ANTANAVAGE FARBIARZ, PLLC,  
64 N. 4th Street,  
Hamburg, PA 19526-1508

**OSWALD, RICHARD D., dec'd.**

Late of 49 Woodside Dr.,  
Boyertown, Earl Township.  
Executrix: DIANE BENDER,  
126 Henry Avenue,  
Boyertown, PA 19512.

**SEVERS, MARJORIE L., dec'd.**

Late of 2125 Elizabeth Avenue,  
City of Reading.  
Administratrix: WENDY J. ASHBY, ESQ.,  
Suite 3,  
246 West Broad Street,  
Quakertown, PA 18951

**SHAVER, BARBARA H., dec'd.**

Late of Cumru Township.  
Executor: BRYAN K. SHAVER,  
402 E. 3rd Street,  
Bernville, PA 19506.  
ATTORNEY: SCOTT C. PAINTER, ESQ.,  
LAW OFFICE OF SCOTT C. PAINTER,  
P.C.,  
906 Penn Avenue,  
P.O. Box 6269,  
Wyomissing, PA 19610

**SPEIDEL, EDWINA J., dec'd.**

Late of 44 Philadelphia Dr.,

08/18/2016

Vol. 108, Issue 47

Wernersville.  
 Executor: CRAIG M. SCHOFER,  
 907 Saulnier St.,  
 Houston, TX 77019.  
 ATTORNEY: ERIC J. FABRIZIO, ESQ.,  
 BINGAMAN, HESS, COBLENTZ &  
 BELL, P.C.,  
 Suite 100,  
 Treeview Corporate Center,  
 2 Meridian Boulevard,  
 Wyomissing, PA 19610

**STUMP, VIVIAN M., dec'd.**

Late of 428 Oak Haven Road,  
 Kutztown.  
 Executrix: EILEEN A. SCHAFFER,  
 27 West Pine Street,  
 Fleetwood, PA 19522.  
 ATTORNEY: DAVID C. BALMER, ESQ.,  
 3611 Kutztown Road,  
 Reading, PA 19605

**UNGER, MARGARET L., dec'd.**

Late of 4980 Quince Drive,  
 Exeter Township.  
 Executrix: SHERRY L. UNGER,  
 4980 Quince Drive,  
 Reading, PA 19606.  
 ATTORNEY: JONATHAN B. BATDORF,  
 ESQ.,  
 317 E. Lancaster Avenue,  
 Shillington, PA 19607

**UNGER, RUTH M., dec'd.**

Late of Cumru Township.  
 Executor: BARRY K. UNGER,  
 1021 Chelmsford Drive,  
 Mechanicsburg, PA 17050.  
 ATTORNEY: FREDERICK K. HATT,  
 ESQ.,  
 HATT LEGAL, LLC,  
 Suite 102-A, 200 Spring Ridge Drive,  
 Wyomissing, PA 19610

**WHITE, KATHRYN B., dec'd.**

Late of 2800 Grandview Blvd.,  
 West Lawn, Spring Township.  
 Executors: JESSIE L. PETERSON,  
 7058 Montreal Dr.,  
 Lakeland, FL 33810;  
 CYNTHIA J. WHITE,  
 2800 Grandview Blvd.,  
 West Lawn, PA 19609 and  
 REBECCA A. GOODMAN,  
 26 W055 Sioux Ct.,  
 Wheaton, IL 60189.  
 ATTORNEY: JOHN A. HOFFERT, JR.,  
 ESQ.,  
 536 Court Street,  
 Reading, PA 19601

**ZITZMAN, FLORENCE E., dec'd.**

Late of Borough of Wyomissing.  
 Administrator: ROLAND ZITZMAN,  
 502 Erich Street,  
 Wernersville, PA 19565.  
 ATTORNEY: G. CHRISTOPHER EVES,  
 ESQ.,  
 BINGAMAN, HESS, COBLENTZ &

BELL, P.C.,  
 Suite 100,  
 Treeview Corporate Center,  
 2 Meridian Boulevard,  
 Wyomissing, PA 19610

**FICTITIOUS NAME**

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

**Wyomissing Restaurant and Bakery** with its principal place of business at 1245 Penn Avenue, Reading, PA 19610.

The name and address of the person owning or interested in said business is: HIBS of West Reading, Inc., 129 Lisa's Ct., Mohnton, PA 19540.

The application was Filed on July 27, 2016.

**Edwin L. Stock, Esq.**  
**ROLAND STOCK, LLC**  
 627 North Fourth Street  
 P.O. Box 902  
 Reading, PA 19603-0902

**MISCELLANEOUS****IMPORTANT NOTICE**

TO: Unknown John Doe, Putative Father, or anyone claiming paternity of James Lentz, born May 21, 2008. The mother of the child is Sharon McDowell.

A Complaint for Partial Custody has been filed and a conciliation conference has been scheduled on Wednesday, September 28, 2016 at 1:00 P.M. on the 7th Floor of the Berks County Services Center, 633 Court Street, Reading, Berks County, Pennsylvania 19601. If you fail to attend the conciliation conference, the conciliation conference will go on without you and an order for custody, partial custody or visitation may be entered against you.

You have the right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

**LAWYERS' REFERRAL SERVICE**  
**OF THE BERKS COUNTY BAR ASSOCIATION**  
 544 COURT STREET  
 READING, PENNSYLVANIA 19601  
 Telephone: 610-375-4591  
**Attorney for Plaintiff:**

08/18/2016

Vol. 108, Issue 47

**Robin S. Levengood, Esquire**  
Huckabee, Weiler & Levengood, P.C.  
1136 Penn Avenue  
Wyomissing, PA 19610  
610-378-1933

---

---

**TRUST NOTICES****First Publication****EATATE AND TRUST NOTICE OF  
RICHARD O. STRINGER**

STRINGER, RICHARD O., DECEASED

Late of 46 Mountain Spring Road, Blandon,  
Berks County, PA.

Dawn M. Ohlinger, Administratrix, d.b.n.c.t.a.,  
of the Estate of Richard O. Stringer and Trustee  
under the Trust Agreement dated October 12,  
2001, as amended, notifies all persons having  
claims against the Estate/Trust that they are  
requested to present the same and all persons  
indebted to the Estate/Trust to make payment  
without delay to:

**Trustee:** Dawn M. Ohlinger  
46 Mountain Spring Road  
Blandon, PA 19510

**Trustee's Attorney:** ALAN S. READINGER,  
ESQUIRE

Law Office of Alan S. Readinger  
645 Penn Street, Suite 501  
Reading, PA 19601