

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 July 7, 2017 at 10:00 o'clock A.M. .

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

The following described Real Estate. To wit:

Third and Final Publication

No. 10-17596

Judgment: \$239,052.40

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

TAX I.D. #86-4401-00-56-5112

ALL THAT CERTAIN tract or parcel of land, known as Lot #1, in the "Airport Acres" Subdivision, situate on the East side of T-674 (Airport Road) in the Township of Tulpehocken, County of Berks and Commonwealth of Pennsylvania, being bounded and more fully described in accordance with a survey by Paul R. Grube Associates and designated on Plan Number 34-51, as follows, to wit:

BEGINNING at an iron pin corner on the eastern ultimate right of way line of T-674 (Airport Road), at p.t. of a curve; thence along the eastern ultimate right of way line of T-674 (Airport Road), North 18 degrees 58 minutes 32 seconds West, 160.00 feet to an iron pin on the eastern ultimate right of way line of T-674 (Airport Road) a p.t. of curve; thence along a curve bearing to the left, said curve having a radius distance of 329.05 feet, a central angle of 15 degrees 18 minutes 52 seconds, a tangent distance of 44.24 feet, an arc distance of 87.95 feet and a chord bearing of North 25 degrees 02 minutes 43 seconds West, a distance of 87.69 feet to a p.t. of tangent on the eastern ultimate right of way line of T-674 (Airport Road); thence along the eastern ultimate right of way line of T-674 (Airport Road), North 34 degrees 17 minutes 25 seconds West, 12.82 feet to an iron pin corner; thence along property belonging to Eli H. & Helen L. Burkholder, North 84 degrees 14 minutes 53 seconds East, 239.36 feet to an iron pin corner; thence along property belonging to August H. Kalke, South 19 degrees 11 minutes 20 seconds East, 244.67 feet to an iron pin on the North side of the proposed future 50' wide street; thence along the North side of the proposed future 50' wide street, South 71 degrees 01 minute 28 seconds West, 180.00 feet to an iron pin on the North side of the proposed 50' wide street, a p.t. of curve; thence along a curve bearing to the right, said curve being on the northern side of the proposed future 50' wide street, said

curve having a radius distance of 40.00 feet, a central angle of 90 degrees, a tangent distance of 40.00 feet, an arc distance of 62.83 feet and a chord bearing of North 63 degrees 58 minutes 35 seconds West, a distance of 56.57 feet to the place of BEGINNING.

CONTAINING 1.364 acres.

BEING KNOWN AS: 18 Airport Road, Bethel, Pennsylvania 19507.

TITLE TO SAID PREMISES IS VESTED IN James S. Haag and Shannon L. Haag a/k/a Shannon L. Schaefer by Deed from August H. Kalke and Pearl Kalke, his wife dated July 21, 1995 and recorded August 4, 1995 in Deed Book 2655, Page 1078.

To sold as the property of James S. Haag and Shannon L. Haag a/k/a Shannon L. Schaefer

No. 11-23308

Judgment Amount: \$243,624.80

Attorney: Roger Fay, Esquire

Premises A

ALL THOSE CERTAIN four adjacent lots or pieces of ground, together with the frame dwelling house thereon erected, situate on the South side of Melrose Avenue, between Carsonia Avenue of Roosevelt Street, in Melrose, Lower Alsace Township, Berks County and State of Pennsylvania, being Lot Nos. 264, 265, 266 and 267 in the plan of Melrose, and recorded in the Recorder's Office at Reading, PA in Plan Book Vol. 2, Page 25, and being bounded and described as follows, to wit:

ON the North by Melrose Avenue;

ON the East by Lot No. 263, in said plan;

ON the South by a ten foot wide alley; and

ON the West by Lot No. 268, in said plan.

CONTAINING TOGETHER eighty feet (80') in width on Melrose Avenue and/in depth of equal width southward therefrom, one hundred and seven feet six inches (107' 6") to said alley.

Premises B

ALL THAT CERTAIN lot or piece of ground situate on the West side of Melrose Avenue, between Carsonia Avenue and Roosevelt Street, in Melrose, Lower Alsace Township, Berks County, Pennsylvania, being Lot No. 263, in Plan of Melrose; and recorded in the Recorder's Office at Reading, Pennsylvania in Plan Book Vol. 2 Page 25, and being bounded and described in accordance with said plan as follows to wit:

ON the North by Lot No. 264;

ON the East by Melrose Avenue;

ON the South by Lot No. 262; and

ON the West by a ten feet wide alley.

CONTAINING twenty feet (20') in width on Melrose Avenue and in depth of equal width therefrom, one hundred and seven feet six inches (107' 6") to said alley.

TITLE TO SAID PREMISES vested in Joelle

06/29/2017

Vol. 109, Issue 39

Stephens by Deed from Ellen I. Sweitzer dated August 20, 2008 and recorded on August 22, 2008 in the Berks County Recorder of Deeds in Book 5407, Page 353.

To be sold as the property of Cynthia R. Coscia

BEING KNOWN AS: 18 Melrose Avenue, Reading, PA 19606

TAX PARCEL NUMBER:

PREMISES A-5327-14-23-8473

PREMISES B-5327-14-23-9410

To be sold as the property of Joelle Stephens

No. 13-20795

Judgment Amount: \$54,748.22

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story cement block dwelling house and lot or piece of ground upon which the same is erected, situate on the West side of Allegheny Avenue, between Blair and Lancaster Avenues, in Glenside, (formerly Bern Township) now the City of Reading, Berks County and State of Pennsylvania, being parts of Lots Nos. 15 and 16 in Block 19 of the plan of lots known as Glenside, bounded and described as follows, to wit:

ON the North by property of Martha Weller Estate;

ON the East by Allegheny Avenue;

ON the South by property now or late of Francis Bagenstose; and

ON the West by a fifteen feet wide alley.

CONTAINING in front on said Allegheny Avenue, fifteen feet, more or less, and in depth to said fifteen feet wide alley, one hundred and fifteen feet.

TITLE TO SAID PREMISES IS VESTED IN Delbert Bitting and Maryanne Bitting, h/w, by Deed from Walter B. Kaufmann and Edith M. Kaufmann, dated 08/13/1986, recorded 08/22/1986, in Book 1905, Page 1247.

BEING KNOWN AS 1106 Allegheny Avenue, Reading, PA 19601-1902.

Residential property

TAX PARCEL NO: 19530746157467

TAX ACCOUNT: 19239550

SEE Deed Book 1905 Page 1247

To be sold as the property of Delbert G. Bitting a/k/a Delbert Bitting, Mary Anne Bitting a/k/a Maryanne Bitting.

No. 12-3416

Judgment: \$288,260.50

Attorney: Samantha Gable, Esquire

ALL THAT CERTAIN lot or piece of ground situate in Exeter Township, Berks County, Commonwealth of Pennsylvania, bounded and described according to a subdivision plan of Lakeview at Glen Oley Farms, drawn by Vitillo Corporation dated October 1, 2002 and last revised March 13, 2003, said plan recorded in Berks County in Plan Book 262, Page 83, as follows, to wit:

Beginning at a point of curve on the southwest-erly side of Glen Oley Drive (50 feet wide) said point being a corner of Lot No. 21 on said plan; thence extending from said point of beginning along Lot No. 21 South 55 degrees 53 minutes 39 seconds West 226.70 feet to a point in line of lands now or late of Jordan Lee Bausher and Elizabeth McIlvain Bausher; thence extending along said lands North 42 degrees 46 minutes 08 seconds West 249.61 feet to a point a corner of Lot No. 19 on said plan; thence extending along same the two (2) following courses and distances. (1) North 47 degrees 13 minutes 53 seconds East 134.95 feet to a point a corner; and (2) South 80 degrees 45 minutes 52 seconds East 231.48 feet to a point of curve on the westerly side of Glen Oley Drive; thence extending southwardly and southeastwardly along the westerly and southwestwardly side of Glen Oley Drive along the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 116.67 feet to the first mentioned point and place of Beginning.

CONTAINING 1.342 acres of land.

BEING LOT NO 20 as shown on the abovementioned plan.

SUBJECT TO a 20 feet wide drainage easement extending into rear of premises.

BEING THE SAME PREMISES which Forino Co., L.P. a Pennsylvania Limited Partnership, by its Attorney-in-Fact, John G. Smith, by Deed dated 6/2/2006 and recorded 6/13/2006, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 04898, Page 1089, Instrument #2006050614, granted and conveyed unto Steven M. Coscia and Cynthia R. Coscia.

TAX PARCEL NO 43533704700334

BEING KNOWN AS 46 Glen Oley Drive f/k/a 46 Glen Oley Road, Reading, PA 19606 Residential Property

No. 14-13039

Judgment Amount: \$149,854.13

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground with the buildings thereon erected situate on the South side of Franklin Street and known as No. 524 Franklin Street in the Borough of Hamburg, County of Berks, Commonwealth of Pennsylvania, bounded on the north by Franklin Street, on the East by property now or late of Thomas Sanger, on the South by a 16 foot wide alley, and on the West by a 16 foot wide alley.

CONTAINING in area 0 08 acres.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 524 Franklin Street, Hamburg, PA 19526

TAX PARCEL #46449517112195

ACCOUNT: 46102800

SEE Deed Book 4908, Page 2477

Sold as the property of: James L. Bender

06/29/2017

Vol. 109, Issue 39

No. 14-23176

Judgment Amount: \$393,866.93

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

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

BEGINNING at an iron pipe, a common corner of lands of George H. Steffy, Stanley Hoffert, and George Mayer (3 separate tracts of adjoining lands), thence along lands of George Mayer, North forty-eight degrees thirty-five minutes and forty-nine seconds East (N. 48 degrees 35' 49" E.), a distance of five hundred eighty eight and twenty-five hundredths feet (538.25') to a lime stone, a corner of lands of George Mayer and other lands of Leroy C. Williams; thence along lands of the same Leroy C. Williams the following five (5) courses and distances: (1) North sixty-nine degrees two minutes and forty-two seconds East. (N. 69 degrees 02' 42" E), a distance of three hundred thirty-five and eighty-one hundredths feet (335.81') to an iron pipe; (2) South thirteen degrees twenty-nine minutes and seventeen seconds West (S. 13 degrees 29' 17" W.), a distance of twenty-five feet (25) to an iron pipe; (3) South thirteen degrees no minutes and forty-one seconds West (S. 13 degrees 00' 41" W.) a distance of two hundred fifty-one and seventy-eight hundredths feet (251.78") to a capped iron pipe; (4) South seventy-two degrees fifty-nine minutes and twenty-seven seconds East. (S. 72 degrees 59' 27" E.), a distance of eighty-four and seventy five hundredths feet (84.75") to a capped iron pipe; (5) North thirty-two degrees forty-seven minutes and thirty-four seconds East (N. 32 degrees 47' 34" E.), a distance of seventy-three and seventy-two hundredths feet (73.72") to an iron pipe, a corner of lands now or late of Grace C. Rollman; thence along lands of the same South seventy-six degrees thirty-six minutes and five seconds East (S. 76 degrees 36' 05" E.) a distance of four hundred ninety-one and fifty-two hundredths feet (491.52') to an iron pin a corner in line of lands of now or late Howard Blimline; thence along lands of the same South ten degrees thirty-four minutes and thirty seconds East (S. 10 degrees 34' 30" E.), a distance of one hundred seventy-three and fifty-one hundredths feet (173.51') to iron pipe, a corner of lands of Stanford B. Klein; thence along lands of the same and lands of George A. Steffy, the following three. (3) courses and distances: (1) South sixty-nine degrees one minute and forty-two seconds West (S. 69 degrees 01' 42" W.), a distance of five hundred fifty-six and twenty-nine hundredths feet (556.29') to an iron pipe; (2) North fifty-nine degrees thirty-five minutes and fifty-one seconds West (N. 59 degrees 35' 51" W.), a distance of one hundred forty-two and eight-tenths feet (142.8') to a capped iron pipe; (3) North seventy-eight degrees forty-eight minutes and fifty-one seconds

West (N. 78 degrees 48' 51" W.), a distance of six hundred ninety-three and eighty-four hundredths feet (693.84') to the place of beginning.

TOGETHER with the free and uninterrupted use, liberty and privilege of and passage in and along other lands of Leroy C. Williams, which easement is appurtenant to the within described premises. Right-of-Way to be twelve and four-tenths feet (12.4') in width and running West from the public road between Cedar Top and Knauers, and between lands of Leroy C. Williams and Ronald Bunski.

CONTAINING 10.518 Acres.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1803 Welsh Road, Mohnton, PA 19540

TAX PARCEL #39439402681854

ACCOUNT: 39228420

SEE Deed Book 4151, Page 0671

Sold as the property of: Kevin Keller, a/k/a Kevin J. Keller

No. 15-01364

Judgment Amount: \$210,101.07

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 Shadow Ridge, Phase 3, drawn by Stackhouse, Seitz & Bensinger, dated January 9, 2002 and last revised February 21, 2002, said plan recorded in Berks County in Plan Book 258, Page 88, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Monaco Lane (53 feet wide), said point being a corner of Lot No. 77 on said plan; thence extending from said point of beginning along Lot No. 77 South 48 degrees 19 minutes 26 seconds West 125.00 feet to a point in line of Lot No. 64 on said plan; thence extending partly along same and partly along Lot No. 65 North 41 degrees 40 minutes 34 seconds West 80.00 feet to a point, a corner of Lot No. 75 on said plan; thence extending along same North 48 degrees 19 minutes 26 seconds East 125.00 feet to a point on the Southwesterly side of Monaco Lane; thence extending along same South 41 degrees 40 minutes 34 seconds East 80.00 feet to the first mentioned point and place of Beginning.

CONTAINING 10,000 square feet of land.

BEING Lot No. 76 as shown on the abovementioned plan.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 310 Monaco Lane, Blandon, PA 19510

TAX PARCEL #61542117111441

ACCOUNT: 61001288

SEE Deed Book 4147, Page 0238

Sold as the property of: Thomas H. Davies, Jr. and Jennifer L. Davies

06/29/2017

Vol. 109, Issue 39

No. 15-01800

Judgment Amount: \$235,799.08

Attorney: Powers, Kirm & Associates, LLC

THAT CERTAIN lot or piece of ground situate in Amity Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of Rosecliff Pointe Subdivision drawn by Thomas R. Gibbons & Associates, Inc., dated 2/6/2001 and last revised 3/21/2001, said Plan recorded in Berks County in Plan Book 250 page 16, Berks County records, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Rosecliff Drive (60 feet wide) said point being a corner of Lot No. 35 on said Plan; thence extending from said point of beginning along Lot No. 35 North 74 degrees 29 minutes 38 seconds East 120.00 feet to a point in line of Lot No.34 on said Plan; thence extending partly along same and partly along Lot No. 33 south 15 degree 30 minutes 22 seconds East 100.50 feet to a point a corner of Lot No. 37 on said Plan; thence extending along same South 74 degrees 29 minutes 38 seconds West 120.00 feet to a point on the Northeasterly side of Rosecliff Drive; thence extending along same North 15 degrees 30 minutes 22 seconds West 100.50 feet to the first mentioned point and place of beginning.

BEING Lot No. 36 as shown on the above mentioned Plan.

BEING Parcel No. 5365-09-15-7551

BEING THE SAME PREMISES which Teresa F. Moore, by Deed dated January 28, 2011 and recorded February 2, 2011 in the Office of the Recorder of Deeds in and for Berks County in Deed Instrument #2011004671, granted and conveyed unto John D. South and Kerri L. South.

BEING KNOWN AS 360 Rosecliff Drive, Douglassville, PA 19518.

TAX Parcel No. 5365-09-15-7551

SEE Deed Instrument #2011004671

To be sold as the property of Kerri L. South and John D. South

No. 15-14619

Judgment: \$179,323.40

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

TAX I.D. #77-4396-20-70-5522

PURPART NO. 1

ALL THAT CERTAIN lot or piece of ground situate on the northern side of Pennsylvania Avenue, between Waverly Street and State Street, in the Borough of Shillington, County of Berks and Commonwealth of Pennsylvania, being further known as portions of Lots Nos. 315, 316, 317, 318, and 319, as shown in the plan of "Allendale", said plan being recorded in the Recorder's Office of Berks County, at Reading, PA, in Plan Book Vol. 7, Page 1, more particularly bounded and described as follows:

BEGINNING at a point in the northern building line of Pennsylvania Avenue, 65 feet West of the western building line of Waverly Street, said point being a corner of property of Charles L. Stauffer and Clara Stauffer, husband

and wife;

THENCE in a westerly direction along the northern building line of Pennsylvania Avenue, a distance of 70 feet to a point in the eastern side of a 15 feet wide alley;

THENCE in a northerly direction along said 15 feet wide alley at right angles to Pennsylvania Avenue, a distance of 100 feet to a point;

THENCE in an easterly direction at right angles to the last described line a distance of 70 feet to a point, a corner of land of Charles L. Stauffer and Clara Stauffer, husband and wife;

THENCE in a southerly direction at right angles to the last described line along property of Charles L. Stauffer and Clara Stauffer a distance of 100 feet to a point in the northern building line of Pennsylvania Avenue, the place of Beginning.
PURPART NO. 2

ALL THAT CERTAIN lot or piece of ground situate on the western side of Waverly Street, North of Pennsylvania Avenue, in the Borough of Shillington, County of Berks and Commonwealth of Pennsylvania, being further known as the northern 15 feet of Lot No. 319 and all of Lots Nos. 320 and 321 as shown on plan of "Allendale", said Plan being recorded in the Recorder's Office of Berks County at Reading in Plan Book 7, Page 1, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the western side of Waverly Street, 100 feet North of the northern side of Pennsylvania Avenue;

THENCE in a westerly direction at right angles to Waverly Street, a distance of 135 feet to a point in the eastern side of a 15 feet wide alley;

THENCE in a northerly direction along the same at right angles to last described line, a distance of 55 feet to a point;

THENCE in an easterly direction, at right angles to last described line, a distance of 135 feet to a point in the western side of Waverly Street;

THENCE in a southerly direction along the same, at right angles to last described line, a distance of 55 feet to the place of Beginning.

EXCEPTING THEREOUT AND THEREFROM All that certain lot or piece of ground situate on the western side of Waverly Street, North of Pennsylvania Avenue, being further known as the northern fifteen feet (15') and eastern sixty-five (65') of Lot No. 319 and the eastern sixty-five feet (65') of Lots 320 and 321, as conveyed unto Robert F. Schlippert and Justina C. Schlippert, his wife.

BEING KNOWN AS: 233 Pennsylvania Avenue, Shillington, Pennsylvania 19607.

TITLE TO SAID PREMISES IS VESTED IN Kenneth A. Bixler, Sr. and Marian E. Bixler, husband and wife, by deed from William E. Angstadt dated April 1, 1999 and recorded April 9, 1999 in Deed Book 3062, Page 728. The said Kenneth A. Bixler, Sr. died on July 24, 2013 thereby vesting title in his surviving spouse Marian E. Bixler by operation of law.

To be sold as the property of Marian E. Bixler

No. 15-15373

Judgment: \$151,268.38

Attorney: Udren Law Offices, PC

ALL THAT CERTAIN lot or piece of ground together with the one-story building thereon erected situate on the northwesterly side of the macadam highway known as Neversink Road leading from Black Bear Hotel to Neversink Station at its intersection with James Avenue as laid out on the development of Reiffiton, in the Village of Reiffiton, Township of Exeter, County of Berks and State of Pennsylvania, bounded on the southwest, northwest and northeast by residue property belonging to Robert D. Hartline, and on the southeast by the aforesaid Neversink Road, being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by an iron pin in the centre line of the macadam highway known as Neversink Road leading from Black Bear Hotel to Neversink Station, said corner being a distance of one hundred fifty-one feet, two and three-quarter inches (151' 2-3/4") measured along the northeastern curb line of James Avenue from the most northerly curb corner of the intersection of Thirty-Third Street and the aforesaid James Avenue; thence leaving the aforesaid Neversink Road and along residue property belonging to Robert D. Hartline, the three (3) following courses and distances, viz: (1) North sixty degrees, ten minutes West (N. 60° 10' W.), a distance of one hundred fifty-nine feet, one inch (159' 1") to a corner marked by an iron pin; (2) North twenty-eight degrees, thirty-one minutes East (N. 28° 31' E.) a distance of one hundred fifty-eight feet, one and one-half inches (158' 1-1/2 ") to a corner marked by an iron pin; (3) South sixty-one degrees, forty-eight minutes East (S. 61° 48' E.) a distance of one hundred sixty-nine feet, nine and one-half inches (169' 9-1/2 ") to a corner marked by an iron pin in the centre line of the aforesaid Neversink Road; thence along the centre line of same, South twenty-nine degrees, fifty minutes West (S. 29° 50' W.) a distance of one hundred sixty-two feet, eight and one-half inches (162' 8-1/2 ") to the place of BEGINNING.

CONTAINING ninety-four and eight tenths (94 8) perches.

BEING KNOWN AS: 42 West Neversink Road, (Exeter Township), Reading, PA 19606
PROPERTY ID NO.: 5326-09-15-7404

TITLE TO SAID PREMISES IS VESTED IN Jay L. Gaugler and Heidi L. Gaugler by Deed from Anna V. Mertz by her agent Barry L. Rapp dated 07/19/2006 recorded 10/18/2006 in Deed Book 04990 Page 0813.

To be sold as the property of: Jay L. Gaugler and Heidi L. Gaugler

No. 15-4194

Judgment: \$209,552.26

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

TAX I.D. #66531909260972

ALL THAT CERTAIN lot or parcel of ground situate in Muhlenberg Township, Berks County, Commonwealth of Pennsylvania, bounded and described according to a final plan of the Santarelli Subdivision recorded in Plan Book 269, Page 4, Berks County Records, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Sanco Drive (53 feet wide), said point being a corner of Lot No. 11 on said plan; thence extending from said point of beginning along Lot No. 11 South 14 degrees 51 minutes 52 seconds East 100.00 feet to a point in line of lands now or late of Giorgio Mushroom, Co.; thence extending along said lands South 75 degrees 08 minutes 08 seconds West 32.50 feet to a point, a corner of Lot No. 9 on said plan; thence extending along same North 14 degrees 51 minutes 52 seconds West 100.00 feet to a point on the Southeasterly side of Sanco Drive; thence extending along same North 75 degrees 08 minutes 08 seconds East 32.50 feet to the first mentioned point and place of Beginning.

CONTAINING 3,250 square feet, more or less.

BEING Lot No. 10 as shown on the above-mentioned Plan.

BEING KNOWN AS: 1007 Highview Ct, Temple, Pennsylvania 19560.

TITLE TO SAID PREMISES is vested in Dean L. Snyder and Taryn A. Jones by Deed from Highview Associates, L.P. dated December 18, 2009 and recorded March 1, 2010 in Instrument Number 2010007427.

To be sold as the property of Dean L. Snyder and Taryn A. Jones

No. 16-02647

Judgment: \$78,900.95

Attorney: Emmanuel J. Argentieri, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN three-story brick dwelling house and the lot or piece of ground upon which the same is erected, situate on the West side of South Seventeenth Street, between Muhlenberg and Cotton Streets, and being known as City No 420 South Seventeenth Street, in the City of Reading, County of Berks and State of Pennsylvania, and being more particularly bounded and described as follow, to wit:

ON the North by property now or late of Henry J. Bortz and Emily H. Bortz;

ON the East by said South Seventeenth Street;

ON the South by property now or late of Elsie Rummel Fry, wife of Samuel G. Fry; and

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

CONTAINING in front or width on said South Seventeenth Street fourteen (14) feet six (06) inches, more or less, North and South, in depth or length or equal width or breadth, East and West, ninety (90) feet to said ten (10) feet wide

06/29/2017

Vol. 109, Issue 39

alley on the West.

TAX ID NO: 16-5316-32-47-3952

TITLE TO SAID PREMISES IS VESTED IN Santo Caba by Deed from Grace Galczynski, dated February 1, 2006, recorded February 3, 2006 in the Berks County Clerk's/Register's Office in Deed Book 4775, Page 440 with Instrument #2006010573.

To be sold as the property of Santo Caba

No. 16-04268

Judgment Amount: \$117,857.73

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the improvements erected thereon, known as No. 821 Summit Chase Drive, and being Lot No. 67 located on the Northern side of Summit Chase Drive (50 feet wide) as shown on plan of lots known as "Summit Chase", and recorded in Plat Book Volume 34, Page 12, Berks County Records, situate in the 8th Ward of the City of Reading, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Northern building line of Summit Chase Drive, a corner of Lot No. 67, with Lot No. 68.; thence, along the Northern building line of Summit Chase Drive, South 82 degrees 35 minutes 15 seconds West, a distance of 20.33 feet to a point, a corner of Lot No. 66; thence, leaving the Northern building line of Summit Chase Drive and along Lot No. 66, North 7 degrees 24 minutes 45 seconds West, a distance of 88.00 feet to a point in line of Lot No. 81; thence, partially along Lot No. 81 and partially along Lot No. 82, North 82 degrees 35 minutes 15 seconds East, a distance of 20.33 feet to a point, a corner of Lot No. 68; thence, along Lot No. 68, South 7 degrees 24 minutes 45 seconds East, a distance of 88.00 feet to the place of Beginning.

CONTAINING in area 1,789.00 square feet of land, more or less.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 821 Summit Chase Drive, Reading, PA 19611

TAX PARCEL #18530639360536

ACCOUNT: 18655500

SEE Deed Book/Page

Instrument Number 2011015197

Sold as the property of: Angie D. Salon-Mendez

No. 16-04269

Judgment: \$39,085.53

Attorney: Martha E. Von Rosenstiel, Esquire

LEGAL DESCRIPTION

PURPART NO. 1

ALL THAT CERTAIN lot or piece of ground situate on the Northern side of Gregg Avenue, between Brookline Plaza and Newport Avenue, in the Eighteenth Ward of the City of Reading,

County of Berks and Commonwealth of Pennsylvania, being further known as the Western 34 feet of Lot No. 150 and the Eastern 16 feet of Lot No. 149, as shown on the plan of 'Brookline', said plan being recorded in the Recorder's Office for Berks County, at Reading, in Plan Book Volume 8, Page 21, more particularly bounded and described as follows:

BEGINNING at a point in the Northern side of Gregg Avenue, said point being 206 feet West of the Western side of Brookline Plaza; thence in a Northerly direction at right angles to the Northern side of Gregg Avenue, and by a line 16 feet West of and parallel to the lot line between Lot No. 150 and Lot No. 151, a distance of 125 feet to a point in the rear of Lot No. 129; thence in a Westerly direction at right angles to last described line, and along the rear of Lot No. 129, a distance of 50 feet to a point; thence in a Southerly direction, at right angles to last described line, and by a line 16 feet West of and parallel to the lot line between Lot No. 150 and Lot No. 149, a distance of 125 feet to a point in the Northern side of Gregg Avenue; thence in an Easterly direction along the same, at right angles to last described line, a distance of 50 feet to the place of beginning.

PURPART NO. 2

ALL THAT CERTAIN lot or piece of ground situate on the Northern side of Gregg Avenue, between Brookline Plaza and Newport Avenue, in the Eighteenth Ward of the City of Reading, County of Berks and Commonwealth of Pennsylvania, being known as a portion of Lot No. 149, as shown on plan of 'Brookline', said plan being recorded in the Recorder's Office of Berks County, at Reading, in Plan Book Volume 8, Page 21, more particularly bounded and described as follows:

BEGINNING at a point in the Northern building line of Gregg Avenue, 256 feet West of the Western building line of Brookline Plaza, and being a corner of Purpart (1) above; thence in a Westerly direction along the Northern building line of Gregg Avenue, a distance of 10 feet to a point; thence in a Northerly direction through Lot No. 149, and making an interior angle of 90 degrees 15 minutes 25 seconds with the Northern building line of Gregg Avenue, a distance of 125 feet to a point, a corner of Lots No. 130 and 129 on said plan; thence in an Easterly direction along Lot No. 129, and making an interior angle of 89 degrees 44 minutes 35 seconds with the last described line, a distance of 10.56 feet to a point of said Purpart (1) above; thence in a Southerly direction along the same, on a line 16 feet West of and parallel to the division line between Lots No. 149 and 150 on said plan, at right angles to last described line and to the Northern building line of Gregg Avenue, a distance of 125 feet to the Northern building line of Gregg Avenue, the place of beginning.

BEING THE SAME PREMISES WHICH Howard C. Smith and Arlene V. Smith, his wife, by Deed dated 8/2/50 and recorded 8/2/50 in Deed

06/29/2017

Book Volume 1071, Page 358, Berks County Records, granted and conveyed unto Alvin H. Marshall and Ann E. Marshall, his wife.

PARCEL IDENTIFICATION NO: 18-5306-63-32-0750

TAX ID #18415075

TAX PARCEL:18-5306-63-32-0750

SEE Deed Book 3030, Page 80

To be sold as the property of Jonathan G. Ebling

No. 16-04852

Judgment Amount: \$49,567.75

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, situate on the South side of Spring Street, being No. 940 Spring Street between Moss and North Tenth Streets, in the City of Reading, County of Berks, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by said Spring Street;

ON the East by a 20 feet wide alley;

ON the South by a ten feet wide alley; and

ON the West by property now or late of John W. Weitzel.

CONTAINING in front or width, East and West, 14 feet and in depth of equal width, North and South 100 feet.

PIN NUMBER 13531745054603.

MORE COMMONLY KNOWN AS 940 Spring Street, Reading, PA 19604-2242.

TITLE TO SAID PREMISES IS VESTED IN Patrick O. Ivey and Jacqueline Ivey, husband and wife, by Deed from Peter Majka, dated 11/05/2007, recorded 01/03/2008, in Book 5282, Page 1620.

BEING KNOWN AS 940 Spring Street, Reading, PA 19604-2242.

Residential property

TAX PARCEL NO: 13-5317-45-05-4603

TAX ACCOUNT: 531745054603

SEE Deed Book 5282 Page 1620

To be sold as the property of Patrick Ivey a/k/a Patrick O. Ivey, Jacqueline Ivey.

No. 16-14080

Judgment Amount: \$78,731.61

Attorney: Roger Fay, Esquire

ALL THAT CERTAIN tract or piece of land with the buildings and improvements thereon erected, situate in Douglass Township, County of Berks and Commonwealth of Pennsylvania, bounded and described in accordance with a survey as made by George F. Shaner, R.B., as follows, to wit:

BEGINNING at a corner of lands now or late about to be conveyed to Morris C. Marburger, et ux, said point being 100 feet East of lands of Claude M. and Ruth C. Erb and being in the

Vol. 109, Issue 39

middle of a State Rural Road (33 feet wide) leading from the Manatawny Road to Little Oley; thence along the lands of the said Morris C. Marburger, et ux, North 52 degrees 30 minutes West 200.00' to a corner on the line of other lands of Morris J. Minner; thence along the same North 37 degrees 30 minutes East 100' to a corner, and continuing along said lands South 52 degrees 30 minutes East 200.00 feet to a corner in the middle of the aforesaid public road; thence along the middle of the same South 37 degrees 30 minutes West 100.00 feet to the point or place of beginning.

CONTAINING 73.46 perches of land.

TITLE TO SAID PREMISES vested in Mary L. Quinlan by Deed from David F. Sterling dated June 30, 1997 and recorded on July 7, 1997 in the Berks County Recorder of Deeds in Book 2845, Page 2099.

BEING KNOWN AS: 416 Colebrookdale Road, Boyertown, PA 19512

TAX PARCEL NUMBER: 41538501362857

To be sold as the property of Heather Dampman, heir of Mary L. Quinlan, deceased, James William Hill, heir of Mary L. Quinlan, deceased and Mark Quinlan, Administrator for the Estate of Mary L. Quinlan, deceased

No. 16-14330

Judgment: \$107,905.33

Attorney: Meredith H. Wooters, Esquire

Scott A. Dietterick, Esquire

Kimberly A. Bonner, Esquire

Michael E. Carleton, Esquire

Justin F. Kobeski, Esquire

Matthew P. Curry, Esquire

Cristina L. Connor, Esquire

LEGAL DESCRIPTION

All that certain lot or piece of ground with a two-story frame mansard roof dwelling house thereon erected, situate on the western side of Twenty-Third Street, formerly known as Alsace Avenue or Friedensburg Road, between Perkiomen Avenue and Dengler Street, in the Borough of Mt. Penn, 1 County of Berks and State of Pennsylvania, more particularly described as follows, to wit:

Beginning at a corner in the Western building line of Twenty-Third Street, in line of property now or late of Charles Kline; thence northwardly along said western building line of Twenty-Third Street twenty-seven and one-half feet; thence westwardly along property now or late of Elmer Moyer, one hundred and twenty feet eight and seven-sixteenth inches, more or less, to the eastern side of a twenty feet wide alley; thence southwardly along the same twenty-eight feet one and one-quarter inches to a corner of property now or late of Charles Kline; thence eastwardly along the same one hundred and fourteen feet eight and one-quarter inches to the western building line of said Twenty-Third Street, it being the place of beginning.

Containing a width in front along Twenty-

06/29/2017

Vol. 109, Issue 39

Third Street of twenty-seven and one-half feet and a width in the rear along said twenty feet wide an alley of twenty-eight feet and one and one-quarter inches.

Being the same property conveyed to Carl Todd Petro, no marital status shown who acquired title by virtue of a Deed from Todd H. Feinauer and Walter G. Hoztman, no marital status shown, dated April 15, 2002, recorded April 25, 2002, at Document ID 28306, and recorded in Book 3523, Page 0215, Berks County, Pennsylvania records.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 24 NORTH 23RD STREET, MOUNT PENN, PA 19606.

Parcel No.: 64-5316-08-78-8091

ACCOUNT: 64004500

SEE Deed Book Volume 3523, Page 0215

Instrument No. 28306

To be sold as the property of Carl Todd Petro aka Carl T. Petro

No. 16-15387

Judgment: \$154,655.16

Attorney: Meredith H. Wooters, Esquire

Scott A. Dietterick, Esquire

Michael E. Carleton, Esquire

Justin F. Kobeski, Esquire

Cristina L. Connor, Esquire

LEGAL DESCRIPTION

All that certain Lot or Piece of Ground, together with the two and one-half story brick dwelling house thereon erected, situate on the South side of and known as No. 40 West Weiss Street, in the Borough of Topton, County of Berks and Commonwealth of Pennsylvania, more fully described as follows, to wit:

Beginning at a point in the South Curb line of said Weiss Street and line of property now or late of William H. Herbine and wife; thence along the same South nine degrees thirty minutes East (S. 9° 30' E.) a distance of one hundred sixty feet (160'), more or less, to a point in the North line of an alley; thence along the same South eighty degrees thirty minutes West (S. 80° 30' W.) a distance of ninety feet (90'), more or less, to a point, a corner in line of property now or late of Daisy M. Oswald and Clarence R. Oswald, her husband; thence North nine degrees thirty minutes West (N. 9° 30' W.) a distance of hundred sixty feet (160') more or less, along a proposed alley known as cherry alley; thence to a point in the aforesaid Curb line of Weiss Street; thence along said Curb line of said Weiss Street North eighty degrees thirty minutes East (N. 80° 30' E.) a distance of ninety feet (90'), more or less, to the place of beginning.

Containing in Front on Weiss Street ninety feet (90'), more or less, and in the depth one hundred sixty feet (160'), more or less, to said Alley.

Being the same property conveyed to Larry A. Follweiler and Pamela K. Follweiler, husband and wife, who acquired title by virtue of a deed from Rachael M. Behm, no marital status shown, dated July 20, 2007, recorded July 26, 2007,

at Document ID 2007045833, and recorded in Book 05187, Page 1811, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 40 WEST WEISS STREET, TOPTON, PA 19562.

Parcel No.: 85-5463-20-91-5481

Account: 85058400

See Deed Book Volume 05187, Page 1811

TO BE SOLD AS THE PROPERTY OF LARRY A. FOLLWEILER AND PAMELA K. FOLLWEILER

No. 16-15989

Judgment: \$57,157.16

Attorney: Martha E. Von Rosenstiel, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the one and one-half story dwelling house thereon erected, known as House No. 5206 Leesport Avenue, situate at the Southwest corner of Allentown Pike and Leesport Avenue, being known as Lot No. 55, as shown on Plan of Cherokee Ranch, South Range, said Plan being recorded in Plan Book Vol. 9, page 62, Berks County Records, in the Township of Muhlenberg, County of Berks and State of Pennsylvania, more particularly; bounded and described as follows, to wit:

BEGINNING at a point in the western side of Leesport Avenue, at the southern terminus of the fourteen (14) feet radius connecting the southern side of Allentown Pike with the western side of Leesport Avenue; thence along the western side of Leesport Avenue, South thirty-eight (38) degrees two (2) minutes East, a distance of sixty-nine and twenty-three hundredths (69.23) feet to a point; thence along Lot No. 56, South fifty-four (54) degrees forty-two (42) minutes West, a distance of ninety and forty-seven hundredths (90.47) feet to a point; thence along Lot No. 54 North thirty-five (35) degrees eighteen (18) minutes West, a distance of eighty-three and fourteen hundredths (83.14) feet to a point in the southern side of Allentown Pike; thence along the same, North fifty-five (55) degrees twelve (12) feet East a distance of seventy-three and thirty hundredths (73.30) feet to a point or curve; thence by a line curving to the right, having a radius of fourteen (14) feet, and a distance along the curve of twenty-one and twenty hundredths (21.20) feet to a point of tangent in the western side of Leesport Avenue, the place of Beginning.

BEING THE SAME PREMISES which Carroll S. Millard and Margaret K. Millard, his wife, by Deed dated June 24, 1958, and recorded at Deed Book Volume 1298, page 558, Berks County records, granted and conveyed unto Donald J. Dugan and Jean L. Dugan.

PARCEL IDENTIFICATION NO: 66-5309-08-88-6445

TAX ID #66091700

IMPROVEMENTS: Residential dwelling See in Instrument Number 2009049769.

06/29/2017

Vol. 109, Issue 39

To be sold as the property of Patrick J. Dugan, by Deed from Patrick James Dugan and Colleen J. Potts, individually and Patrick James Dugan and Colleen J. Potts, executors of the estate of Donald J. Dugan, deceased

on December 3, 2015 thereby vesting title in his surviving spouse Barbara J. Rutkowski by operation of law.

No. 16-16070

Judgment: \$126,653.08

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

ALL THAT CERTAIN tract or parcel of land and premises, situate, lying and being in the Township of Lower Alsace in the County of Berks and Commonwealth of Pennsylvania more particularly described as follows.

PURPART NO. 1

ALL THAT CERTAIN lot or piece of ground, situate on the Southern side of Friedensburg Road, West Melrose Avenue, being Lots #5 and #6, as shown on plan of lots laid out by William D. Reininger, said plan being recorded in Plan Book Vol. 6, Page 33, Berks County Records, in the Township of Lower Alsace, County of Berks and State of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Southern side of Friedensburg Road, 39.11' West of the Southwest corner of Friedensburg Road and Melrose Avenue; thence in a Southerly directions, by a line making an interior angle of 99* 49' with the Southern side of Friedensburg Road a distance of 116.71' to the Northern side of a 18' wide alley; thence in a Westerly direction along the same by a line making an interior angle of 80* 11' with the last described line, a distance of 119.90' to a point; thence in a Northerly direction, at right angles to last described line, a distance of 115.00' to a point in the Southern side of Friedensburg Road; thence in an Easterly direction along the same, at right angles to last described line a distance of 100.00' to the place of BEGINNING.

PURPART NO. 2

ALL THAT CERTAIN lot or piece of ground, situate on the Eastern side of Montgomery Place, being known as Lot #7, as shown on plan of lots laid out by William D. Reininger, said plan being recorded in Plan Book Vol. 6 Page 33, Berks County Records, in the Township of Lower Alsace, County of Berks and State of Pennsylvania, more particularly bounded and described as follows, to wit:

- ON the North by a 15' wide alley;
 - ON the East by a 15' wide alley;
 - ON the South by a 15' wide alley; and
 - ON the West by Montgomery Place.
- SAID LOT being irregular in shape.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS 1007 Carsonia Avenue, Reading, Pennsylvania 19606

TAX PARCEL: 23532713233767

SEE Deed Book: Deed Book 1750, Page 773

To be sold as the property of Robert F. Rutkowski and Barbara J. Rutkowski, husband and wife. The said Robert F. Rutkowski died

No. 16-16289

Judgment Amount: \$853,129.74

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or piece of land being a portion of Phase II of the Brookfield Manor Subdivision in Plan Book Volume 301 Page 489, Berks County Records, recorded 10/6/2005 being Lot #83, situate in the Borough of Sinking Spring, County of Berks, Commonwealth of Pennsylvania.

BEING Lot #83 on said plan.

BEING KNOWN AS 46 Winding Brook Drive, Sinking Spring, PA 19608-9618.

Residential property

TITLE TO SAID PREMISES IS VESTED IN Andrea E. Coleman-Hill and Rodney I. Hill, husband and wife, by Deed from NVR, Inc., a Virginia Corporation trading as Ryan Homes, dated 07/17/2006, recorded 10/26/2006 in Book 4998, Page 0876.

TAX PARCEL NO: 79438605077941

TAX ACCOUNT: 79000632

SEE Deed Book 4998 Page 0876

To be sold as the property of Andrea E. Coleman-Hill, Rodney I. Hill.

No. 16-16330

Judgment Amount: \$80,811.32

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 on the South side of Sunset Road, between Third Avenue and Fifth Avenue, being House No. 385 Sunset Road, in the Borough of West Reading, County of Berks, and Commonwealth of Pennsylvania, and being more particularly bounded and described as follows, to wit:

BEGINNING at a point in the South property line of Sunset Road whence the Southeast intersection corner of Sunset Road and Fifth Avenue bears South 65 degrees 51-1/2 minutes West five hundred fifty-five feet (555 feet), for the Northwest corner of this survey; thence North 65 degrees 51-1/2 minutes East, with said South line of Sunset Road, a distance of twenty feet (20 feet) to the Northeast corner of this survey and Northeast corner of house Lot No. 383; thence South 24 degrees 8-1/2 minutes East, with the dividing line between this survey and said house Lot No. 383 a distance of one hundred feet (100 feet) to the North line of a twelve feet (12 feet) wide alley for the Southeast corner of this survey; thence South 65 degrees 51-1/2 minutes West, with said North line of alley, a distance of

06/29/2017

Vol. 109, Issue 39

twenty feet (20 feet) to the Southwest corner of this survey and Southeast corner of house Lot No. 387; thence North 24 degrees 8-1/2 minutes West, with the dividing line between this survey and said house Lot No. 387, a distance of one hundred feet (100 feet) to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN MICHAEL J. COLON, by Deed from Eric M. Morgan and Jasmine M. Morgan, h/w, dated 05/26/2005, recorded 07/05/2005, in Book 4619, Page 729.

BEING KNOWN AS 385 Sunset Road, West Reading, PA 19611-1344.

Residential property

TAX PARCEL NO. 93-5306-06-28-9096

TAX ACCOUNT: 93121700

SEE Deed Book 4619 Page 729

To be sold as the property of Michael J. Colon.

No. 16-17213

Judgment Amount: \$66,528.62

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN dwelling house and lot or piece of ground upon which the same is erected, situate on the North side of Muhlenberg Street, No. 1413, between Fourteenth and Fifteenth Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded as follows:

ON the North by a five feet wide alley;

ON the East by property now or late of Raymond E. Fries and Cora M. Fries, his wife;

ON the South by said Muhlenberg Street; and

ON the West by property now or late of William Smith.

CONTAINING in front on said Muhlenberg Street, fifteen feet, more or less, and in depth of equal width one hundred feet, more or less.

TOGETHER WITH the right of using the alley on the North in common with adjoining owners merely as passageway.

TITLE TO SAID PREMISES IS VESTED IN Maria E. Feliciano-Sanchez, by Deed from Christopher P. Urkuski and Linda J. Kleinsmith, dated 06/16/2004, recorded 06/30/2004, in Book 4096, Page 1988.

BEING KNOWN AS 1413 Muhleberg Street, a/k/a 1413 Muhlenberg Street, Reading, PA 19602.

Residential property

TAX PARCEL NO: 16531631288251

TAX ACCOUNT: 16524825

SEE Deed Book 4096 Page 1988

To be sold as the property of Maria E. Feliciano-Sanchez.

No. 16-17428

Judgment Amount: \$131,382.22

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Muhlenberg, County of Berks, in the State of Pennsylvania, bounded and described according to a plan made by Arthur L. Weisenberger Associates, Consulting Engineers of Allentown, Pennsylvania, on November 15, 1949, and developed by The Collins Corp., and known and designated as Lot No. 80 as indicated, on the plan of Cherokee Ranch, North Range, Sections 'C', 'D', and 'E'; said plan being recorded in the Office for the Recording of Deeds, in the County of Berks, State of Pennsylvania, on September 29, 1950, in Plan Book No. 9, Page 59.

UNDER AND SUBJECT to restrictions, covenants and conditions as set forth in Declaration of Restrictions recorded in Misc. Vol. 171, Page 100; and under and subject to right of ways granted to public utilities, et al., as of record.

RESERVING THEREFROM AND THEREOUT unto the owners, tenants, and occupiers of the adjoining premises to the Southwest the free and unobstructed use, right, liberty and privilege of entrance and exit, of a width of five feet, into and from the garage erected or to be erected on the within described premises, of one or more private automobiles used exclusively for pleasure, but no commercial automobiles or other vehicles whatsoever, over and along the driveway, to and from the garages now or hereafter to be erected on each of said premises, in common with the owners, tenants and occupiers of the premises herein described at all times hereafter forever or until such time hereafter as such right of user shall be abolished by the then owners of both of said premises, but not otherwise, each owner to pay one-half of the proper charges, costs and expenses of keeping said driveway in good order, condition and repair and free from snow and ice in the winter season, so that such automobiles shall be able to have the use of said passageway as planned, for a total width of ten feet.

TOGETHER with the free and unobstructed use, right, liberty and privilege of entrance and exit, of a width of five feet, into and from the garage erected or to be erected on the within described premises, of one or more private automobiles used exclusively for pleasure, but no commercial automobiles or other vehicles whatsoever, over and along the driveway as above mentioned and set forth in common with the owners, tenants and occupiers of the premises herein described at all times hereafter forever or until such time hereafter as such right of user shall be abolished by the then owners of both of said premises, but not otherwise, each owner

06/29/2017

Vol. 109, Issue 39

to pay one-half of the proper charges, costs and expenses of keeping said driveway in good order, condition and repair and free from snow and ice in the winter season, so that such automobiles shall be able to have the use of said passageway as planned, for a total width of ten feet.

TITLE TO SAID PREMISES IS VESTED IN Kleiner Piron-Rodriguez and Yanelis A. Nunez, by Deed from Proper T. Investments, LLC., a Pennsylvania Limited Liability Company, a corporation organized and existing under and by virtue of the laws of Pennsylvania, dated 05/08/2009, recorded 05/13/2009, Instrument No. 2009021327.

BEING KNOWN AS 5209 Wilshire Road, Temple, PA 19560-1150.

Residential property

TAX PARCEL NO: 66530908775738

TAX ACCOUNT: 66179200

SEE Instrument No. 2009021327

To be sold as the property of Kleiner Piron-Rodriguez, Yanelis A. Nunez.

No. 16-17430

Judgment Amount: \$87,544.55

Attorney: Powers, Kirm & Associates, LLC

ALL THAT CERTAIN two-story brick and stone dwelling house with mansard roof and the lot or piece of ground upon which the same is erected situated on the North side of West Windsor Street, being No. 137, between Weiser and McKnight Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows to wit:

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

ON the East by property now or late of Sarah Broomall;

ON the South by said West Windsor Street; and

ON the West by property now or late of G. Adam Lengel.

CONTAINING in front along said West Windsor Street, East and West, fifteen (15) feet six (06) inches, more or less, and in depth of equal width, North and South, one hundred ten (110) feet, more or less, to said ten (10) feet wide alley on the North.

BEING THE SAME PREMISES which Eusebio Echevarria, by Deed dated December 3, 2013 and recorded December 3, 2013 in the Office of the Recorder of Deeds in and for Berks County in Deed Instrument #2013050192, granted and conveyed unto Eusebio Echevarria and Evelyn Echevarria, husband and wife.

BEING KNOWN AS 137 West Windsor Street, Reading, PA 19601.

TAX PARCEL NO. 15530749552276

SEE Deed Instrument #2013050192

To be sold as the property of Eusebio Echevarria and Evelyn M. Arroyo a/k/a Evelyn M. Echevarria

No. 16-17493

Judgment: \$215,363.49

Attorney: Samantha Gable, Esquire

ALL THAT CERTAIN parcel of ground on the South side of Faith Drive (54 feet wide) situate in Maidenecreek Township, Berks County, Pennsylvania, being known as Lot #50 of the final plan of "Maidenecreek Estates Phase V" recorded in Plan Book Volume 163, Page 11, Berks County Records prepared by Ludgate Engineering Corporation, Plan No. D-1408, dated March 6, 1989, and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Southern right-of-way line of Faith Drive, a corner of Lot #50;

THENCE along Lot #51, South 20 degrees 46 minutes 25 seconds West, 139.81 feet to a point in line of the open space;

THENCE along the open space, North 74 degrees 10 minutes 00 seconds West, 65.00 feet to a point a corner of Lot #49;

THENCE along Lot #49, North 12 degrees 54 minutes 30 seconds East, 147.38 feet to a point of curvature on the Southern right-of-way line of Faith Drive;

THENCE along the Southern right-of-way line of Faith Drive by a curve to the right having an initial radius bearing of South 16 degrees 55 minutes 05 seconds West having a radius of 573.00 feet a central angle of 8 degrees 30 minutes 00 seconds and an arc length of 85.01 feet to a point, the place of BEGINNING.

CONTAINING 10,809 square feet, more or less.

PIN NO. 5411-20-81-6977

BEING THE SAME PREMISES which Jason S. Leibman and Susan L. Leibman, husband and wife, by Deed dated 10/21/2009 and recorded 10/23/2009, in the Office of the Recorder of Deeds in and for the County of Berks, Instrument #2009049641, granted and conveyed unto Fidencio M. Barreto.

TAX PARCEL NO 61541120816977

BEING KNOWN AS 236 Faith Drive, Blandon, PA 19510

Residential Property

To be sold as the property of Fidencio M. Barreto

No. 16-18590

Judgment: \$62,415.86

Attorney: Samantha Gable, Esquire

ALL THAT CERTAIN two (2) story brick, mansard roof dwelling house and a lot or piece of ground upon which the same is erected, situate on the North side of Windsor Street, between Fifth and Church Streets, being Number 527 Windsor Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the North side of Windsor Street, 15 feet West of the building line on the Western side of said Church Street; thence extending Northward in a line at right angles to

06/29/2017

Vol. 109, Issue 39

said Windsor Street, along property now or late of John F. Groh and Essie Groh, 94 feet to a point; thence extending Westward in a line at right angles to said last mentioned line along property now or late of Samuel W. Potteiger, 15 feet 10 inches to a point; thence extending Southward in a line at right angles to said Windsor Street along property now or late of Eva J. Schlappich and Mary J. Schlappich, 94 feet to a point on the North side of said Windsor Street; thence extending Eastward along the North side of said Windsor Street 15 feet 10 inches to the place of beginning.

TOGETHER with the free and uninterrupted use, liberty and privilege of the alley in common with the owners or occupiers of the dwelling house adjoining on the West.

BEING THE SAME PREMISES which Jeffrey J. Kulp, by Deed dated 5/28/2004 and recorded 6/10/2004, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 4080, Page 582, granted and conveyed unto Michael Magaro.

TAX PARCEL NO 14530751850294

BEING KNOWN AS 527 Windsor Street, Reading, PA 19601

Residential Property

To be sold as the property of Michael Magaro

No. 16-18607

Judgment Amount: \$106,814.58

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

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

BEGINNING at a point of curve on the Northwesterly side of Leanne Street (53 feet wide), said point being a corner of Lot No. 152 on said plan; thence extending from said point of beginning along Lot No. 152 North 67 degrees 24 minutes 15 seconds West 109.21 feet to a point in line of Lot No. 142 on said plan; thence extending partly along same and partly along Lot No. 141, North 37 degrees 11 minutes 00 seconds East 92.06 feet to a point, a corner of Lot No. 154 on said Plan; thence extending along same, South 52 degrees 49 minutes 00 seconds East 100.00 feet to a point on the Northwesterly side of Leanne Street; thence extending along same the two following courses and distances, (1) South 37 degrees 11 minutes 00 seconds West 20.10 feet to a point of curve, and (2) Southwestwardly along the arc of a circle curving to the left having a radius of 176.50 feet the arc distance of 44.94 feet to the first mentioned point and place of Beginning.

BEING Lot No. 153 as shown on the

abovementioned plan.

SUBJECT TO covenants, restrictions, easements of record.

TITLE TO SAID PREMISES IS VESTED IN John J. McCann and Debra A. McCann, h/w, by Deed from Fiorino Grande, dated 08/18/2000, recorded 08/25/2000, in Book 3235, Page 1648.

BEING KNOWN AS 1010 Leanne Street, Reading, PA 19605-3273.

Residential property

TAX PARCEL NO. 66-5309-09-05-2618

TAX ACCOUNT: 66000861

SEE Deed Book 3235 Page 1648

To be sold as the property of John J. McCann, Debra A. McCann.

No. 16-18842

Judgment: \$192,145.77

Attorney: Samantha Gable, Esquire

ALL THAT CERTAIN two-story single brick apartment building with basement garage, being House No. 4455 Eighth Avenue, together with the lot or piece of ground upon which the same is erected, situate on the Easterly side of Eighth Avenue South of Hay Road, in the Township of Muhlenberg (formerly the Borough of Temple), County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point on the Easterly building line of Eighth Avenue (fifty (50) feet wide as shown on the topographical survey of the Borough of Temple) Southwardly a distance of seventy (70) feet from the intersection of said Easterly building line of Eighth Avenue with the Southerly building line of Hay Road (fifty (50) feet wide as shown on the aforesaid topographical survey); thence extending in an Easterly direction along No. 812 Hay Road, forming a right angle with the Easterly building line of Eighth Avenue, a distance of one hundred fifty and fifty-four hundredths (150.54) feet to a point; thence extending in a Southerly direction along the Westerly side of a twelve (12) feet wide alley, forming an interior angle of ninety (90) degrees twenty-four and one-half (24-1/2) minutes with the last described line, a distance of seventy (70) feet to an axle; thence extending in a Westerly direction along property now or late of Florence R. Shalter, Emily S. Sawyer and Mabel S. Hipple, forming an interior angle of eighty-nine (89) degrees thirty-five and one-half (35-1/2) minutes with the Westerly side of said twelve (12) feet wide alley, a distance of one hundred fifty-one and four hundredths (151.04) feet to an axle on the Easterly building line of Eighth Avenue; thence extending in a Northerly direction along the Easterly building line of Eighth Avenue, forming a right angle with the last described line, a distance of seventy (70) feet to the place of beginning.

BEING THE SAME PREMISES conveyed from Ann Desantis to Eric Ryan Hillbush and Jessica Louise Wilson by Deed dated March 8,

06/29/2017

Vol. 109, Issue 39

2010 and recorded on April 5, 2010 at Instrument #2010012218 in the Office of the Berks County Recorder of Deeds.

PARCEL #66-5309-12-95-2090
TAX PARCEL NO. 66-5309-12-95-2090
BEING KNOWN AS 4455 8th Avenue,
Temple, PA 19560

Residential Property

To be sold as the property of Eric Ryan Hillbish and Jessica Louise Wilson

No. 16-18845

Judgment: \$75,976.84

Attorney: Andrew J. Marley, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN one (1) story bungalow, formerly Numbered 524 Bellefonte Avenue, now known as No. 104 Bellefonte Avenue, and the two (2) lots of grounds in connection therewith, situate in the Township of Cumru (now the Borough of Kenhorst) (Borough of Kenhorst tax records show address as 126 Bellefonte Avenue), Berks County, Pennsylvania, as shown by map or plan of E. Kurtz Wells, dated September, 1920, said map or plan being recorded, and being known as "Farview Hills", and said lots being further known as Nos. 461 and 462 on said plan, bounded and described as follows.

Lot 461 being more particularly bounded and described as follows: On the North partly by Bellefonte Avenue and partly by Lot No. 462; on the East partly by Lot No. 462, and partly by a fifteen (15) feet wide alley, on the South partly by a fifteen (15) feet wide alley and partly by Lot No. 460, and on the West partly by Lot No. 460 and partly by Bellefonte Avenue, having a frontage of twenty (2) feet on said Bellefonte Avenue, and extending in depth of equal width one hundred ten (110) feet to said alley.

Lot 462 being more particularly bounded and described as follows: On the North partly by Bellefonte Avenue and partly by Lot No. 463; on the East partly by Lot No. 463 and partly by a fifteen feet (15') wide alley; on the South partly by said fifteen feet (15') wide alley and partly by Lot No. 461; and on the West partly by Lot No. 461 and partly by said Bellefonte Avenue; having a frontage on said Bellefonte Avenue of twenty (20) feet, and, and extending in depth of equal width, one hundred ten (110) feet to said alley.

PARCEL ID 54530618409028

MAP PIN 530618409028

ALSO KNOWN AS 104 Bellefonte Avenue, Reading, PA 19607

BEING the same premises which Mark D. Minot, his wife by Deed dated October 29, 2001 and recorded November 2, 2001 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 3424 and Page 0689, granted and conveyed unto James C. Pawlik.

To be sold as the property of James C. Pawlik a/k/a James C. Pawlick

No. 16-18937

Judgment Amount: \$155,975.32

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

PARCEL 1:

ALL THAT CERTAIN lot or piece of ground, together with the one-story dwelling house erected thereon, situate in the Township of Alsace, County of Berks and State of Pennsylvania, being the southern and front portion of Lots Nos. 46, 47, and 48, Block N on plan of lots called Alsace Manor, laid out by Harry Erny, Developer, and William P. Born, Registered Surveyor, in the year 1940, and recorded in Plan Book Volume 2, Page 86, Berks County Records, more fully bounded and described as follows, to wit;

BEGINNING in the northern lot line of Miller Avenue one hundred sixty (160) feet East of the Northeast lot corner of Willow and Miller Avenues, said corner being the new and remaining Southeast lot corner now or late of James W. Stump and Nora E. Stump, his wife; THENCE East along the northern lot line of said Miller Avenue sixty (60) feet to a corner of church property; THENCE along the same, North at right angles sixty (60) feet to a corner of property now or late of James W. Stump and Nora E. Stump, his wife; THENCE West along the same at right angles sixty (60) feet to a corner and southward along the same at right angles sixty (60) feet to the place of BEGINNING.

CONTAINING 3,600 square feet of land.

PARCEL 2:

ALL THAT CERTAIN lot or piece of ground situate in the Township of Alsace, County of Berks and State of Pennsylvania, being the southern and front portion of Lot No. 49, Block N on plan of lots called Alsace Manor, laid out by Harry Erny, Developer, and William P. Born, Registered Surveyor, in the year 1940, and recorded in Plan Book Volume 2, Page 86, Berks County Records, more fully bounded and described as follows, to wit:

BEGINNING in the northern lot line of Miller Avenue one hundred forty (140) feet East of the Northeast corner of Willow and Miller Avenues, said corner being the remaining Southeast lot corner now or late of James W. Stump and Nora E. Stump, his wife; THENCE East along the northern lot line of said Miller Avenue twenty (20) feet to a corner of other lands of Nora E. Stump, widow; THENCE along the same North, at right angles, sixty (60) feet to a corner of property now the new Southeast corner of other lands of Nora E. Stump, widow; THENCE West along the same at right angles twenty (20) feet to a corner and southward along the same at right angles sixty (60) feet to the place of BEGINNING.

CONTAINING 1,200 square feet of land.

PARCEL 3:

ALL THAT CERTAIN lot or piece of ground

06/29/2017

Vol. 109, Issue 39

being part of Lots No. 46, 47, 48, 49 situate between Alsace Drive and Miller Avenue bounded on the West by Lot No. 50, in the South by other property of Bernard N. Tomaszewski, Block N on Plan of Lots known as Alsace Manor, laid out by Harry Erny, Developer, in the year 1940, in Plan Book Volume 2 Page 86, in the Township of Alsace, County of Berks, State of Pennsylvania, bounded and described in accordance with a survey made by James I. Bowers, Registered Surveyor on July 2, 1974, as follows, to wit:

BEGINNING at an iron pin in line of the westerly boundary line of Lot No. 45, said point being in the northerly direction seventy-five feet (75 feet) from the northerly building line of Miller Avenue; THENCE in a southerly direction along Lot No. 45 a distance of fifteen feet (15 feet) to a point; THENCE leaving said Lot No. 45 crossing Lots No. 46, 47, 48, 49 and other property of Bernard N. Tomaszewski forming an interior angle of 90 degrees with last described line a distance of eighty feet (80 feet) to a point in the easterly boundary line of Lot No. 50; THENCE in a northerly direction along Lot No. 50 forming an interior angle of 90 degrees with the last described line a distance of fifteen feet (15 feet) to an iron pin; THENCE re-crossing aforementioned Lots No. 46, 47, 48, 49, along the residue property of now or late Nora E. Stump, widow, forming an interior angle of 90 degrees with the last described line a distance of eighty feet (80 feet) to an iron pin, place of BEGINNING.

CONTAINING IN AREA one thousand two hundred (1200) more or less square feet of land.

PIN NO. 5329-16-83-0300

TITLE TO SAID PREMISES IS VESTED IN Jamie L. Moore, by Deed from Hess and Evans Properties, LLC, dated 04/05/2010, recorded 04/09/2010, Instrument No. 2010012902.

BEING KNOWN AS 33 Miller Ave, Temple, PA 19560-9503.

Residential property

TAX PARCEL NO: 22532916830300

TAX ACCOUNT: 22094410

SEE Deed Instrument No. 2010012902

To be sold as the property of Jamie Moore a/k/a Jamie L. Moore.

No. 16-19014

Judgment Amount: \$215,801.55

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Birdsboro County of Berks and State of Pennsylvania, bounded and described according to the plan of Mansion Heights drawn by Robert B. Ludgate and Associates, Engineers, Surveyors, Planners, said plan dated 3/22/1985 and revised in Plan Book 136 Page 77 as follows, to wit;

BEGINNING at a point of compound curve on the northeasterly side of Carriage Drive (50 feet wide) said point being at the arc distance of 30.23

feet measured along the arc of a circle curving to the right having a radius of 20.00 feet from a point of reverse curve on the northwesterly side of Washington Street (50 feet wide); thence extending from said point of beginning along the northeasterly side of Carriage Drive northwestwardly along the arc of a circle curving to the right having a radius of 325.00 feet the arc distance of 87.70 feet to a point a corner of Lot No. 65 on said plan; thence extending along same North 26 degrees 4 minutes 20 seconds East 109.88 feet to a point a corner of Lot No. 1 on said plan; thence extending along same South 61 degrees 21 minutes 00 seconds East 98.07 feet to a point on the northwesterly side of Washington Street; thence extending along same the two following courses and distances (1) South 28 degrees 36 minutes 35 seconds West 29.25 feet to a point of curve and (2) southwestwardly along the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 42.49 feet to a point of reverse curve; thence leaving Washington Street along the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 30.23 feet to the first mentioned point of compound curve and place of BEGINNING.

BEING Lot No. 66 as shown on Plan Book 136 Page 77 and being Lot No. 67 as shown on Plan Book 146 Page 77

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 100 Carriage Drive, Birdsboro, PA 19508

TAX PARCEL #31534413045063

ACCOUNT: 31012977

SEE Deed Book/Page

Instrument Number 2009032344

Sold as the property of: Karen Kratzer

No. 16-19042

Judgment Amount: \$257,984.29

Attorney: Phelan Hallinan Diamond & Jones,

LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel of land situate in Perry Township, Berks County, Commonwealth of Pennsylvania, bounded and described according to a final plan of the 'Charles Estates Subdivision' recorded in Plan Book 301 Page 176, Berks County Records, as follows:

BEGINNING at a point on the title line in the bed of Main Street (T-753) a corner in common with Lot 14 on the abovementioned plan, thence leaving Main Street and along Lot 14 North 88 degrees 12 minutes 50 seconds West a distance of 142.53 feet to a point, a corner in common with Lot 15 on the abovementioned plan; thence along Lot 15 North 69 degrees 57 minutes 37 seconds West a distance of 60.84 feet to a point on line of Lot 16 on the abovementioned plan, thence along Lot 16 and Lot 22 on the abovementioned plan North 20 degrees 02 minutes 23 seconds East a distance of 121.11 feet to a point, a corner; thence still along Lot 22 and along Lot 23 on

06/29/2017

Vol. 109, Issue 39

the abovementioned plan North 86 degrees 35 minutes 25 seconds East a distance of 155.28 feet to a point on the aforementioned title line in the bed of Main Street; thence along the same on the arc of a circle curving to the right having a radius of 2190.78 feet an arc distance of 148.36 feet to the point and place of beginning.

CONTAINING 24,871 square feet (gross) and 21,451 square feet (net). BEING Lot 24 on the abovementioned plan.

UNDER AND SUBJECT to the following covenants, conditions and restrictions:

STORM WATER FACILITIES:

THE DRAINAGE SWALES, pipes, basin, outlet structure, spillway, and any other device, structure or improvement considered to be an integral portion of the storm water facilities shall be owned and maintained by the individual lot owner whose property said improvements exists or traverses. Maintenance shall also include the day to day responsibility for mowing grass, assuring the facilities are not blocked or restricted by debris from functioning properly, and that all facilities are not revised, modified or altered from the original design of said improvement.

IN CONNECTION WITH the maintenance of the above mentioned facilities, or any incidental item being an integral part thereof, each individual lot owner shall have the right to bring and maintain an action in equity to compel compliance with these aforesaid obligations, plus request such additional equitable relief as may be required under the circumstances. These provisions relating to the ownership and management of storm water facilities shall constitute covenants running with the land and shall be binding upon the developer/lot owner, their heirs and assigns, and shall be set forth on all agreements of sale and deeds of conveyance.

CAUTIONARY NOTE:

DUE TO the existing topographic and hydraulic features of the site, whereas the site is low lying, contains a high water table and is subject to periodic local flooding, additional measures should be taken during dwelling construction to provide protection from same. Such measures could be, but not limited to, sealing basement walls, installing sump pumps, installing basement window wells and/or establishing building elevations to prevent stormwater runoff from entering a dwelling. This note shall be set forth on all agreements of sale and deeds of conveyance.

TITLE TO SAID PREMISES IS VESTED IN Marc Fox and Danielle Fox, h/w, by Deed from G.G. & F. Construction, Inc., dated 07/15/2008, recorded 07/16/2008, in Book 5389, Page 1119.

BEING KNOWN AS 1244 Main Street, Shoemakersville, PA 19555-1708.

Residential property

TAX PARCEL NO: 70449302550014

TAX ACCOUNT: 70000272

SEE Deed Book 5389 Page 1119

To be sold as the property of Marc Fox, Danielle Fox.

No. 16-19047

Judgment Amount: \$96,122.30

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, situated on the North side of Douglass Street, being Number 521 Douglass Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North side by a four (4) feet wide alley;

ON the East by property, now or late of Willoughby Z. Deck;

ON the South by said Douglass Street; and

ON the West by a four (4) feet wide alley.

CONTAINING in front along Douglass Street, twenty-two feet and six inches (22' 6"), and in depth from Douglass Street, to first mentioned alley, one hundred (100') feet.

TITLE TO SAID PREMISES IS VESTED IN Angie Martin, by Deed from Rafael Calderon, dated 02/01/2013, recorded 02/04/2013, Instrument No. 2013004292.

BEING KNOWN AS 521 Douglass Street, Reading, PA 19601-2221.

Residential property

TAX PARCEL NO: 14530759840731

TAX ACCOUNT: 14347150

SEE Instrument No. 2013004292

To be sold as the property of Angie Martin.

No. 16-19066

Judgment Amount: \$320,701.02

Attorney: Roger Fay, Esquire

ALL THAT CERTAIN tract of land with the improvements thereon erected, being all of Lot No. 5 as shown on the final plan for the Church of Christ of West Lawn recorded in Plan Book Volume 140, Page 83, Berks County Records Tract No. 1 and being all the property now or late of Sandra A. Richards with a two (2) story frame building thereon erected Tract No. 2 located on the North side of Pennsylvania State Route 3016, Fritztown Road in the Township of South Heidelberg, County of Berks, and Commonwealth of Pennsylvania, and being more fully bounded and described as per Survey Plan No. 98-17-L-1, dated May 6, 1998, prepared by Ronald A. Dolla, Professional Land Surveyor, Denver, Pennsylvania, as follows:

BEGINNING AT A POINT in Pennsylvania State Route 3016, Fritztown Road, said point being the southwest corner of the property now or late of the Community Fire Company of Fritztown and the southeast corner of the herein described tract of land, thence in said S.R. 3016, South 60 degrees 38 minutes West, a distance of 68.74 feet to a point and 2 feet West of the 2 story

06/29/2017

Vol. 109, Issue 39

frame building, thence leaving aforesaid S.R. 3016 and along property now or late of Jackie L. and Merlene L. Strunk, North 27 degrees 55 minutes West, a distance of 50 feet to an iron pin; thence along Lot No. 4 being the property now or late of the Hillside Church of Christ, North 22 degrees 10 minutes 10 seconds West, a distance of 125.67 feet to an iron pipe, thence along Lot No. 7 being the property now or late of the Hillside Church of Christ, North 65 degrees 27 minutes 21 seconds East, a distance of 63.91 feet to an iron pipe; thence along Lot No. 2 property now or late of Robert E. and Diane M. Boyer, South 24 degrees 32 minutes 39 seconds East, a distance of 128.76 feet to an iron pin, thence along the aforesaid property now or late of the Community Fire Company of Fritztown, South 27 degrees 47 minutes East, a distance of 41 feet to a point, the place of beginning.

CONTAINING IN AREA 11,591 square feet of land.

TITLE TO SAID PREMISES vested in Michael A. Griffith and Helen M. Webb, husband and wife, by Deed from Luke N. Ulrich, Jr. and Linda J. Ulrich, husband and wife, dated November 23, 2005 and recorded on February 1, 2006 in the Berks County Recorder of Deeds in Book 04771, Page 1494 as Instrument No. 2006009495.

BEING KNOWN AS: 1065 Fritztown Road N/K/A 1161 Fritztown Road, Sinking Spring, PA 19608.

TAX PARCEL NUMBER: 4365-02-85-8218

To be sold as the property of Michael A. Griffith and Helen M. Webb

No. 16-19300

Judgment Amount: \$7,745.39

Attorney: Brandon S. Harter, Esquire

ALL THAT CERTAIN unit located in the property known, named and identified as Mountain View Commons Condominium, located in City of Reading, County of Berks and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA. C. S. 3101, et seq., by the recording in the Office of the Recorder of Deeds in and for the County of Berks, Pennsylvania recorded on 11/23/1988 in Deed Book Volume 2039, Page 575, and any amendments thereto, as the same may change from time to time, being and designated as Unit No. 229-A, Building No. 2, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

PIN 09531718218679C13

BEING the same premises which Robert H. Chappel, by Deed dated 11/01/2011 and recorded 11/10/2011 in the Office of the Recorder of Deeds in and for the County of Berks in Instrument No. 2011042343, granted and conveyed unto Allen E. Eagles, Jr.

To be sold as property of: Allen E. Eagles, Jr.

No. 16-19851

Judgment Amount: \$48,872.02

Attorney: Powers, Kirn & Associates, LLC

ALL THAT CERTAIN lot or piece of ground together with the improvements erected thereon, No. 1803, situate on the Northern side of Perkiomen Avenue (60 feet wide), between Eighteenth and Nineteenth Streets, in the Sixteenth Ward of the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner of property now or late of Charles H.R. Maderia, said corner being in the Northern building line of Perkiomen Avenue (60 feet wide) 15 feet 09-1/2 East of the Northeast building corner of Perkiomen Avenue (60 feet wide) and Eighteenth Street; THENCE Northwardly along said property now or late of Rebecca Frances Clous, through the middle of a 09 inch brick wall between dwelling Nos. 1803 and 1801 at right angles to Perkiomen Avenue, a distance of 99 feet 09 inches to the Southern side of a 10 feet wide alley; THENCE Eastwardly along said alley making an interior angle of 98 degrees 15 minutes with the last described line, a distance of 15 feet 02 inches to a corner of property now or late of Edward H. Adams; THENCE Southwardly along the same, parallel to the first described line and at right angles to Perkiomen Avenue (60 feet wide), a distance of 101 feet 11-1/8 inches to the Northern building line of Perkiomen Avenue (60 feet wide); THENCE Westwardly along the said Perkiomen Avenue (60 feet wide) 15 feet 00-1/4 inch to the place of beginning.

TOGETHER WITH the free and uninterrupted use of said alley 27 inches wide with the owner or occupant of the adjoining property No. 1805 Perkiomen Avenue for ingress and egress to a distance of 33 feet.

The improvements thereon being known as 1803 Perkiomen Avenue, Reading, Pennsylvania 19606.

BEING THE SAME PREMISES which James A. Palm, by Deed dated October 31, 2006 and recorded November 6, 2006 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 05006, Page 1228, granted and conveyed unto Melissa Emes.

BEING KNOWN AS 1803 Perkiomen Avenue, Reading, PA 19606.

TAX PARCEL NO. 16-5316-33-58-0065

SEE Deed Book 05006 Page 1228

To be sold as the property of Melissa Emes

No. 16-20148

Judgment: \$99,515.99

Attorney: Udren Law Offices, PC

ALL THAT CERTAIN tract of land with the dwelling and other improvements erected thereon situate on the South side of Frush Valley Road and being Lot #1 of the Bagenstose Minor Subdivision in the Township of Muhlenberg, County of Berks and Commonwealth of

06/29/2017

Vol. 109, Issue 39

Pennsylvania, being more fully bounded and described in accordance with a survey by Kent Surveyors and Engineers, designated 42-036-03. As follows, to wit: beginning at an iron pin in the intersection of the right of way of Frush Valley Road (55 feet wide) and property of Empire Steel Castings, Inc.; thence in an easterly direction along the southern right of way of Frush Valley Road, the two following courses and distances; (1) by a line curving to the left having a radius of 327.50 feet, a delta angle of 6 degrees 24 minutes 07 seconds, an arc length of 36.59 feet and a chord bearing North 71 degrees 06 minutes 47 seconds East, a chord distance of 36.57 feet to a point; (2) North 67 degrees 42 minutes 34 seconds East, 13.92 feet to an iron pin, a corner of lands of Faye N. Bagenstose; thence along said lands, South 22 degrees 17 minutes 26 seconds East, 95.81 feet to a point in a small stream, a corner of Lot "A", thence along Lot "A" to be annexed to lands of Faye N. Bagenstose, South 68 degrees 50 minutes 01 seconds West, 79.14 feet to a point in line of lands of Empire Steel Castings, Inc.; thence leaving said stream and along said lands, North 5 degrees 43 minutes 11 seconds West, 100.61 feet to an iron pin, the place of beginning.

Containing 6,225 square feet

BEING KNOWN AS: 1502 Frush Valley Road, Reading, PA 19605

PROPERTY ID NO. 66-5319-17-12-1142

TITLE TO SAID PREMISES is vested in Carla M. Lint and Eric S. Lint, husband and wife, by Deed from Ronald G. Bagenstose, now deceased and Faye N. Bagenstose dated 05/10/2004 recorded 05/11/2004 in Deed Book 4057 Page 479.

To be sold as the property of: Carla M. Lint and Eric S. Lint, husband and wife

No. 16-20154

Judgment: \$98,747.20

Attorney: Andrew J. Marley, Esquire

ALL THAT CERTAIN lot or piece of ground, together with the brick dwelling house thereon erected, situate in Colebrookdale Township, Berks County, Pennsylvania, bounded and described as follows, to wit;

BEGINNING at a corner on building range on the West side of North Reading Avenue, in a line of property of Howard C. Maurer and Frances D. Maurer and running this and the adjoining dwelling house in a Northwesterly direction one hundred and fifty-seven feet and six inches to a corner of property of now or late Walter J. Benfield; thence along the same and through the dividing wall of this and the adjoining dwelling house in a Southeastwardly direction one hundred and fifty-seven feet and six inches to a corner on the aforesaid building range on North Reading Avenue; thence along said building range in a Northeastwardly direction sixteen feet six inches

to the place of BEGINNING.

HAVING THEREON ERECTED a residential dwelling.

BEING THE SAME PREMISES AS Jun Y. Salenga and Rachel L. Sabo, by Deed dated March 11, 2005, and recorded on July 14, 2006, by the Berks County Recorder of Deeds in Deed Book 4920, at Page 1935, Instrument No. 2006058128, granted and conveyed unto Jun Y. Salenga, an individual.

BEING KNOWN AND NUMBERED AS 411 N. Reading Avenue, New Berlinville, PA 19545.

UPI/PROPERTY ID NO. 38539713031478

ACCOUNT: 38042882

To be sold as the property of Jun Y. Salenga

No. 16-20249

Judgment Amount: \$148,127.77

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or tract of land situate on the western side of Bickel Drive, being Lot No. 34 as shown on plan of lots known as Hillside Manor, Section No. 2, in the Borough of Hamburg, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a corner on the western side of Bickel Drive (50 feet wide), said corner being the southeastern corner of Lot No. 33 and the northeastern corner of the herein described lot; thence in a southerly direction along the aforesaid Bickel Drive, a distance of sixty-five feet (65 feet) to a corner; thence leaving and making a right angle with the aforesaid Bickel Drive along Lot No. 35, in a westerly direction, a distance of ninety-four and forty-eight hundredths feet (94.48 feet) to a corner in line of Lot No. 6; thence along Lot No. 6 and Lot No. 7 in a northerly direction, making an interior angle of ninety-one degrees eight minutes thirty seconds with the last described line a distance of sixty-five and one hundredths feet (65.01 feet) to a corner; thence in an easterly direction along Lot No. 33, making an interior angle of eighty-eight degrees fifty-one minutes thirty seconds with the last described line, a distance of ninety-five and seventy-seven hundredths feet (95.77 feet) to and making a right angle with the first described line, the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN April L. Ulrich, single, by Deed from Howard W. Cummings and Joanne M. Cummings, h/w, dated 02/27/2006, recorded 03/16/2006, in Book 4824, Page 134.

BEING KNOWN AS 518 Bickel Drive, Hamburg, PA 19526-1332.

Residential property

TAX PARCEL NO: 46449410372103

TAX ACCOUNT: 46089395

SEE Deed Book 4824 Page 134

To be sold as the property of April L. Ulrich

06/29/2017

Vol. 109, Issue 39

a/k/a April L. Cooley.

No. 16-20856

Judgment Amount: \$176,403.78

Attorney: Powers, Kirn & Associates, LLC
Purpart No. 1

ALL THOSE CERTAIN lots or pieces of ground situate on the south side of Pine Avenue between Walnut Street and Adams Street, as shown on a plan of lots laid out by the Estate of Albert H. Adams, deceased, in the Borough of St. Lawrence, PA., and recorded in Berks County Records in Plan Book No. 7 page 14, said lots comprising the whole of Lots Nos. 267, 268, 269 and the westerly 10 feet of Lot No. 270, in said plan.

BEGINNING at an iron pipe in the southern building line of Pine Avenue, said point being the division lot line between Lots Nos. 266 and 267, thence easterly along said southern building line of Pine Avenue, crossing Lots 267, 268 and 269 for a distance of 70' and 0" to a stake in the center line of Lot No. 270, thence along same in a southerly direction and at right angles to said southern building line of Pine Avenue a distance of 150' 0" to an iron pipe in the northern side of a 15 feet wide alley as shown on said plan of lots, said point being 2' 6" south of the northern side of a 10 feet wide alley as shown on the Topographical Survey of the Borough of St. Lawrence, thence in a westerly direction along the northern side of said 15 feet wide alley and at right angles with said center line of Lot No. 270, a distance of 70' 0" an iron pipe, thence in a northerly direction along the division lot line between said Lots Nos. 266 and 267 a distance of 150' 0" to an iron pipe in the southern building line of Pine Avenue, the place of BEGINNING.

CONTAINING in front along Pine Avenue 70' 0" and in depth of equal width 150' 0" to said 15 feet wide alley as provided on said plan of lots and subject to provisions with regard to said alley as shown on the Topographical Survey of the Borough of St. Lawrence.

Purpart No. 2

ALL THOSE CERTAIN lots or pieces of ground situate to the southerly side of Pine Avenue east of Adams Street as shown on a plan of building lots laid out by the Estates of Albert H. Adams in the Borough of St. Lawrence, Berks County, Penna., said plan recorded in Berks County Records in Plan Book No. 7 page 14, said parcel of ground.

BEGINNING at a point in the southerly building line of Pine Avenue 90 feet southeasterly from the southeasterly building corner of said Pine Avenue and Adams Street, said point also being in the easterly line of property of Mrs. Eva Adams at the center line of Lot No. 263 of said plan, thence in a southeasterly direction along the said southerly building line of Pine Avenue 70' 0" to a point in line of property of Ralph J. Miltenberger in the division lot line between Lot No. 266 herein, and Lot No. 267, thence

along same in a southwesterly direction at right angles with the said southerly building line of Pine Avenue 150' 0" to a point in the northerly direction 70' 0" to a point in line of property of the said Mrs. Eva Adams at the center line of Lot No. 263, thence along same in a northeasterly direction at right angles to said alley 150' 0" to the place beginning, containing 10,500.00 square feet.

SUBJECT, HOWEVER, to the rights of the Borough of St. Lawrence to enter upon and maintain the existing water line which passes across the Northwest corner of the herein described premises.

SUBJECT, ALSO, to the following restrictions herein expressed and imposed on the said grantees, their heirs and assigns that no building shall be erected on said premises except a private dwelling house and outbuildings thereof except by consent of the grantors or their heirs and assigns, in writing, nor shall any building be erected on said premises less than twenty feet from the street line of Pine Avenue.

BEING THE SAME PREMISES which Marjorie E. Brown by Robert B. Brown, Jr., by Deed dated September 15, 2014 and recorded October 2, 2014 in the Office of the Recorder of Deeds in and for Berks County in Deed Instrument #2014032448, granted and conveyed unto Diane M. Bair.

BEING KNOWN AS 3516 Pine Avenue, Reading, PA 19606.

TAX PARCEL NO. 81-5326-07-57-8998

See Deed Instrument #2014032448

To be sold as the property of Diane M. Bair

No. 16-20881

Judgment: \$78,712.43

Attorney: Samantha Gable, Esquire

ALL THAT CERTAIN lot or piece of ground, together with the building thereon erected, situate on the North side of and being No. 545 Franklin Street, between Fifth and Sixth Avenues, in the Borough of West Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by Cherry Street, on the East by property now or late of John Holtzinger, on the South by said Franklin Street, and on the West by property now or late of Frank J. Moyer.

CONTAINING a frontage on said Franklin Street 16 feet 8 inches and a depth of equal width 150 feet to said Cherry Street.

BEING THE SAME PREMISES which Betty J. Showers, by Deed Dated 4/2/2012 and Recorded 4/23/2012, in the Office of the Recorder of Deeds in and for the County of Berks, Instrument #2012015800, granted and conveyed unto Scott Hart and Courtney Ditzler.

TAX PARCEL NO. 93-5306-05-19-8927

(PIN: 530605198927)

BEING KNOWN AS 545 Franklin Street, West Reading a/k/a Wyomissing, PA 19611
Residential Property

06/29/2017

Vol. 109, Issue 39

To be sold as the property of Scott Hart and Courtney Ditzler

No. 16-21142

Judgment: \$98,900.76

Attorney: Meredith H. Wooters, Esquire
Scott A. Dietterick, Esquire
Kimberly A. Bonner, Esquire
Kimberly J. Hong, Esquire
Michael E. Carleton, Esquire
Justin F. Kobeski, Esquire
Matthew P. Curry, Esquire
Cristina L. Connor, Esquire
Holly N. Wolf, Esquire
Karina Velter, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, being No. 829 Tuckerton Avenue, situate in the Borough of Temple n/k/a Muhlenberg Township, County of Berks and Commonwealth of Pennsylvania, bounded and described according to a plan made by Arthur L. Weisenberger Associates, Consulting Engineers of Allentown, Pennsylvania, on 1/15/1951 and developed by The Collins Corporation and known and designated as Lot No. 163 as indicated on the plan of Cherokee Ranch, South Range, said plan being recorded in the Office for the Recording of Deeds in and for the County of Berks, Commonwealth of Pennsylvania, on 6/11/1951, in Plan Book 9 Page 62.

CONTAINING IN FRONT on Tuckerton Avenue 50 feet and in depth of equal width 100 feet.

BEING THE SAME PROPERTY conveyed to Royce A. Spadt and Anne E. Spadt, husband and wife, who acquired title by virtue of a Deed from Douglas Wynne, no marital status shown, dated February 11, 2010, recorded February 18, 2010, at Instrument Number 2010006363, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 829 Tuckerton Avenue, Temple, PA 19560.

PARCEL NO.: 66530908981485

ACCOUNT: 66830055

SEE Deed Instrument Number 2010006363

To be sold as the property of Royce A. Spadt and Anne E. Spadt

No. 16-21406

Judgment Amount: \$61,083.41

Attorney: Powers, Kirm & Associates, LLC

ALL THAT CERTAIN two-story brick dwelling house, with the mansard roof and the lot or piece of ground upon which the same is erected, situate on the East side of Madison Avenue, being No. 933, 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

William H. Steiner and wife;

ON the East by a ten feet wide alley;

ON the South by property now or late of May A. Davis; and

ON the West by Madison Avenue.

CONTAINING in front on said Madison Avenue, North and South, fourteen feet more or less, and in depth of equal width, East and West, one hundred feet to said ten feet wide alley.

THE IMPROVEMENTS thereon being known as 933 Madison Avenue, Reading, Pennsylvania 19601.

BEING THE SAME PREMISES which Samuel F. Brancadora, by Deed dated November 9, 1998 and recorded December 8, 1998 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 301, Page 937, granted and conveyed unto Miguel A. Rivera and Sonia R. Rivera, husband and wife.

AND THE SAID Sonia R. Rivera departed this life on March 14, 2013. Title to the property passed to Miguel A. Rivera by operation of law.

BEING KNOWN AS 933 Madison Avenue, Reading, PA 19601.

TAX PARCEL NO. 14530751756446

SEE Deed Book 301 Page 937

To be sold as the property of Miguel A. Rivera

No. 16-21411

Judgment Amount: \$199,932.89

Attorney: Powers, Kirm & Associates, LLC

ALL THAT CERTAIN dwelling house and lot or piece of ground upon which the same is erected situate on the South side of Spring Crest Boulevard, East of Blanbrid Drive, being known as House No. 22 Spring Crest Boulevard, in the Borough of Sinking Spring, County of Berks and State of Pennsylvania, said lot or piece of ground being known as Lot No. 163 and the most western twenty (20) feet of Lot No. 164 (as shown by the map or plan of "An Addition to Spring Crest" laid out by the Spring Crest Development Company and being recorded in the Recorder's Office of Berks County in Plan Book Volume 9, Page 8), said lot or piece of ground being bounded and described as follows, to wit:

ON the North by said Spring Crest Boulevard;

ON the East by part of Lot No. 164 on aforesaid plan;

ON the South by a fifteen feet wide alley; and

ON the West by Lot No. 162 on aforesaid plan.

CONTAINING in front along said Spring Crest Boulevard forty-five (45) feet and in depth or length of equal width one hundred thirty-two feet seven inches (132' 7") more or less to said fifteen feet wide alley.

THE IMPROVEMENTS thereon being known as 22 Spring Crest Boulevard, Reading, Pennsylvania 19608.

BEING THE SAME PREMISES which Kenneth L. Fischer and Sandra L. Fischer, husband and wife, by Deed dated April 17, 2000 and recorded April 20, 2000 in the Office of the Recorder of Deeds in and for Berks County

06/29/2017

Vol. 109, Issue 39

in Deed Book 3191, Page 1844, granted and conveyed unto George S. Styer, Jr. and Sharon L. Styer, husband and wife.

BEING KNOWN AS 22 Spring Crest Boulevard, Sinking Spring, PA 19608.

TAX PARCEL NO. 79-4386-10-46-6547

SEE Deed Book 3191 Page 1844

To be sold as the property of George S. Styer, Jr. and Sharon L. Styer

No. 16-21626

Judgment Amount: \$82,679.56

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate on the Northern side of Oberlin Avenue, between Gernant Avenue and Weidman Avenue, known as house No. 141 Oberlin Avenue and being the Eastern portion of Lot No. 76 and all of Lot No. 77, as shown on plan of Milbeth Village, said plan being recorded in Plan Book Volume 19, page 12, Berks County records, in the Borough of Sinking Spring, County of Berks and Commonwealth of Pennsylvania, more particularly bounded and described, to wit:

BEGINNING at a point in the Northern side of Oberlin Avenue, 237 feet east of the Eastern terminus of the 15 feet radius corner connecting the Eastern side of Gernant Avenue with the Northern side of Oberlin Avenue; thence in a Northerly direction, at right angles to Oberlin Avenue, a distance of 110 feet to a point; thence in an Easterly direction, at right angles to the last described line, a distance of 90 feet to a point; thence in a Southerly direction, by a line making an interior angle of 90 degrees with the last described line, a distance of 110 feet to a point in the Northern side of Oberlin Avenue; thence in a Westerly direction along the same, by a line making an interior angle of 90 degrees with the last described line, a distance of 90 feet to the place of Beginning.

TITLE TO SAID PREMISES IS VESTED IN Barbara L. Hanlon, by Deed from Abdul W. Siddiqi and Hafisa Siddiqi, h/w, Dated 8/31/2004, Recorded 9/14/2004, in Book 4149, Page 695.

BEING KNOWN AS 141 Oberlin Avenue, Sinking Spring, PA 19608-1259.

Residential property.

TAX Parcel No: 79-4386-10-37-6326

Tax Account: 79044581

See Deed Book 4149 Page 695

To be sold as the property of Barbara L. Hanlon.

No. 16-21684

Judgment: \$54,146.28

Attorney: Leon P. Haller, Esquire

ALL THAT CERTAIN two-story frame dwelling house and lot of ground upon which the same is erected, situate on the North side of

Monroe Street (now known as 7 Monroe Street), in the Borough of Mohnton, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEING adjoined on the East by property now or late of Rick and Valerie Strunk; on the North by an alley; on the West by property now or late of David and Joyce Perella, on the South by Monroe Street.

BEING in width on Monroe Street a distance of 25 feet and extending in depth of equal width a distance of 175 feet to an alley.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS 7 Monroe Street, Mohnton, PA 19540.

PARCEL ID #4395-18-30-4808

BEING the same premises which Mary Elizabeth and Peter N. Macaronis, by Deed dated August 15, 2000 and recorded August 23, 2000 at Berks County Deed Book 3234, Page 1709, granted and conveyed unto Jonathan V. Kriczky and Samantha J. Kriczky.

To be sold as the property of Samantha J. Kriczky and Jonathan V. Kriczky

No. 16-21746

Judgment Amount: \$50,511.83

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground on which the same is erected, situate on the East side of North Thirteenth Street, being No. 451 North Thirteenth Street, in the City of Reading, Berks County, Pennsylvania, bounded and described as follows:

ON the North by property now or late of Margaret Kissinger;

ON the East by an alley;

ON the South by property now or late of Daniel B. Kerns;

ON the West by said North Thirteenth Street.

CONTAINING in front on said North Thirteenth Street, fifteen feet (15 feet) and in depth, one hundred feet (100 feet) to said alley.

TITLE TO SAID PREMISES IS VESTED IN Alejandro A. Almanzar and Leonor A. Almanzar, h/w, by Deed from Evelyn C. Apolloni, dated 07/02/2014, recorded 07/08/2014, Instrument No. 2014021756.

BEING KNOWN AS 451 North 13th Street, Reading, PA 19604.

Residential property

TAX PARCEL NO: 11531762222888

TAX ACCOUNT: 11203850

SEE Instrument No. 2014021756

To be sold as the property of Alejandro A. Almanzar, Leonor A. Almanzar.

06/29/2017

Vol. 109, Issue 39

No. 17-00582

Judgment: \$35,816.02

Attorney: Jessica N. Manis, Esquire

THE LAND REFERRED TO herein below is situated in the County of Berks, State of Pennsylvania in Deed Book 2083 at Page 110 and is described as follows:

ALL THAT CERTAIN two-story brick dwelling house and lot of ground on which the same is erected situate on the North side of Cotton Street between Twelfth Street and Chapel Terrace Street being #1233 Cotton Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded on the North by property now or late of Diener Endy, on the East by property now or late of John Laufersweiler, on the South by the said Cotton Street and on the West by property now or late of Charles A. Wartzemberger.

CONTAINING in front on said Cotton Street, twelve (12') feet, eighty (80') feet more or less. APN: 10-5316-30-17-8960

FEE SIMPLE TITLE vested in Newland E. Timberlake and Helga E. Timberlake, husband and wife, by Deed from, Dorothy R. Entzminger, widow, dated 07/21/1989, recorded 07/24/1989, in the Berks County Recorder of Deeds in Deed Book 2083, Page 110.

PARCEL NO. 10-5316-30-17-8960

BEING KNOWN AS 1233 Cotton Street, Reading, PA 19602.

To be sold as the property of Roy C. Timberlake, as Executor of the Estate of Helga E. Timberlake

No. 17-00684

Judgment Amount: \$249,689.60

Attorney: Phelan Hallinan Diamond & Jones, LLP

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 3, drawn by Fry Surveying, Inc, dated June 12, 2001 and last revised November 12, 2001, said plan recorded in Berks County in Plan Book Volume 261, Page 50, as follows, to wit:

BEGINNING at a point of curve on the Northerly side of Dogwood Drive (50 feet wide), said point being a corner of Lot No. 65 on said plan, thence extending from said point of beginning along Lot No. 65 North 8 degrees 11 minutes 20 seconds East 114.81 feet to a point, a corner of Lot No. 15 on said plan, thence extending along same North 72 degrees 31 minutes 55 seconds East 85.69 feet to a point, a corner of Lot No. 67 on said plan; thence extending along same South 10 degrees 54 minutes 35 seconds East 138.92 feet to a point of curve on the Northwesterly side of Dogwood Drive, thence extending Southwestwardly and Westwardly along the Northwesterly and Northerly side of Dogwood Drive along the arc

of a circle curving to the right having a radius of 375.00 feet the arc distance of 125.00 feet to the first mentioned point and place of BEGINNING.

CONTAINING 13,388 square feet of land.

BEING Lot No 66 as shown on the abovementioned plan.

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

TITLE TO SAID PREMISES IS VESTED IN David P. Hill, by Deed from Forino Co., LP, a Pennsylvania Limited Partnership, by its Attorney-in-Fact, John G. Smith, dated 04/28/2008, recorded 05/28/2008, in Book 5363, Page 765.

BEING KNOWN AS 182 Dogwood Dr, Bernville, PA 19506-9401.

Residential property

TAX PARCEL NO: 53-4450-17-01-3146

TAX ACCOUNT: 53000280

SEE Deed Book 5363 Page 765

To be sold as the property of David P. Hill.

No. 17-00880

Judgment Amount: \$163,848.18

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of land together with the brick and frame bi-level style dwelling thereon erected, situate on the Southern side of Woodcrest Drive, being Lot No. 14, in the Development of Kenhorst-South, Section No. 2, said Plan being unrecorded, situate and being No. 1252 Woodcrest Drive in the Borough of Kenhorst, County of Berks and Commonwealth of Pennsylvania and being more fully bounded and described as follows, to wit:

BEGINNING at a corner in the Southern topographical building line of Woodcrest Drive (60.00 feet wide) said corner being the Northeastern corner of the herein described premises; thence leaving the aforesaid Woodcrest Drive and along Lot No. 15 South seven degrees six minutes fourteen seconds East (5.07 degrees 06 minutes 14 seconds E.) a distance of one hundred twenty feet (120.00') to a corner in line of property about to be dedicated to the Borough of Kenhorst for park purposes; thence along the same South eighty-two degrees fifty-three minutes forty-six seconds West (S. 82 degrees 53 minutes 46 seconds W.), a distance of twenty-five and twenty-two one-hundredths feet (25.22') to a corner; thence by a curve bearing to the left having a radius of two hundred eighty feet (280.00'), a central angle of six degrees twenty-four minutes fifty seconds (06°24' 50") a tangent distance of fifteen and sixty-nine one-hundredths feet (15.69'), a distance along the arc of thirty-one and thirty-four one-hundredths feet (31.34'), and a chord bearing of South seventy-nine degrees forty-one minutes seventeen seconds

06/29/2017

Vol. 109, Issue 39

West (S. 79° 41' 17" W.) a distance of thirty-one and thirty-three one-hundredths feet (31.33') to a corner; thence along Lot No. 13 by a line being radial to Woodcrest Drive North thirteen degrees thirty-one minutes four seconds West (N. 13° 31' 04" W.), a distance of one hundred twenty feet (120.00') to a corner in the Southern topographical building line of Woodcrest Drive; thence along same by a curve bearing to the right having a radius of four hundred feet (400.00'), a central angle of six degrees twenty-four minutes fifty seconds (06° 24' 50"), a tangent distance of twenty two and forty-one one-hundredths feet (22.41'), a distance along the arc of forty-four and seventy-eight one-hundredths feet (44.78') and a chord bearing of North seventy-nine degrees forty-one minutes twenty-five seconds East (N. 79° 41' 25" E.), a distance of forty-four and seventy-five one-hundredths feet (44.75'); thence along the same North eighty-two degrees fifty-three minutes forty-six seconds East (N. 82° 53' 46" E.) distance of twenty-five and twenty-two one hundredths feet (25.22') to the place of beginning.

CONTAINING seven thousand five hundred ninety-three and five hundred ninety-six one-thousandths (7,593 .596) square feet.

Thereon erected a dwelling house known as: 1252 Woodcrest Drive, Kenhorst, PA 19607

Tax Parcel #54530507598425

Account: 54114950

See Deed Book 5158, Page 2215

Sold as the property of: KATHRYN J. GONZALEZ and JOSE L. GONZALEZ

No. 17-01068

Judgment Amount: \$181,814.11

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the dwelling house erected thereon and the contents contained therein, said lot lying on the Eastern side of a public road leading to Christ's Church, situate in the Township of Cumru, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the middle of a public road leading from Christ's Church to the public road leading from Reading to Grill, said point being North twenty-two degrees seventeen and one-half minutes West (N. 22° 17-1/2' W.) a distance of one hundred eighty-four feet zero inches (184' 0") from a spike, a corner in common between properties belonging to Martin Gerhard and James H. Kitzmiller; thence from the first mentioned point and along the middle of said road North twenty-two degrees seventeen and one-half minutes West (N. 22° 17-1/2' W.) a distance of one hundred feet zero inches (100' 0") to a point; thence leaving the aforesaid mentioned road and extending along property belonging to James H. Kitzmiller, of which the herein described lot is a

part, the three following courses and distances, viz: (1) North sixty-seven degrees forty-two and one-half minutes East (N. 67° 42-1/2' E.) a distance of two hundred feet zero inches (200' 0") to a point; (2) South twenty-two degrees seventeen and one-half minutes East (S. 22° 17-1/2' E.) a distance of one hundred feet zero inches (100' 0") to a point; and (3) North sixty-seven degrees forty-two and one half minutes West (S. 67° 42-1/2' W.), a distance of two hundred feet zero inches (200' 0") to the place of BEGINNING.

CONTAINING twenty thousand square feet (20,000 sq. ft.)

TITLE TO SAID PREMISES IS VESTED IN Ralph L. Arnold and Joan M. Arnold, his wife, by Deed from Ralph L. Arnold, Dated 08/19/1988, Recorded 08/19/1988, in Book 2021, Page 2019.

JOAN M. ARNOLD was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of JOAN M. ARNOLD's death on or about 01/20/2013, her ownership interest was automatically vested in the surviving tenant by the entirety.

Being known as 953 High Boulevard, Reading, PA 19607.

Residential property

Tax Parcel No: 39530511561589

TAX ACCOUNT: 39359342

SEE Deed Book 2021 Page 2019

To be sold as the property of Ralph L. Arnold.

No. 17-01119

Judgment: \$ 132,303.39

Attorney: Udren Law Offices, P.C.

ALL THAT CERTAIN lot or piece of land located on the West side of Canal Street, North of Wall Street and being Lot Number 6 as shown on the plan of "Leesport Locks Townhouses", recorded in Plan Book Volume 136 Page 13, Berks County Records, situate in the Borough of Leesport, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING AT A POINT in the West topographical building line of Canal Street (thirty feet (30.00') wide) a corner in common with Lot Number 5 on said plan, said point of beginning located 161.82 feet southeasterly along said Canal Street from a steel pin located at a common corner of Lot #1 and the lands now or formerly of Fred B. Kline and Lottie E. Kline, his wife, said point being the northeasternmost corner of the herein described lot; thence extending in a southeasterly direction along the West topographical building line of Canal Street South 39 degrees 01 minute 14 seconds East 20.00 feet to a point a corner in common with Lot Number 7 on said plan; thence along same, South 50 degrees 58 minutes 46 seconds West 121.37 feet to a point in line of property belonging to Berks County Industrial Development Authority; thence along same North 33 degrees 00 minutes 58 seconds West 20.11 feet to a point a corner in common with Lot Number 5

06/29/2017

Vol. 109, Issue 39

on said plan; thence along same North 50 degrees 58 minutes 46 seconds East 119.26 feet to a point the place of beginning.

CONTAINING IN AREA 2,406.32 square feet.

BEING KNOWN AS: 50 North Canal Street, Leesport, PA 19533

PROPERTY ID NO. 92-4491-19-51-9012

TITLE TO SAID PREMISES IS VESTED IN JOSE M. PEREZ by Deed from JUAN P. LOPEZ and DELIA C. LOPEZ dated 03/14/2007 recorded 03/21/2007 in Deed Book 5096 Page 1040.

To be sold as the property of: JOSE M. PEREZ

No. 17-01665

Judgment: \$209,727.98

Attorney: Cristina L. Connor, Esquire

Scott A. Dietterick, Esquire

Kimberly A. Bonner, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

Meredith H. Wooters, Esquire

Justin F. Kobeski, Esquire

Matthew P. Curry, Esquire

Holly N. Wolf, Esquire

Karina Velter, Esquire

LEGAL DESCRIPTION

Purpart No. 1

All that certain split level stone and frame dwelling house with the attached garage, together with the lot or piece of ground upon which the same is erected, being known as Lot No. 44 as shown on the plan of Wilshire Hills, Section No. 2, said plan being recorded in Plan Book Volume 19, Page 15, Berks County Records, situate on the western side of and known as No. 3133 Merritt Parkway, in the Development of Wilshire Hills, Section No. 2, in the Township of Spring, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

On the North by Lot No. 45;

On the East by the aforesaid Merritt Parkway;

On the South by Lots Nos. 16 and 17 as shown on the plan of Wilshire Hills, Section No. 1; and

On the West by property belonging to Stelios G. Apsokardu.

Being more fully bounded and described in accordance with a survey made by Walter E. Spotts and Associates, Registered Professional Engineers and Land Surveyor, in April 1957, as follows, to wit:

Beginning at a corner in the western building line of Merritt Parkway, a distance of fifteen feet five inches (15' 5") northwardly from the North end of a curve having a radius of three hundred four feet nine and three-eighths inches (304' 9-3/8"), a central angle of sixteen degrees thirteen minutes fifty-one seconds (16° 13' 51") a distance along the arc of eighty-six feet four and one-half inches (86' 4-1/2") from a point of compound curve on the northwestern corner of the intersection of the aforesaid Merritt Parkway

and Weidman Avenue; thence leaving the aforesaid Merritt Parkway and in a northwesterly direction along Lots Nos. 16 and 17 as shown on the plan of Wilshire Hills, Section No. 1, and along the center line of a ten feet (10') wide reservation for public utilities, forming an interior angle of seventy-three degrees forty-six minutes nine seconds (73° 46' 09") with the aforesaid Merritt Parkway, a distance of one hundred thirty feet two and one-fourth inches (130' 2-1/4") to a corner of property belonging to Stelios G. Apsokardu; thence in a northerly direction along same, forming an interior angle of one hundred six degrees thirteen minutes fifty-one seconds (106° 13' 51") with the last described line and continuing along the center line of a ten feet (10') wide reservation for public utilities, a distance of sixty-two feet four and three-eighths inches (62' 4-3/8") to a corner; thence leaving and forming an angle of ninety degrees (90°) with the last described line, in an easterly direction along Lot No. 45, a distance of one hundred twenty-five feet zero inches (125' 00") to a corner in the western building line of the aforesaid Merritt Parkway; thence in a southerly direction along the same, forming an angle of ninety degrees (90°) with the last described line, a distance of ninety-eight feet nine inches (98' 09") to the place of beginning.

Containing in area ten thousand sixty-eight and seventy-five hundredths (10,068.75) square feet of land.

Purpart No. 2

All that certain triangular piece, parcel or tract of land being the most southerly or rear portion of Lot No. 92, a short distance southwardly from the intersection of Thomas Place and Linda Lane, in the Township of Spring, County of Berks and Commonwealth of Pennsylvania, being a small portion of Lot No. 92 as shown on a map or plan of a development known as Wilshire Hills, Section No. 4, as laid out by the Wilshire Development Company, Inc., in August 1959, and recorded in Plan Book 24, Page 14, bounded:

On the North by residue portion of Lot No. 92;

On the Southeast by the rear of Lot No. 44 as shown on a map or plan of the development of Wilshire Hills, Section No. 2; and

On the Southwest by the rear of Lots Nos. 17 and 18 as shown on a map or plan of the development of Wilshire Hills, Section No. 1.

Being more fully bounded and described as follows, to wit:

Beginning at a corner, the aforesaid point of beginning being the most southerly corner of Lot No. 92 as shown on a map or plan of a development of building lots known as Wilshire Hills, Section No. 4, being the most westerly corner of Lot No. 44, as shown on a map or plan of the development of Wilshire Hills, Section No. 2, and being in line of the rear of Lot No. 17 as shown on a map or plan of the development of Wilshire Hills, Section No. 1; thence in a northwesterly direction along the rear of Lot No. 17 and Lot No. 18 as shown on a map or plan of

06/29/2017

Vol. 109, Issue 39

the development of Wilshire Hills, Section No. 1, by a line being parallel to the northeastern building line of Weidman Avenue, a distance of eighty-three feet four and one-half inches (83' 4-1/2") to a corner, the aforesaid corner being a corner in common between the herein described property and corners of Lots Nos. 18 and 19 as shown on a map or plan of the development of Wilshire Hills, Section No. 1; thence making an interior angle of forty-two degrees fourteen minutes thirty-one seconds (42° 14' 31") with the last described line, and in an easterly direction along residue portion of Lot No. 92 as shown on a map or plan of the development of Wilshire Hills, Section No. 4, a distance of eighty-nine feet seven-eighths inches (89' 0-7/8") to a corner, the aforesaid corner being a corner in common between the herein described property and Lots Nos. 44 and 45 as shown on a map or plan of the development of Wilshire Hills, Section Nos. 2; thence in a southwesterly direction along the rear of Lot No. 44 as shown on a map or plan of Wilshire Hills, Section No. 2, a distance of sixty-two feet four and three-eighths inches (62' 4- 3/8") to and making an interior angle of seventy-three degrees forty-six minutes nine seconds (73° 46' 09") with the first described line at the point of beginning.

CONTAINING two thousand four hundred ninety-five and ninety-six one-hundredths (2,495.96) square feet.

BEING THE SAME PROPERTY conveyed to Christine Hargreaves who acquired title by virtue of a Deed from Salvatore Pullano and Rose Pullano, husband and wife, dated May 1, 2009, recorded May 5, 2009, at Instrument Number 2009019871, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 3133 Merritt Parkway, Spring Township, PA 19608 aka 3133 Merritt Parkway, Sinking Spring, PA, 19608

Parcel No.: 80438606378814

Account: 80228600

See Instrument Number 2009019871

TO BE SOLD AS THE PROPERTY OF CHRISTINE HARGREAVES, F/K/A CHRISTINE A. WOYTOVICH, A/K/A CHRISTINE A. HARGREAVES

No. 17-01734

Judgment Amount: \$272,736.19

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate on the northerly side of Forest View Drive, in the Township of South Heidelberg, County of Berks and Commonwealth of Pennsylvania, being Lot No. 23 as shown on the plan of "Forest View," recorded in Plan Book Volume 153, page 11, Berks County records, more fully bounded and described as follows, to wit:

BEGINNING at a point on the northerly

right of way line of Forest View Drive (44 feet wide), on the division line between Lot No. 22 and Lot No. 23; thence extending along the right of way line of Forest View Drive the two (2) following courses and distances: 1) in a westerly direction along the arc of a curve deflecting to the right, having a radius of 203.00 feet, a central angle of 31 degrees 48 minutes 25 seconds, a distance along the arc of 112.64 feet to a point of compound curvature; and 2) in a northwesterly direction along the arc of a curve deflecting to the right, having a radius of 278.00 feet, a central angle of 51 degrees 36 minutes 44 seconds, a distance along the arc of 250.42 feet to a point; thence leaving Forest View Drive and extending along Lot No. 24 on said plan, by a line radial to the last described curve, North 74 degrees 24 minutes 30 seconds East, a distance of 238.21 feet to a point; thence extending along Lot No. 22 on said plan, by a line radial to the first described curve, South 9 degrees 00 minutes 30 seconds East, a distance of 262.18 feet to a point, the place of BEGINNING.

CONTAINING in area 1.03 acres.

TITLE TO SAID PREMISES IS VESTED IN Matthew Kerns and Danielle Kerns, h/w, by Deed from Peter J. Santoro, Dated 08/31/2012, Recorded 09/04/2012, Instrument No. 2012036501.

Being known as 26 Forest View Drive, Werner-ville, PA 19565-9761.

Residential property

Tax Parcel No: 51435603303920

Tax Account: 51000615

See Instrument No. 2012036501

To be sold as the property of Matthew Kerns a/k/a Matthew J. Kerns, Danielle Kerns a/k/a Danielle N. Kerns.

No. 17-01754

Judgment Amount: \$135,166.09

Attorney: Phelan Hallinan Diamond & 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 Final Plan of Wingspread P. R. D., Phase II, drawn by Westley Engineering Co., Inc., Consulting Engineers, dated 10-16-85, said Plan recorded in Berks County in Plan Book 167, page 50, more fully bounded and described as follows, to wit:

BEGINNING at a point on the Northeastly side of Windsor Court (of irregular width), said point being a corner of Lot No. 43 on said Plan; thence extending from said point of Beginning along Lot No. 43, North 38 degrees 30 minutes East, a distance of 80 feet to a point in line of Common Space Area No. 4 on said Plan; thence extending along same, South 51 degrees 30 minutes East, a distance of 20 feet to a point, a corner of Lot No. 45 on said plan; thence along same, South 38 degrees 30 minutes West, a

06/29/2017

Vol. 109, Issue 39

distance of 80 feet to a point on the Northeasterly side of Windsor Court; thence extending along same, North 51 degrees 30 minutes West, a distance of 20 feet to the first mentioned point and place of Beginning.

BEING Tax Parcel Number 5336-17-11-6428.

TITLE TO SAID PREMISES IS VESTED IN JENNIFER JACOBS, by Deed from MATTHEW D. HEIFER, Dated 05/16/2008, Recorded 05/19/2008, in Book 5358, Page 1220.

BEING KNOWN AS 14 Windsor Court, Reading, PA 19606-9415.

Residential property

Tax Parcel No: 43-5336-17-11-6428

Tax Account: 43523143

See Deed Book 5358 Page 1220

To be sold as the property of Jennifer Jacobs.

No. 17-01992

Judgment Amount: \$172,283.51

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or tract of land situate on the southern side of Manutawney Creek and on both sides of the public Township road leading from Douglassville to Pine Forge, Township of Douglass, County of Berks and State of Pennsylvania, bounded on the North by the Manutawney Creek and property now or late of Levi P. Levengood and Marian L. Levengood his wife, on the east by residue property of J. Albert Whitacre and Elsie S. Whitacre, his wife, on the south by property now or late of Harry M. Focht and Emma D. Focht, his wife, and on the west by property of Ralph T. Mauger and Alice G. Mauger, his wife, and property of William E. Claussen and Betty J. Claussen, his wife, and being more fully bounded and described as follows, to wit:

BEGINNING at a corner in Manutawney Creek, said corner being the northwestern corner of the herein described property and the northeastern corner of property of William E. Claussen and Betty J. Claussen, his wife; thence in and along the aforesaid Manutawney creek, along property now or late of Levi P. Levengood and Marian L. Levengood, his wife, north 78 degrees 36-1/2 minutes east a distance of 142.32 feet to a corner; thence along residue property of J. Albert Whitacre and Elsie S. Whitacre, his wife, leaving the aforesaid Manutawney Creek and crossing the public Township Road leading from Douglassville to Pine Forge, passing through a marble stone on the southern side of the aforesaid public Township Road 88.22 feet from the last described corner, South 2 degrees 23 minutes East a distance of 450.43 feet to a corner marked by an iron pin in line of property now or late of Barry M. Focht and Emma D. Focht, his wife; thence along the northern side of an existing lane, the aforesaid property now or late of Harry M. Focht and Emma D. Focht, his wife, and along property of Ralph Y. Mauger and Alice C. Mauger, his wife, North

86 degrees 34-1/2 minutes West a distance of 178.69 feet to a corner marked by a marble stone; thence continuing along the aforesaid property of Ralph Y. Mauger and Alice C. Mauger, his wife, and along property of William E. Claussen and Betty J. Claussen, his wife, North 24 degrees 3-1/2 minutes West a distance of 188.33 feet to a corner marked by a marble stone; thence continuing along the aforesaid property of William E. Claussen and Betty J. Claussen, his wife, diagonally recrossing the aforesaid public Township Road, passing through a marble stone on the southern side of the aforesaid public Township Road leading from Douglassville to Pine Forge 73.46 feet from the next described corner North 22 degrees 3 minutes East a distance of 258.17 feet to the place of beginning.

CONTAINING 1.973 acres.

TITLE TO SAID PREMISES IS VESTED IN DANIEL L. DAVIS AND ELIZABETH A. DAVIS, H/W, by Deed from DENNIS M. FILLMAN AND JO ANN FILLMAN, HIS WIFE, Dated 10/06/1965, Recorded 10/11/1965, in Book 1475, Page 321.

DANIEL L. DAVIS was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Daniel L. Davis's death on or about 04/03/2013, his ownership interest was automatically vested in the surviving tenant by the entirety.

Being known as 199 Creek Road, Pine Forge, PA 19548-0283.

Residential property

Tax Parcel No: 41-5375-03-31-8462

Tax Account: 41014510

See Deed Book 1475 Page 321

To be sold as the property of Elizabeth A. Davis.

No. 17-02091

Judgment Amount: \$70,189.35

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the two-story brick dwelling house thereon erected located on the East side of Fifth Avenue and known as No. 109 Fifth Avenue, situate in the Borough of West Reading, Berks County, Pennsylvania, bounded as follows:

BEGINNING at a point in the Eastern building line of said Fifth Avenue 75 feet from the Southeast corner of said Fifth Avenue and Franklin Street; thence South along Fifth Avenue, 18 feet 09 inches; thence East along property known as No. 111 Fifth Avenue, a distance of 71 feet to a 04 feet wide alley; thence North along said alley, 18 feet 09 inches; thence West along property known as No. 107 Fifth Avenue, a distance of 71 feet to the place of Beginning. SAID property having a frontage of 18 feet 09 inches, more or less, and a depth of uniform width of 71 feet, more or less.

TITLE TO SAID PREMISES IS VESTED IN

06/29/2017

Vol. 109, Issue 39

Dylan Obser, by Deed from Carolina Perez a/k/a Carolina Ramos and Hector S. Ramos, h/w, Dated 06/07/2010, Recorded 06/15/2010, Instrument No. 2010022747.

No. 17-02192

Judgment Amount: \$104,315.90
 Attorney: Phelan Hallinan Diamond & Jones, LLP

Being known as 109 South 5th Street, a/k/a 109 South 5th Avenue, West Reading, PA 19611.

Residential property
 Tax Parcel No.: 93530605293771
 Tax Account: 93013400
 See Instrument No. 2010022747

To be sold as the property of Dylan P. Obser a/k/a Dylan Obser.

No. 17-02186

Judgment Amount: \$94,246.97

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with a one-story cinder block building erected thereon, situate on the easterly side of a public dirt road known as Heffners Lane in the Township of Alsace, County of Berks and State of Pennsylvania, being more particularly bounded and described as follows, to wit:

BEGINNING at a point, said point being a corner in common between lands of now or late, Kathryn M. Hamaker, and the property to be described herein, and being within the right-of-way of Heffners Lane;

THENCE in a northeasterly direction along lands of now or late, Kathryn M. Hamaker, by a line having a bearing of north 61 degrees 10 minutes 32 seconds east, the distance of 264.15 feet, to point;

THENCE in a southeasterly direction along lands of now or late, Kathryn M. Hamaker, by a line having a bearing of south 28 degrees 49 minutes 27 seconds east, the distance of 80.00 feet, to a point;

THENCE in a southwestwardly direction along the same, by a line having a bearing of south 61 degrees 10 minutes 32 seconds west, the distance of 250.00 feet, to a point within the right-of-way of Heffners Lane;

THENCE in a northwestwardly direction along said Heffners Lane, by a line having a bearing of north 38 degrees 51 minutes 10 seconds west, the distance of 51.24 feet, to the place of beginning.

CONTAINING 20,566 square feet.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey M. Herbst and Allyson M. Herbst, by Deed from William Pflieger, Dated 12/29/2006, Recorded 1/3/2007, in Book 5046, Page 1024.

BEING KNOWN AS 6 Haffner Lane, a/k/a 6 Heffer Lane, Temple, PA 19560-9525.

Residential property.
 TAX Parcel No.: 22532916939620
 TAX Account: 22071460
 SEE Deed Book 5046 Page 1024

To be sold as the property of Jeffrey M. Herbst, Allyson M. Herbst.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the improvements thereon erected, being the Southerly portion of Lot No. 343 and the Northerly portion of Lot No 344 as shown on the plan of 'Brookline', said plan recorded in Plan Book Volume 8, page 21, Berks County records, situate on the Westerly side of McClellan Street between Gerry Street and Clifton Avenue, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point on the Westerly building line of McClellan Street (sixty feet (60') wide as shown on the topographical survey of the City of Reading) Southwardly a distance of fifty-six feet and one hundredth of one foot (56.01') measured along the arc of a curve deflecting to the right having a radius of five hundred feet (500') from the intersection of said Westerly building line of McClellan Street with the Southerly building line of Gerry Street, thence extending in a Southerly direction along the Westerly building line of McClellan Street along the arc of a curve deflecting to the right having a radius of five hundred feet (500'), a central angle of six (6) degrees four (4) minutes ten and two-tenths (10.2) seconds, a distance along the arc of fifty-two feet and ninety-seven hundredths of one foot (52.97') to a point, thence extending in a Westerly direction along the Southerly portion of Lot No. 344 radial to the curve in the Westerly building line of McClellan Street, a distance of one hundred one feet (101') to a point, thence extending in a Northerly direction along Lot No. 342 forming an interior angle of eighty-one (81) degrees fifty-nine (59) minutes nineteen and ninety-one hundredths (19.91) seconds with the last described line, a distance of forty-three feet and forty-nine hundredths of one foot (43.49') to a point, thence extending in an Easterly direction along the Northerly portion of Lot No. 343, forming an interior angle of one hundred four (104) degrees four (4) minutes fifty and twenty-nine hundredths (50.29) seconds with the last described line, radial to the curve in the Westerly building line of McClellan Street, a distance of ninety-two feet and sixty-six hundredths of one foot (92.66') to the place of beginning.

PARCEL IDENTIFICATION NO: 18-5306-55-33-3966

CONTROL #18489450

TITLE TO SAID PREMISES IS VESTED IN DINA ALVAREZ, by Deed from DINA ALVAREZ AND ISRAEL MARTINEZ, WIFE AND HUSBAND, Dated 03/03/2006, Recorded 03/08/2006, in Book 4815, Page 509, Instrument No. 2006023526.

Being known as 320 McClellan Street, Reading, PA 19611-1842.

06/29/2017

Vol. 109, Issue 39

Residential property
Tax Parcel No: 18-5306-55-33-3966
Tax Account: 18489450
See Deed Book 4815 Page 509
To be sold as the property of Dina Alvarez.

No. 17-02282

Judgment Amount: \$180,257.11
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground on the northern side of Long Pond Drive, in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, being Lot No. 21 as shown on the Plan of "Long Pond, Phase 1, Section II", said Plan being recorded in Plan Book Volume 208, Page 52, Berks County Records, and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the northern side of Long Pond Drive, said point being a corner in common with Lot No. 22 as shown on said Plan; thence along the same North 55 degrees 31 minutes 37 seconds East 100.00 feet to a point, a corner in common with "Community Open Space" as shown on said Plan; thence along the same South 34 degrees 28 minutes 23 seconds East 75.00 feet to a point, a corner in common with Lot No. 20 as shown on said plan; thence along the same South 55 degrees 31 minutes 37 seconds West 100.00 feet to a point on the northern side of Long Pond Drive aforesaid; thence along the same North 34 degrees 28 minutes 23 seconds West, 75.00 feet to the point and place of beginning.

CONTAINING 7,500 square feet.

Thereon erected a dwelling house known as: 6031 Long Pond Drive Birdsboro, PA 19508

TAX PARCEL #4353351433611

ACCOUNT: 43001142

SEE Deed Book/Page

Instrument Number 2016001538

Sold as the property of: Matthew Sean Diltz a/k/a Matthew S. Diltz a/k/a Matthew Diltz

No. 17-02595

Judgment Amount: \$183,022.40
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or parcel of land situate in the Township of Robeson, County of Berks, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a PK nail near the center of a public township road No. T-341 leading from Plowville to Scarlet Mill, said PK nail marking a corner of lands of Warren March; thence leaving the said public road and along said lands of Warren March the following two (2) courses and distances, namely: (1) South 13 degrees 19 minutes West three hundred eighty and thirty-one hundredths feet (380.31') to a stone; (2) South 05 degrees 17 minutes West one hundred and

thirty hundredths feet (100.30') to an iron pin marking a corner of lands about to be acquired by Richard Williams; thence along said lands of Richard Williams the following three (3) courses and distances, namely: (1) South 74 degrees 53 minutes West two hundred forty-eight and fifteen hundredths feet (243.15') to an iron pin; (2) South 08 degrees 05 minutes West seventy-five feet (75') to an iron pin (3) North 81 degrees 55 minutes West eighty-three feet (83') to an iron pin in line of lands of Harold Lebo; thence along said lands of Harold Lebo North 08 degrees 05 minutes East three hundred twenty-four feet (324.0') to an iron pin marking a corner of lands of Mary Kalbach; thence along the same the following two (2) courses and distances, namely: (1) South 81 degrees 55 minutes East two hundred sixty-eight and three-tenths feet (268.30') to an iron pin; (2) North 17 degrees 15 minutes East one hundred fifty-one and ninety-four one-hundredths feet (151.94') to an iron pin in line of other lands of Catherine Georeno; thence along said other lands of Catherine Georeno the following two (2) courses and distances, namely: (1) South 81 degrees 55 minutes East twelve (12.0') to an iron pin on the westerly side of a twenty feet (20) wide driveway; (2) along the Westerly side of the said driveway North 13 degrees 19 minutes East one hundred ninety feet (190.0') to a PK nail near the center of the aforementioned public road T-341; thence in and along the center of the said T-341 South 50 degrees 44 minutes East twenty-two and twenty-four hundredths feet (22.24') to the PK nail the point or place of BEGINNING.

CONTAINING 1.87 acres, more or less.

SUBJECT, HOWEVER, to a certain twenty feet (20') wide driveway running along the Easterly boundary line of the herein described premises to lands of Richard Williams, his heirs and assigns, from the aforementioned public road T- 341.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 132 Ginger Drive, Birdsboro, PA 19508

TAX PARCEL #73532200480721

ACCOUNT: 73013455

SEE Deed Book 4121, Page 0084

Sold as the property of: Barbara Maguire a/k/a Barbara Robinson

No. 17-03178

Judgment: \$251,882.01

Attorney: Udren Law Offices, PC

ALL THAT CERTAIN lot or piece of ground situate in the Township of Amity, County of Berks, Commonwealth of Pennsylvania, bounded and described according to a final plan of Woods edge, Phase 3, drawn by Stackhouse, Seitz & Bensinger, dated August 6, 2002 and last revised January 31, 2003, said plan recorded in Berks County in Plan Book 262, page 53 as follows, to wit:

BEGINNING at a point of tangent on the Northwesterly side of Pleasant View Drive (54

06/29/2017

Vol. 109, Issue 39

feet wide), said point being the arc distance of 33.77 feet measured along the arc of a circle curving to the right having a radius of 21.50 feet from a point of curve on the Southwesterly side of Farm View Court (50 feet wide); thence extending from said point of beginning along the Northwesterly side of Pleasant View Drive, South 18 degrees 16 minutes 38 seconds West 187.02 feet to a point, a corner of Lot No. 307 on said plan; thence extending along same North 71 degrees 43 minutes 22 seconds West 125.00 feet to a point, a corner of Lot No. 309 on said plan; thence extending along same North 18 degrees 16 minutes 38 seconds East 208.52 feet to a point on the Southwesterly side of Farm View Court; thence extending along same South 71 degrees 43 minutes 22 seconds East 103.50 feet to a point of curve on the Southwesterly side of Farm View Court; thence leaving the Southwesterly side of Farm View Court along the arc of a circle curving to the right having a radius of 21.50 feet the arc distance of 33.77 feet to the first mentioned point and place of beginning.

BEING KNOWN AS: 114 Farm View Ct., Douglassville, PA 19518

PROPERTY ID NO.: 24-5366-04-81-0033

TITLE TO SAID PREMISES IS VESTED IN Angela Y. Amador by Deed from Prudential Relocation, Inc., a Colorado Corporation dated 5/13/2008 recorded 5/21/2008 in Deed Book 05359 Page 2297 or at Instrument Number Instrument #2008026095.

To be sold as the property of: Angela Y. Amador

No. 17-1195

Judgment Amount: \$114,316.81

Attorney: Phelan Hallilhan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN three-story brick dwelling house and lot of ground upon which the same is erected, being No. 602 North Fifth Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Western building line of said North Fifth Street, seventy feet (70 feet) North of the Northwest corner of Greenwich Street and North Fifth Street; thence North along said North Fifth Street twenty-five feet (25 feet) to a point; thence West by a line at right angles to said North Fifth Street along property now or late of John E. Seltzer one hundred ten feet (110 feet) to a point; thence South by a line parallel to said North Fifth Street along property now or late of H.M.M. Richards twenty-five feet (25 feet) to a point; thence East by a line at right angles to said North Fifth Street along property now or late of Lizzie A. Frame one hundred ten feet (110 feet) to the point of beginning.

CONTAINING in front North and South twenty-five feet (25 feet) to the middle of the

party wall between said dwelling House No. 604 and 602 North Fifth Street, and in depth East and West of equal width, one hundred ten feet (110 feet).

TITLE TO SAID PREMISES IS VESTED IN Eric M. Rios, by Deed from Kenneth R. Slonaker, Dated 3/7/2011, Recorded 3/9/2011, Instrument No. 2011010036.

BEING KNOWN AS 602 North 5th Street, Reading, PA 19601-2366.

Residential property.

TAX Parcel No: 14-5307-67-73-7656

TAX Account: 14075825

SEE Deed Instrument No. 2011010036

To be sold as the property of Eric M. Rios.

No. 2015-935

Judgment: \$247,149.50

Attorney: Jack M. Seitz, Esq.

LEGAL DESCRIPTION

Parcel No. 1:

ALL THAT CERTAIN message and tract of land, together with the hotel building and other improvements thereon erected, situate in the Village of Kempton, Township of Albany, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a spike located on the Eastern side of Front Street and in the northern line of land now or late of Oscar Lenhart; thence along the Eastern line of Front Street, North five (5) degrees thirty (30) minutes East seventy-five (75) feet to an iron pin located in the Southern line of Second Street; thence along the Southern line of same South eighty-four (84) degrees thirty (30) minutes East one hundred fourteen and seven-tenth (114.7) feet to an iron pin; thence along the Western line of land now or late of Maurice Henry South five (5) degrees thirty (30) minutes West seventy-five (75) feet to an iron spike in the Northern line of land now or late of Oscar Lenhart; thence along the northern line of same North eighty-four (84) degrees thirty (30) minutes West one hundred fourteen and seven-tenth (114.7) feet to the place of beginning.

Parcel No. 2:

ALL THAT CERTAIN lot or piece of ground, together with the shed erected thereon, situate on the southwesterly corner of Second Street and a twenty (20) feet wide alley, in the Village of Kempton, Township of Albany, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southwesterly corner of Second Street and a twenty (20) foot wide alley; thence extending in a southerly direction along the westerly side of said twenty (20) feet wide alley a distance of seventy-five (75) feet to a point; thence extending in a westerly direction along land now or late of Oscar Lenhart, a distance of thirty-five (35) feet to a point; thence extending in a northerly direction along land now or late of Horace B. Putt, a distance of seventy-five (75) feet to a point; thence extending in an

06/29/2017

Vol. 109, Issue 39

easterly direction along the southerly side of Second Street, a distance of thirty-five (35) feet to the place of beginning.

BEING THE SAME PREMISES which Jodi L. Follweiler conveyed, in fee, to Shawn S. Katz by Deed dated December 13, 2013, recorded on December 30, 2013, in the Berks County Recorder of Deeds as Instrument #2013053257.

IMPROVEMENTS CONSIST of a three-story hotel/restaurant/tavern with boarding rooms.

MAP PIN: 21542711664388

DEED: Instrument

No. 2013053257

To be sold as the property of: Shawn S. Katz

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, August 4, 2017 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given. All claims to funds realized from the real estate sold by the Sheriff shall be filed by the respective Claimants with the Sheriff within five (5) days after the time of said Sheriff's Sale.

ARTICLES OF INCORPORATION

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

The name of the proposed corporation is **True Nature Community Health, Inc.**

The Articles of Incorporation have been filed on May 30, 2017

Jay W. Waldman, Esq.

WALDMAN LAW GROUP, P.C.

501 N. Park Road

Wyomissing, PA 19610

ARTICLES OF INCORPORATION NONPROFIT

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

The name of the corporation is: **Berks Arts Academy Charter Elementary and Middle School.**

MacMain Law Group LLC

101 Lindenwood Drive, Suite 160
Malvern, PA 19355

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

The name of the corporation is: **Berks Charter High School for the Performing and Visual Arts.**

MacMain Law Group LLC

101 Lindenwood Drive, Suite 160
Malvern, PA 19355

AUDIT LIST

Second and Final Publication

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

Notice of Audit of Fiduciaries Accounts

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

NOTICE is hereby given that the fiduciaries of the following estates have filed respectively, their accounts and statements of the proposed distribution in the Office of the Register of Wills or Clerk of the Orphans' Court as the case may be, in and for the County of Berks, Commonwealth of Pennsylvania and that these accounts will be presented to the Orphans' Court of said County at the Court House in Reading, Pennsylvania on Wednesday, July 5, 2017 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.

43. BASTIAN, ANITA L. - Donald M. Bastian, Exr., Jonathan B. Batdorf, Esq.

44. JOBES, LESLIE C. - Michael R. Jobes, Admr., Walter M. Diener, Jr., Esq.

45. KLOPP, BARBARA E. a/k/a KLOPP, BARBARA ELLEN a/k/a FUTCHKO, BARBARA E. - Jeffrey Futchko, Exr., Adam W. Bompadre, Esq.

46. NOCERA, LARUE A. - Robert C. Nocera and Benjamin E. Nocera, Exrs., Jonathan B. Batdorf, Esq.

47. RUBRIGHT, RUTH B. (Settlor) - Wells Fargo Bank, N.A., Trustee F/B/O George L. Rubright, C. Thomas Work, Esq.

48. SCHMICK, FRIEDA - Christopher A. Spang, Exr., Christopher A. Spang, Esq.

49. SOLOMON, ERIC A. - Sonia M. Solomon,

06/29/2017

Vol. 109, Issue 39

Admx., William R. Blumer, Esq.
50. WAHL, PEGGY A. - Michael Wahl, Exr.,
Philip J. Edwards, Esq.

Last day for filing Accounts for August 2017
is July 3, 2017.

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

CHANGE OF NAME

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 17-12449

NOTICE IS HEREBY GIVEN that the
Petition of Tyler Dylan Parsons was filed in
the above named Court, praying for a Decree
to change their name to LAUREN ALEXIS
PARSONS.

The Court has fixed July 26, 2017, at 9:00 a.m.
in Courtroom "4C" of the Berks County Services
Center, Reading, Pennsylvania, as the time and
place for the hearing of said Petition, when and
where all persons interested may appear and show
cause, if any they have, why the prayer of said
Petition should not be granted.

Tyler Dylan Parsons
230 W. 49th Street
Reading, PA 19606

CIVIL ACTION

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY, PENNSYLVANIA
NO. 15-20346

WELLS FARGO BANK, N.A., Plaintiff
Vs.

Sunilda Tejada Known Heir of Malcia Cruz
Rafael Cruz Known Heir of Malcia Cruz
Rafael Cruz, Jr. Known Heir of Malcia Cruz
Joseph Cruz Known Heir of Malcia Cruz
Unknown heirs, successors assigns and all
persons, firms or associations claiming right, title
or interest from or under Malcia Cruz
Anabel Tejada Known Heir of Malcia Cruz
Felix Espinal Tejada, Defendants
TO: Unknown heirs, successors assigns and all
persons, firms or associations claiming right, title
or interest from or under Malcia Cruz

TYPE OF ACTION: CIVIL ACTION/
COMPLAINT IN MORTGAGE
FORESLOURE

PREMISES SUBJECT TO FORECLOSURE:
614 Ritter Street, Reading, PA 19601

NOTICE

If you wish to defend, you must enter a written
appearance personally or by attorney and file your
defenses or objections in writing to the court.
You are warned that if you fail to do so the case
may proceed without you and a judgment may
be entered against you without further notice for
the relief requested by the Plaintiff. You may
lose money or property or other rights important
to you.

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

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

**Lawyers Referral and Information Service
Berks County Bar Association**

544 Court St.
Reading, PA 19601
610-375-4591

MILSTEAD & ASSOCIATES, LLC

By: Bernadette Irace, Esquire

Attorney ID #313008
1 E. Stow Rd.
Marlton, NJ 08053
856-482-1400
Attorneys for Plaintiff
File No. 210962

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

**BARTAL, HELEN M. also known as
BARTAL, HELEN MARGARET, dec'd.**

Late of Borough of Wyomissing.
Executor: EDWARD BARTAL,
13 Meadow Drive,
Fleetwood, PA 19522.
ATTORNEY: WILLIAM R. BLUMER,
ESQ.,
LEISAWITZ HELLER ABRAMOWITZ
PHILLIPS, P.C.,
2755 Century Boulevard,
Wyomissing, PA 19610

06/29/2017

Vol. 109, Issue 39

BAUM, WALTER RUSSELL, dec'd.

Late of 225 Grande Valley Road,
Exeter Township.
Executor: DOUGLASS BAUM,
16 Gill Road,
Mohnton, PA 19540.
ATTORNEY: DAVID C. BALMER, ESQ.,
3611 Kutztown Road,
Reading, PA 19605

BINGAMAN, RUTH S., dec'd.

Late of Berkshire Center,
5501 Perkiomen Avenue, Reading.
Executrix: MARY B. MILLER,
1228 Huntsman Way,
Chester Springs, PA 19425.
ATTORNEY: JACK G. MANCUSO, ESQ.,
BRUMBACH, MANCUSO & FEGLEY,
P.C.,
50 North Fifth Street,
P.O. Box 8321,
Reading, PA 19603-8321

**DESHIELDS, DARRELL H. also known as
DESHIELDS, DARRELL HOWARD,
dec'd.**

Late of 911 Washington Street,
Reading.
Executrix: TAMARA Y. DESHIELDS,
911 Washington Street,
Reading, PA 19601.
ATTORNEY: RICHARD V. GRIMES, JR.,
ESQ.,
99 Clubhouse Road,
Bernville, PA 19506

GALEO, JUNE N., dec'd.

Late of Borough of Wernersville.
Executor: ANTHONY J. GALEO,
5746 N. Tucson Mtn. Drive,
Tucson, AZ 85743.
ATTORNEY: CHARLES J. PHILLIPS,
ESQ.,
LEISAWITZ HELLER ABRAMOWITZ
PHILLIPS, P.C.,
2755 Century Boulevard,
Wyomissing, PA 19610

GERBER, JUDITH KAY MILLER, dec'd.

Late of Borough of Wyomissing.
Administrator: JOHN D. GERBER,
8 Charlemont Court,
Shillington, PA 19607.
ATTORNEY: ERIC J. FABRIZIO, ESQ.,
BINGAMAN, HESS, COBLENTZ &
BELL, P.C.,
Treeview Corporate Center,
2 Meridian Boulevard, Suite 100,
Wyomissing, PA 19610

**GERMANO, LEONIDIO also known as
GERMANO, LEN, dec'd.**

Late of 218 Oak Lane, Fleetwood,
Ruscombmanor Township.
Executrix: SONYA G. NAUGLE,
218 Oak Lane,
Fleetwood, PA 19522.
ATTORNEY: RUSSELL E. FARBIARZ,
ESQ.,

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

**GROOKETT, HELEN also known as
GROOKETT, N. HELEN and
GROOKET, HELEN N., dec'd.**

Late of Borough of Wyomissing.
Administrator C.T.A.: DAVID S.
SOBOTKA,
519 Walnut St.,
Reading, PA 19601.
ATTORNEY: RICHARD L.
GESCHWINDT, ESQ.,
203 East Noble Avenue,
Shoemakersville, PA 19555

**HEFFNER, LEONA M. also known as
HEFFNER, LEONA MAY, dec'd.**

Late of Keystone Villa at Douglassville,
Douglassville, Amity Township.
Executors: DANIEL H. HEFFNER,
909 Oak Forest Drive,
Wilson, NC 27896 and
LYNN P. NEAL,
3701 Pricetown Road,
Fleetwood, PA 19522.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
ROLAND STOCK, LLC,
627 North Fourth Street,
P.O. Box 902,
Reading, PA 19603

KLINE, ROBERT L., dec'd.

Late of 363 Koehler Hill Rd.,
Borough of Hamburg.
Administratrix: DENISE FRANCO,
1515 Hill Rd., Apt. C17,
Reading, PA 19602.
ATTORNEY: JAMES M. POLYAK, ESQ.,
645 Penn Street, Suite 500,
Reading, PA 19601

KOCH, GEORGE F., dec'd.

Late of Centre Township.
Executrix: KATHRYN L. LENZ,
1202 Centerport Rd.,
Mohrsville, PA 19541.
ATTORNEY: RICHARD L.
GESCHWINDT, ESQ.,
203 East Noble Avenue,
Shoemakersville, PA 19555

MAZAIKA, GOLDIE F., dec'd.

Late of 132 Ruth Street,
Tilden Township.
Executor: ROBERT P. MAZAIKA,
144 State Street,
Hamburg, PA 19526.
ATTORNEY: RUSSELL E. FARBIARZ,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 North Fourth Street,
Hamburg, PA 19526

SCHNADER, MARY M., dec'd.

Late of 2275 Reading Boulevard,
West Lawn, Spring Township.
Executor: LEW SCHNADER,
2275 Reading Boulevard,

06/29/2017

Vol. 109, Issue 39

West Lawn, PA 19609.
 ATTORNEY: VICTORIA A. GALLEN
 SCHUTT, ESQ.,
 ROLAND STOCK, LLC,
 627 North Fourth Street,
 P.O. Box 902,
 Reading, PA 19603

**SHOWALTER, ALAN LEE also known as
 SHOWALTER, ALAN L., dec'd.**

Late of Colebrookdale Township.
 Administrator C.T.A.: JAMES A. GRIM,
 84 Henry Avenue,
 Boyertown, PA 19512.

ATTORNEY: JEFFREY C. KARVER,
 ESQ.,

BOYD & KARVER, P.C.,
 7 East Philadelphia Avenue,
 Boyertown, PA 19512

STAMM, SANDRA L., dec'd.

Late of 8 Daniel Drive,
 Mohrsville.

Executor: CARL STAMM,
 8 Daniel Drive,
 Mohrsville, PA 19541.

ATTORNEY: JOANN L. RUCHLEWICZ,
 ESQ.,

342 N. Queen Street, Building D,
 Lancaster, PA 17603

TYSON, MARION M., dec'd.

Late of Richmond Township.
 Executors: DOLORES A. MOYER,
 2452 Route 737,
 Stoney Run, PA 19529 and
 DAVID G. TYSON,

P.O. Box 76,
 Lyon Station, PA 19536.

ATTORNEY: RUSSELL E. FARBIARZ,
 ESQ.,

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

ULRICH, FLOYD V., dec'd.

Late of 21 E. Pine St.,
 Borough of Fleetwood.
 Executrix: BRENDA J. JAMES,
 406 Walnuttown Road,
 Fleetwood, PA 19522.

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

**WERNER, FERN A. also known as
 WERNER, FERN A. BEAMENDERFER,
 dec'd.**

Late of 72 Oley Road,
 Fleetwood.

Executrix: KAREN E. LEVENGOOD,
 72 Oley Road,
 Fleetwood, PA 19522.

ATTORNEY: DAVID C. BALMER, ESQ.,
 3611 Kutztown Road,
 Reading, PA 19605

ZIMMERMAN, JOAN M., dec'd.

Late of 1515 Palm Street,
 Reading.

Executors: KATHRYN M. ZIMMERMAN
 and
 PAUL L. ZIMMERMAN,
 1515 Palm Street,
 Reading, PA 19604.

ATTORNEY: BRETT M. FEGELY, ESQ.,
 1100 Berkshire Boulevard, Suite 301,
 P.O. Box 5828,
 Wyomissing, PA 19610

Second Publication

**BOULANGER, JOANNE D. also known as
 BOULANGER, JONI D., dec'd.**

Late of South Heidelberg Township.
 Executor: JOSEPH BOULANGER,
 29 Forest View Drive,
 Wernersville, PA 19565.

ATTORNEY: ERIC J. FABRIZIO, ESQ.,
 BINGAMAN, HESS, COBLENTZ &
 BELL, P.C.,

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

**BROWN, JANINA C. also known as
 BROWN, JANINA, dec'd.**

Late of Albany Township.
 Executor: HUGH R. BROWN,
 147 Mountain Rd.,
 Kempton, PA 19529.

ATTORNEY: DAVID R. GLYN, ESQUIRE,
 Cozen O' Connor,
 One Liberty Pl.,
 1650 Market St., Ste. 2800,
 Philadelphia, PA 19103

CLEARY, GERALD A., dec'd.

Late of 125 N. Church Street,
 Washington Township.
 Executors: JILL CLEARY,
 955 Hoffmansville Road,
 P.O. Box 92,

Bechtelsville, PA 19505;
 JUDITH VIRUS,
 1319 Schoolhouse Road,
 Pennsburg, PA 18073 and
 JEFFREY CLEARY,

646 Elm Street,
 P.O. Box 73,
 Bally, PA 19503.

ATTORNEY: GREGORY R. YOUNG,
 ESQ.,

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

CORDIER, DAVID D., SR., dec'd.

Late of 1523 Prince St.,
 Borough of Laureldale.
 Administrator: DAVID D. CORDIER, JR.,
 84 Walnut Road,
 Hamburg, PA 19526.

ATTORNEY: ROBERT R. KREITZ, ESQ.,
 ROLAND STOCK, LLC,

06/29/2017

Vol. 109, Issue 39

627 North Fourth Street,
P.O. Box 902,
Reading, PA 19603

ELTZ, DAVID M., dec'd.

Late of 115 Diane Lane,
Exeter Township.
Administratrix: ADRIENNE A. ELTZ,
115 Diane Lane,
Reading, PA 19606.
ATTORNEY: LAWRENCE J.
VALERIANO, JR., ESQ.,
HARTMAN VALERIANO MAGOVERN &
LUTZ, P.C.,
1100 Berkshire Boulevard, Suite 301,
P.O. Box 5828,
Wyomissing, PA 19610

FEENEY, ANN L., dec'd.

Late of 1026 Franklin Street,
Apt. 901, Reading.
Executor: TIMOTHY FEENEY,
4115 Lynn Avenue,
Reading, PA 19606.
ATTORNEY: ROBERT D.
KATZENMOYER, ESQ.,
2309 Perkiomen Avenue,
Reading, PA 19606

FRIES, FLORENCE S., dec'd.

Late of Borough of Wyomissing.
Administrator: THEODORE R. FRIES,
7 Schoolhouse Lane,
Fleetwood, PA 19522.
ATTORNEY: WILLIAM R. BLUMER,
ESQ.,
LEISAWITZ HELLER ABRAMOWITZ
PHILLIPS, P.C.,
2755 Century Boulevard,
Wyomissing, PA 19610

HARBACH, BRANDON, dec'd.

Late of 805 Redwood Ave.,
Spring Township.
Administrator: BERNARD BALLICK,
805 Redwood Avenue,
Wyomissing, PA 19610.

KELLEHER, JAMES M., dec'd.

Late of Manor Care,
Spring Township.
Executrix: MARY E. KELLEHER,
3326 Pequot Drive,
Sinking Spring, PA 19608.
ATTORNEY: SCOTT C. PAINTER, ESQ.,
906 Penn Avenue,
P.O. Box 6269,
Wyomissing, PA 19610

KERNS, WALTER E., dec'd.

Late of 5501 Perkiomen Avenue,
Reading.
Executrix: APRIL A. ROSENBAUM,
265 Yocum Road,
Douglassville, PA 19518.
ATTORNEY: ROBERT D.
KATZENMOYER, ESQ.,
2309 Perkiomen Avenue,
Reading, PA 19606

KLINE, DENNIS C., dec'd.

Late of 422 North Main Street,
Borough of Bernville.
Executor: DONALD D. GEISINGER,
P.O. Box 411,
Bernville, PA 19506.
ATTORNEY: CARL W. MANTZ, ESQ.,
136 West Main Street,
Kutztown, PA 19530

MARTIN, GLORIA B., dec'd.

Late of Bethel Township.
Executor: HENRY MARTIN,
2040 Camp Swatara Road,
Myerstown, PA 17067.
ATTORNEY: GREER H. ANDERSON,
ESQ.,
931 Russell Drive, Suite A,
Lebanon, PA 17042

MOYER, HAROLD H., dec'd.

Late of 1 Heidelberg Drive,
Wernersville.
Executrix: DONNA M. FITTERLING,
3037 Linda Lane,
Sinking Spring, PA 19608.
ATTORNEY: DAVID SCHACHTER, ESQ.,
1528 Walnut Street, Suite 1507,
Philadelphia, PA 19102

OHLINGER, LUCILLE I., dec'd.

Late of 2217 Main St.,
Borough of Centertop.
Executors: MARILYN E. SCHAEFFER,
142 Balthaser Road,
Sinking Spring, PA 19608;
JANICE A. STRUNK,
15 Slater Drive,
Wernersville, PA 19565 and
BRIAN A. FISHBURN,
642 Skyline Drive,
Bernville, PA 19506.
ATTORNEY: RUSSELL E. FARBIARZ,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 North Fourth Street,
Hamburg, PA 19526

PYNE, JOAN C., dec'd.

Late of Hereford Township.
Executors: DONALD B. PYNE and
DOUGLAS M. PYNE,
c/o Tomlinson & Gerhart,
414 Main Street,
P.O. Box 14,
East Greenville, PA 18041.
ATTORNEY: MICHELLE M. FORSELL,
ESQ.,
Tomlinson & Gerhart,
414 Main Street,
P.O. Box 14,
East Greenville, PA 18041

SCHAEFFER, JOHN C., dec'd.

Late of Maxatawny Township.
Executrix: CYNTHIA P. SCHAEFFER,
c/o Jamie Michael McFadden, Esq.,
3055 College Heights Blvd., Suite 2B,
Allentown, PA 18104.
ATTORNEY: JAMIE MICHAEL

06/29/2017

Vol. 109, Issue 39

MCFADDEN, ESQ.,
3055 College Heights Blvd., Suite 2B,
Allentown, PA 18104

SCHLEGEL, BETTY J., dec'd.

Late of 720 Noble Street, Maxatawny
Township.
Executor: RANDY L. SCHLEGEL,
c/o ATTORNEY: BRIAN F. BOLAND,
ESQ.,
KOZLOFF STOUTD,
2640 Westview Drive,
Wyomissing, PA 19610

**SWOARDS, THORA A. also known as
SWOARDS, THORA AUDREY, dec'd.**

Late of 117 S. Church Street,
Borough of Mohnton.
Executrix: DOROTHY C. QUINTER,
1815 Perkiomen Avenue,
Reading, PA 19606.
ATTORNEY: LAWRENCE J.
VALERIANO, JR., ESQ.,
HARTMAN VALERIANO MAGOVERN &
LUTZ, P.C.,
1100 Berkshire Boulevard, Suite 301,
P.O. Box 5828,
Wyomissing, PA 19610

YURA, STEPHANIE A., dec'd.

Late of 34 W. Fifth Street,
Boyertown.
Administratrix: REBECCA YURA,
34 W. Fifth Street,
Boyertown, PA 19512.
ATTORNEY: JAMES L. MARKOFSKI,
ESQ.,
MARKOFSKI LAW OFFICES,
1258 East Philadelphia Avenue,
P.O. Box 369,
Gilbertsville, PA 19525-0369

Third and Final Publication**ANGSTADT, WARREN C., dec'd.**

Late of Lower Heidelberg Township.
Executors: ANN M. COCKRELL,
675 Gouglersville Road,
Sinking Spring, PA 19608 and
PAUL W. ANGSTDT,
111 Gibraltar Road,
Reading, PA 19606.
ATTORNEY: VICTORIA A. GALLEN
SCHUTT, ESQ.,
ROLAND STOCK, LLC,
627 North Fourth Street,
P.O. Box 902,
Reading, PA 19603

BANKES, ALMA Z., dec'd.

Late of 1101 Berks Road,
Leesport, Bern Township.
Executrix: KRISTEN JACOBY,
1201 Schoffers Road,
Birdsboro, PA 19508.
ATTORNEY: VICTORIA A. GALLEN
SCHUTT, ESQ.,
ROLAND STOCK, LLC,
627 North Fourth Street,

P.O. Box 902,
Reading, PA 19603

DAVIS, JUNE E., dec'd.

Late of 48 E. Broad Street,
Shillington.
Executrix: BEVERLY A. SMITH,
1932 Mt. Laurel Road,
Temple, PA 19560.
ATTORNEY: DAVID C. BALMER, ESQ.,
3611 Kutztown Road,
Reading, PA 19605

GONZALEZ, THELMA, dec'd.

Late of 1000 E. Wyomissing Boulevard,
Reading.
Administratrix: WENDY J. ASHBY, ESQ.,
246 West Broad Street, Suite 3,
Quakertown, PA 18951

GRIM, MARIE ALEXIS, dec'd.

Late of West Reading.
Administratrix: CAROL M. ROSKOSKI,
206 Main Street,
Oley, PA 19547.
ATTORNEY: FREDERICK M. NICE,
ESQ.,
LEISAWITZ HELLER ABRAMOWITZ
PHILLIPS, P.C.,
2755 Century Boulevard,
Wyomissing, PA 19610

HAAS, BARBARA J., dec'd.

Late of 513 Maplewood Avenue,
Cumru Township.
Executrix: LISA A. WAGNER,
4176 Hill Terrace Drive,
Sinking Spring, PA 19608.
ATTORNEY: ROBIN S. LEVENGOOD,
ESQ.,
1136 Penn Avenue,
Wyomissing, PA 19610

HATFIELD, ROBERT B., dec'd.

Late of Borough of Boyertown.
Executor: EGON R. HATFIELD,
1950 Blair Ct.,
Bel Air, MD 21015.
ATTORNEY: GARY S. FRONHEISER,
ESQ.,
530 Walnut Street,
Reading, PA 19601

HOFFMAN, LEROY G., dec'd.

Late of 35 N. Walnut St.,
Borough of Boyertown.
Executor: BRUCE H. HOFFMAN,
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

JEZNACH, REBECCA B., dec'd.

Late of Cumru Township.
Administratrix C.T.A.: BETSY WILLIAMS,
707 N. Waverly St.,
Shillington, PA 19607.
ATTORNEY: BETSY HAWMAN SPROW,

06/29/2017

Vol. 109, Issue 39

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

JONES, LAWRENCE THOMAS, dec'd.

Late of 231 Alice Drive,
Exeter Township.
Administrator: CRAIG C. JONES,
231 Alice Drive,
Birdsboro, PA 19508.
ATTORNEY: BRIAN R. OTT, ESQ.,
BARLEY SNYDER, LLP,
50 N. 5th Street, 2nd Fl.,
P.O. Box 942,
Reading, PA 19603-0942

KOZLOWSKI, ELIZABETH A. also known as

KOZLOWSKI, ELIZABETH ANN, dec'd.

Late of Exeter Township.
Executor: MARK HELLER,
5540 Fairway Drive S.,
Reading, PA 19606.
ATTORNEY: VICTORIA A. GALLEN
SCHUTT, ESQ.,
ROLAND STOCK, LLC,
627 North Fourth Street,
P.O. Box 902,
Reading, PA 19603

KUHLMAN, JANET L., dec'd.

Late of City of Reading.
Executrix: BARBARA A. ERNESTO,
1017 Tiny Lane,
Reading, PA 19605.
ATTORNEY: SEAN J. O'BRIEN, ESQ.,
MOGEL, SPEIDEL, BOBB &
KERSHNER,
520 Walnut Street,
Reading, PA 19601

LEININGER, JAMES S., dec'd.

Late of 69 Flint Ridge Drive,
Cumru Township.
Executors: SCOTT T. LEININGER,
3121 Welsh Road,
Mohnton, PA 19540 and
DIANE L. HELM,
335 Orchard Road,
Mohnton, PA 19540.
ATTORNEY: ROBIN S. LEVENGOOD,
ESQ.,
1136 Penn Avenue,
Wyomissing, PA 19610

MARTIN, GLORIA B., dec'd.

Late of Bethel Township.
Executor: HENRY MARTIN,
2040 Camp Swatara Road,
Myerstown, PA 17067.
ATTORNEY: GREER H. ANDERSON,
ESQ.,
931 Russell Drive, Suite A,
Lebanon, PA 17042

MERRITT, JOHNNIE, dec'd.

Late of 153 Buttonwood Street,

Reading.

Administrator: ALLEN E. HOPKINS,
202 Clymer Street,
Reading, PA 19602.

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

MIHALIK, ELEANOR B., dec'd.

Late of 118 Bradley Avenue,
Sinking Spring.
Executor: KENNETH J. MIHALIK,
3101 Wyoming Drive,
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

MILLER, FREDERICK R., dec'd.

Late of Borough of Boyertown.
Executrix: JESSICA R. GRATER,
c/o ATTORNEY: ANDREW J.
MONASTRA, ESQ.,
WOLF, BALDWIN & ASSOCIATES, PC,
P.O. Box 444,
Pottstown, PA 19464

MILNS, CHRISTINE R., dec'd.

Late of Borough of Wyomissing.
Executrices: MARY C. MILNS,
1456 Laurelwood Road,
Pottstown, PA 19465 and
ANN MILNS,
1456 Laurelwood Road,
Pottstown, PA 19465.
ATTORNEY: LEE F. MAUGER, ESQ.,
Mauger & Meter,
240 King Street,
P.O. Box 698,
Pottstown, PA 19464

MOUNT, MERRILEES B., dec'd.

Late of 1 Reading Drive,
Borough of Wernersville.
Executrix: VICKI M. DISSINGER.
c/o ATTORNEY: BRIAN F. BOLAND,
ESQ.,
KOZLOFF STOUTD,
2640 Westview Drive,
Wyomissing, PA 19610

OSWALD, BEVERLY J., dec'd.

Late of 770 Hill Church Road,
Boyertown.
Executor: DALE OSWALD,
15 Jackson Drive,
Oley, PA 19547.
ATTORNEY: ALLEN R.
SHOLLENBERGER, ESQ.,
LEISAWITZ HELLER ABRAMOWITZ
PHILLIPS, P.C.,
2755 Century Boulevard,
Wyomissing, PA 19610

RHOADS, ANNA M., dec'd.

06/29/2017

Vol. 109, Issue 39

Late of Borough of Bally.
 Executor: PAUL A. PRINCE,
 934 High Street, P.O. Box 696,
 Pottstown, PA 19464

**RUPPERT, MARY A. also known as
 RUPERT, MARY, dec'd.**

Late of 51 Seminary Avenue,
 Laureldale.
 Executrix: COLEEN A. PROCOPIO,
 810 Sledge Avenue,
 Reading, PA 19609.
 ATTORNEY: SHAWN J. LAU, ESQ.,
 LAU & ASSOCIATES, P.C.,
 4228 St. Lawrence Avenue,
 Reading, PA 19606

SCHOWER, JANE L., dec'd.

Late of 4531 Green Tree Road,
 Exeter Township.
 Executors: BRUCE J. SCHOWER,
 11 Omega Court,
 Middletown, NJ 07748 and
 PAULA J. LAMP,
 4805 Club Drive,
 Reading, PA 19606.
 ATTORNEY: DAVID S. SOBOTKA, ESQ.,
 519 Walnut Street,
 Reading, PA 19601

SNYDER, GARY R., SR., dec'd.

Late of Wyomissing.
 Executrix: KAY O. SNYDER,
 1149 Old Mill Road,
 Wyomissing, PA 19610.
 ATTORNEY: MICHAEL D. DAUTRICH,
 ESQ.,
 DAUTRICH & DAUTRICH LAW
 OFFICES,
 526 Court Street,
 Reading, PA 19601

**WEIL, RAYMOND F., SR. also known as
 WEIL, RAYMOND F., dec'd.**

Late of 370 Bowers Road,
 Maxatawny Township.
 Executor: RAYMOND F. WEIL, JR.,
 c/o ATTORNEY: ANDREW S. GEORGE,
 ESQ.,
 KOZLOFF STOUTD,
 2640 Westview Drive,
 Wyomissing, PA 19610

WENRICH, ANNA Q., dec'd.

Late of 3057 Maple Avenue,
 Muhlenberg Township.
 Executor: ALAN T. WENRICH,
 81 Lynn Drive,
 Mohrsville, PA 19541.
 ATTORNEY: ROBERT P. GRIM, ESQ.,
 262 West Main Street,
 Kutztown, PA 19530

WESNER, JOANN M., dec'd.

Late of Centre Township.
 Executor: GARRY WESNER,
 P.O. Box 132,
 Summit Station, PA 17979.
 ATTORNEY: RICHARD L.
 GESCHWINDT, ESQ.,

203 East Noble Avenue,
 Shoemakersville, PA 19555

**WHITE, LAWRENCE S. also known as
 WHITE, LAWRENCE S., SR., dec'd.**

Late of The Highlands at Wyomissing,
 2000 Cambridge Ave.,
 Borough of Wyomissing.
 Executor: LAWRENCE S. WHITE, JR.,
 791 River Road,
 Chatham, NJ 07928.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 ROLAND STOCK, LLC,
 627 North Fourth Street,
 P.O. Box 902,
 Reading, PA 19603

YEATON, RUTH L., dec'd.

Late of Cumru Township.
 Executrix: ANDREA YEATON,
 King Laird, P.C.,
 360 West Main Street,
 Trappe, PA 19426.
 ATTORNEY: THOMAS C. RENTSCHLER,
 ESQ.,
 KING LAIRD, P.C.,
 360 West Main Street,
 Trappe, PA 19426

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:

Marrongelle's Restaurant and Pizzeria with its principal place of business at 1 Wellington Blvd., Wyomissing, PA 19610.

The name and address of the person owning or interested in said business is: One Wellington, Ltd., 1 Wellington Blvd., Wyomissing, PA 19610.

The application was Filed on June 7, 2017.
BARLEY SNYDER, LLP

MUHLENBERG GROCERY OUTLET with its principal place of business at 3260 North 5th Street, Reading, PA 19605.

The name and address of the person owning or interested in said business is: Matthew & Brothers, LLC, 3260 North 5th Street, Reading, PA 19605.

The application was Filed on June 5, 2017.
Y o u n g a n d Y o u n g
 4 4 S o u t h M a i n S t r e e t
 Manheim, PA 17545

06/29/2017

Vol. 109, Issue 39

SALE OF REAL ESTATE

In The Court of
Common Pleas of
Berks County, Pennsylvania
Civil Action-Law
No. 16-01002

Notice of Action in Mortgage Foreclosure
Nationstar Mortgage LLC, Plaintiff
vs.

Unknown Heirs, Successors, Assigns and All
Persons, Firms or Associations claiming right,
Title or Interest from or under Cory P. Dierolf,
deceased and Mary L. Dierolf, Known Heir of
Cory P. Dierolf, deceased, Defendant(s)

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

TO: Unknown Heirs, Successors, Assigns and
All Persons, Firms or Associations claiming right,
Title or Interest from or under Cory P. Dierolf,
Deceased, Defendant(s), whose last known
address is 190 Popodickon Drive, Boyertown,
PA 19512.

Your house (real estate) at: 190 Popodickon
Drive, Boyertown, PA 19512, 38538606487681,
is scheduled to be sold at Sheriff's Sale on 9/8/17,
at 10:00 A.M., at Berks County Courthouse,
Court Rm. #3, 3rd Fl., 633 Court St., Reading,
PA 19601, to enforce the court judgment of
\$164,323.37, obtained by Nationstar Mortgage
LLC (the mortgagee) against you.

NOTICE OF OWNER'S RIGHTS

**YOU MAY BE ABLE TO PREVENT THIS
SHERIFF'S SALE**

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

1. The sale will be cancelled if you pay back to
Nationstar Mortgage LLC, the amount of the
judgment plus costs or the back payments, late
charges, costs, and reasonable attorneys fees due.
To find out how much you must pay, you may
call: (610)278-6800.

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

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

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

**YOU MAY STILL BE ABLE TO SAVE
YOUR PROPERTY AND YOU HAVE OTHER
RIGHTS EVEN IF THE SHERIFF'S SALE
DOES TAKE PLACE**

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

6. You may be able to petition the Court to

set aside the sale if the bid price was grossly
inadequate compared to the value of your
property.

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

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

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

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

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

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

Berks County Bar Assn.

544 Court St.
P.O. Box 1058
Reading, PA 19603
610.375.4591

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

**Christopher A. DeNardo, Kristen D. Little,
Kevin S. Frankel, Samantha Gable, Daniel
T. Lutz, Leslie J. Rase, Alison H. Tulio &
Katherine M. Wolf, Attys. for Plaintiff
SHAPIRO & DeNARDO, LLC**

3600 Horizon Dr., Ste. 150
King of Prussia, PA 19406
610.278.6800