

# 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 **February 8, 2019** at 10:00 o'clock A.M. .*

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

The following described Real Estate. To wit:

#### First Publication

No. 05-16071

Judgment Amount: \$1,303.34

Attorney: Robert P. Daday, Esquire

ALL THAT CERTAIN lots, tracts or parcels of land and premises as hereinafter particularly described, situate, lying and extending in the City of Reading, formerly Township of Bern, in the County of Berks and Commonwealth of Pennsylvania, being Lots Nos. 36, 37, 38, in Block 34, on plan of building lots known as Glenside, Reading, Pa., drawn and surveyed by Wm. H. Dechant, C.E. and more particularly bounded and described as follows, to wit:

ON the North by Lot No. 39 on said plan, in Block 34;

ON the East by fifteen feet (15') wide alley;

ON the South by Lot No. 35 of said plan, in Block 34; and

ON the West by said Monroe Street.

CONTAINING in front along said Monroe Street sixty feet (60') and extending in depth or length or equal width one hundred fifteen feet (115') to said fifteen (15') wide alley. (Frame bungalow erected thereon)

TAX PARCEL NO. 19-4397-12-96-7504

BEING KNOWN AS 1435 Monroe Street, Reading, Pennsylvania 19604

SINGLE-FAMILY residential dwelling

To be sold as the property of Sheila Perez

No. 06-07564

Judgment Amount: \$2,545.55

Attorney: Robert P. Daday, Esquire

ALL THAT CERTAIN lot or piece of ground together with the two story brick dwelling house erected thereon, situate on the East side of South Eighth Street, between Franklin and Chestnut Streets, being No. 119, 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 Clifford V. Johnson, being No. 117 South Eighth Street;

ON the South by property now or late of Emma M. Henry, being No. 121 South Eighth Street; ON the East by property now or late of Irvin Miller, being No. 110 Peach Street; and ON the West by said South Eighth Street.

CONTAINING in front, along said South Eighth Street, a width of fifteen feet (15') and in depth of equal width one hundred twenty-nine feet two inches (129' 2").

TAX PARCEL NO. 03-5306-28-99-5472

BEING KNOWN AS 119 S. 8th Street, Reading, Pennsylvania 19602

SINGLE-FAMILY residential dwelling

To be sold as the property of Fidel A. Farguharson

No. 07-06914

Judgment Amount: \$1,662.26

Attorney: Robert P. Daday, Esquire

ALL THAT CERTAIN two and three-quarter story brick dwelling house, No. 203 South Fourth Street and lot or piece of ground situate on the East side of Fourth Street between Chestnut and Spruce Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded on the North by property now or late of Reading Industrial Loan and Thrift Company; on the East by a ten feet wide alley; on the South by property now or late of Irvin W. and Hattie Stauffer; and on the West by said Fourth Street.

CONTAINING in front nineteen feet seven inches (19' 7") to the middle of a joint alley on the South side, and in depth one hundred five feet (105').

TOGETHER with the right and privilege of using said joint alley of the width of two feet and six inches (2' 6").

TAX PARCEL NO. 04-5306-26-78-3978

BEING KNOWN AS 203 S. 4th Street, Reading, Pennsylvania 19601

SINGLE-FAMILY residential dwelling

To be sold as the property of Noah M. Wilson and Joan J. Wilson

No. 08-09181

Judgment Amount: \$2,376.25

Attorney: Robert P. Daday, Esquire

ALL THAT CERTAIN lot or piece of ground with the building thereon erected, situate on the Southeast corner of Spruce and Eleventh Streets, being No. 1100 Spruce Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by said Spruce Street;

ON the East by Purport No. 2 hereinafter described;

ON the South by a four feet wide alley; and ON the West by said South Eleventh Street.

CONTAINING in front on said Spruce Street,

01/17/2019

Vol. 111, Issue 16

seventeen feet, eight and one-half inches (17' 8- 1/2") and in depth along said South Eleventh Street, sixty-one feet (61') more or less.

TAX PARCEL NO. 10-5316-29-18-1446  
BEING KNOWN AS 1100 Spruce Street,  
Reading, Pennsylvania 19602  
SINGLE-FAMILY residential dwelling  
To be sold as the property of Justin Copeland

No. 09-04702

Judgment Amount: \$2,989.16

Attorney: Robert P. Daday, Esquire

ALL THAT CERTAIN two-story brick dwelling house with store front and garage, together with the lot or piece of ground on which the same are erected, situate on the West side of North Twelfth Street, between Oley and Douglass Streets, being No. 706 North Twelfth Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of William Billinger;

ON the East by said North Twelfth Street;

ON the South by property now or late of Franklin B. Frederick; and

ON the West by a ten feet wide alley.

CONTAINING in front on said North Twelfth Street, fifteen (15) feet and in depth of equal width one hundred and ten feet (110') more or less to said alley.

TAX PARCEL NO. 12-5317-54-14-5177  
BEING KNOWN AS 706 N. 12th Street,  
Reading, Pennsylvania 19604

SINGLE-FAMILY residential dwelling  
To be sold as the property of Vidal Rodriguez and Guiselle Cano

No. 10-00629

Judgment Amount: \$1,427.52

Attorney: Robert P. Daday, Esquire

ALL THAT CERTAIN two-story brick dwelling house with mansard roof and the lot or piece of ground upon which the same is erected, situate on the West side of and known as No. 1444 North Front Street, between Pike and Amity Streets, in the City of Reading, Berks County, Pennsylvania, bounded and described as follows:

ON the North by property now or late of Paul K. Leinbach; On the South by property now or late of Daniel Althouse; On the East by said North Front Street; and On the West by a ten (10) feet wide alley.

CONTAINING in front on said North Front Street, thirteen feet and four inches (13' 4") and in depth one hundred and forty feet (140'), the Northern line of the above described property is one hundred and seventy-three feet and four inches (173' 4") South from Amity Street.

TAX PARCEL NO. 15-5307-33-58-5281  
PROPERTY ADDRESS: 1444 N. Front Street,  
Reading, Pennsylvania  
SINGLE-FAMILY residential dwelling

To be sold as the property of Fernando Valdez and Brenda Pacheco

No. 12-20787

Judgment Amount: \$256,227.04

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, with the two and one-half story brick cement block and stucco dwelling house, also one story garage, erected thereon, situate on the North side of Wayne Avenue, between Spruce Lane and Poplar Lane, being House No. 939 Wayne Avenue, in the Borough of Wyomissing, in the County of Berks and State of Pennsylvania, more particularly described as follows, to wit:

BEGINNING at the intersection of the North property line of Wayne Avenue, with the East property line of Poplar Lane for the southwest corner of this survey; thence North twenty-three degrees thirty-three minutes fourteen seconds West along said East property line of Poplar Lane, a distance of one hundred and thirty-six feet five and three-fourth inches to a point of curve; thence by a curve to the right, said curve having a radius of eleven feet one and three-eighths inches an angle of intersection of one hundred and six degrees fifty-eight minutes and a distance along said curve of twenty feet eight and three-quarters inches to a point of tangent in the South property line of a twenty feet wide alley; thence North eighty-three degrees twenty-four minutes forty-six seconds East along the said South property line of a twenty feet wide alley, a distance of one hundred and five feet eight and three-quarter inches to a point; thence South one degree fifty-six minutes East, a distance of one hundred and fifty feet eight and seven-eighths inches to a point in the aforesaid North property line of Wayne Avenue; thence South eighty-eight degrees four minutes West along said North property line of Wayne Avenue, a distance of sixty-four feet seven inches to the place of Beginning.

TITLE TO SAID PREMISES is vested in Michael P. Giles and Stephanie J. Giles, husband and wife, by Deed from Frederick A. Spatz and Marion R. Spatz, husband and wife, dated 03/24/2000, recorded 04/04/2000, in Book 3186, Page 575.

BEING KNOWN AS 939 Wayne Avenue, Wyomissing, PA 19610.

Residential property

TAX PARCEL NO: 96439608997393

TAX ACCOUNT: 96126200

SEE Deed Book 3186 Page 575

To be sold as the property of Michael P. Giles, Stephanie J. Giles.

01/17/2019

Vol. 111, Issue 16

No. 14-21745

Judgment: \$78,953.61

Attorney: Leon P. Haller, Esquire

ALL THAT CERTAIN two-story brick dwelling house and lot of ground situated on the South side of Perkiomen Avenue, between Seventeenth and Eighteenth Streets, being No. 1752 Perkiomen Avenue, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by Perkiomen Avenue;

ON the East by property now or late of Daniel M. Hahn;

ON the South by Muhlenberg Street; and

ON the West by property now or late of J. Irwin DeHart.

CONTAINING IN FRONT on Perkiomen Avenue 20 feet, and in depth along said property now or late of J. Irwin DeHart 115 feet 8-1/2 inches and in depth along said property now or late of Daniel M. Hahn 114 feet 5-1/2 inches, and in width along Muhlenberg Street 20 feet.

HAVING THEREON ERECTED a dwelling house known as: 1752 Perkiomen Avenue, Reading, PA 19602

PROPERTY ID: 16531632478962

MAP PIN: 5316-32-47-8962

ACCOUNT #16592600

BEING THE SAME PREMISES which John A. Debiec, Agent for Anna K. Debiec, by Deed dated 04/01/10 and recorded 04/09/10 in Berks County Instrument No. 2010012905, granted and conveyed unto Robert O. Turner, Jr.

To be sold as the property of Robert O. Turner, Jr.

No. 15-4698

Judgment: \$112,711.32

Attorney: McCabe, Weisberg & Conway, LLC

TAX I.D. #64-5316-08-88-6714

ALL THAT CERTAIN lot or piece of ground with the two-story frame dwelling house erected thereon, situate on the easterly side of Carsonia Avenue, between Filbert Street and Endlich Avenue, being No. 227, in the Borough of Mt. Penn, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING AT A POINT in the easterly line of said Carsonia Avenue, a corner of property now or late of Henry A. Simon; thence along said property now or late of Henry A. Simon in an easterly direction, by a line making an interior angle of 103 degrees 30 minutes with the said easterly line of said Carsonia Avenue and passing through the middle of the twin houses, 79 feet 7-1/3 inches to a corner; thence still along the same in an easterly direction by a line making an interior angle of 190 degrees 36 minutes with the last described line, 45 feet 11-3/8 inches to a point in the westerly line of Apple Lane; thence along the westerly line of said Apple Lane in a southwesterly direction, making an interior angle of 46 degrees 52 minutes with the last described line, 60 feet 1 inch to a point, a corner of property

now or late of Arthur H. Smith; thence along said property now or late of Arthur H. Smith in a westerly direction, by a line making an interior angle of 122 degrees 14 minutes with said westerly line of said Apple Lane, 102 feet 5-1/2 inches to a point in the easterly line of said Carsonia Avenue; thence along the easterly line of said Carsonia Avenue in a northeasterly direction, making an interior angle of 76 degrees 48 minutes with the last described line, 42 feet 10-1/8 inches to the place of beginning.

BEING KNOWN AS: 227 Carsonia Avenue, Reading, Pennsylvania 19606.

TITLE TO SAID PREMISES is vested in Barry L. Messner and Barbara S. Messner a/k/a Barbara Messner by Deed from Barry L. Messner dated December 8, 2005 and recorded May 8, 2006 in Deed Book 04871, Page 0071, Instrument Number 2006041563.

To be sold as the property of Barry L. Messner and Barbara S. Messner a/k/a Barbara Messner

No. 16-03091

Judgment: \$398,393.93

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

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of land situate in Amity Township, Berks County, Pennsylvania, bounded and described according to a final plan of Highmeadow Estates, Phase 1, drawn by Brinjac Engineering, Inc., dated January 6, 2003., said plan recorded in Berks County in Plan 268, Page 87, as follows, to wit:

BEGINNING at a point on the Westerly side of Green Meadow Drive, a corner of Lot No. 27; thence along said drive, on an inverse curve to the right having a radius of 325.00 feet and an arc of 100.35 feet to a point, a corner of Lot No. 29; thence along same South 83 degrees 51 minutes 02 seconds West, 248.77 feet to a point, a corner of Lot No. 14; thence along same and Lot No. 15, South 09 degrees 39 minutes 20 seconds West, 204.20 feet to a point, a corner of Lot No. 27; thence along same, North 66 degrees 49 minutes 38 seconds East 333.21 feet to the place of BEGINNING.

BEING Lot No. 28 as shown on said plan.

BEING THE SAME PROPERTY conveyed to Nichole L. Johnson who acquired title by virtue of a Deed from Daniel W. Wolfe and Kimberly L. Wolfe, dated August 2, 2011, recorded November 9, 2011, at Instrument Number 201104237, Berks County, Pennsylvania Records.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 211 Green Meadow Drive, Douglassville, PA 19518.

PARCEL NO.: 24-5365-19-70-0743

01/17/2019

Vol. 111, Issue 16

ACCOUNT: 24001947  
SEE Deed/Instrument Number: 2011042037  
To be sold as the property of Nichole L. Johnson

Matthew P. Curry, Esquire  
Cristina L. Connor, Esquire  
Holly N. Wolf, Esquire  
Karina Velter, Esquire  
LEGAL DESCRIPTION

No. 16-04764

Judgment Amount: \$146,756.48

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN one and one-half story brick dwelling house and the plot or parcel of land upon which the same is erected, being House No. 705 Byram Street, situate partly in Lower Alsace Township and partly in Exeter Township, Berks County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point, said point being the northeasterly lot corner of Byram Street, a fifty feet wide street, and Opal Street, also a fifty feet wide street, each mentioned street as the same is laid out on a plan of lots known as the Second Addition to Pennside, thence in a northerly direction along the easterly side of the said Byram Street by a line curving to the left having a radius of 322.79 feet, a central angle of 14 degrees 12 minutes the arc distance of 80.00 feet to a point, thence in an easterly direction along property now or late of the grantor herein by a line radial to the now or late of the grantor herein by a line radial to the last described line, the distance of 100.00 feet to a point, thence in a southerly direction along the same by a line curving to the right having a radius of 422.79 feet, a central angle of 15 degrees 14 and 1/2 minutes the arc distance of 112.47 feet to a point, thence in a westerly direction along the northerly side of the aforementioned Opal Street the distance of 100.21 feet to the place of BEGINNING.

LOWER ALSACE TOWNSHIP 96%  
EXETER TOWNSHIP 4%  
TITLE TO SAID PREMISES IS VESTED IN Lawrence O. Reiner and Joyce Reiner, h/w, by Deed from Raymond A. Geary and Jennifer R. Schlegel, h/w, dated 07/28/2006, recorded 08/11/2006, in Book 4943, Page 1692.  
BEING KNOWN AS 705 Byram Street, Reading, PA 19606-1608.  
Residential property  
TAX PARCEL NO: 23532717202589  
TAX ACCOUNT: 23088900  
SEE Deed Book 4943 Page 1692  
To be sold as the property of Lawrence O. Reiner, Joyce M. Reiner a/k/a Joyce Reiner.

No. 16-18495

Judgment: \$187,443.96

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

ALL THAT CERTAIN property situated in the Mohnton Borough, in the County of Berks and Commonwealth of Pennsylvania, being described as follows: Being bounded and more fully described in a Deed dated January 18, 1996 and recorded January 31, 1996, among the land records of the county and the state set forth above, in Book 2699, Page 1595.

BEING the same property conveyed to Daniel K. O'Neill who acquired title by virtue of a Deed from Daniel K. O'Neill and Diane E. O'Neill, dated November 19, 2005, recorded January 26, 2006, at Instrument Number 4764, Page 2130, Berks County, Pennsylvania Records.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 55 West Madison Street, Mohnton, PA 19540.

PARCEL NO.: 65439513137011

ACCOUNT: 65025450

SEE Deed Book Volume 4764, Page 2130

To be sold as the property of Daniel K. O'Neill

No. 16-18526

Judgment Amount: \$246,319.54

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or land, together with the dwelling house thereon erected, being known as Lot 36 in Development of Linstead Section 4 and Glamaur, situate in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, as shown on Drawing No. 50238, dated November 15, 1971 and revised April 1, 1972, prepared by Pannoni Associates, Inc.

BEGINNING AT A POINT in the Northerly right of way line of Glen Road (50 feet wide), said point being located the following two courses and distances from the most Easterly point of a 20 foot radius curve connecting the Easterly right of way line of Pennsylvania Avenue (60 feet wide) with the aforesaid Northerly right of way line of Glen Road: (1) along the Northerly right of way line of Glen Road, in a Southeasterly direction, along a curve to the right with a radius of 394.78 feet, the arc distance of 123.93 feet to a point of tangency; (2) still along the Northerly right of way line of Glen Road, South 68 degrees 31 minutes East, a distance of 96.24 feet to aforesaid point of beginning; thence from said point of beginning, extending along Lot No. 35, North 21 degrees 29 minutes East a distance of 100 feet to a point, a corner; thence extending South 68 degrees 31 minutes East 87.50 feet to a point, a corner of Lot 37; thence extending along the same South 21 degrees 29 minutes West, a distance of 100 feet to a corner in the Northerly right of way line of Glen Road aforesaid; thence extending along the same South 21 degrees 29 minutes West a

01/17/2019

distance of 100 feet to a corner in the Northerly right of way line of Glen Road, aforesaid; thence extending along the Northerly right of way line of Glen Road, North 68 degrees 31 minutes West a distance of 87.50 feet to the place of beginning.

THEOREN ERECTED A DWELLING HOUSE KNOWN AS: 6107 Glen Road, Reading, PA 19606

TAX PARCEL #43533510378194

ACCOUNT: 43015469

SEE Deed Book 5149, Page 347

Sold as the property of: Helen Baron

No. 16-19584

Judgment: \$31,519.69

Attorney: Samantha Gable, Esquire

ALL THAT CERTAIN lot or piece of ground situate on the Northwestern side of Pricetown Road, SR 2026, being Lot 4 as shown on plan of Madtes Lot II, as laid down by Madlan E. Madtes and recorded in Plan Book Volume 192, Page 60 in the Township of Ruscombmanor, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by a concrete monument on the Northwestern ultimate right-of-way line of Pricetown Road, said corner being the Southwestern corner of property belonging to Siegfried F. and Margot I. Herbert and the Southeastern corner of the herein described lot; thence along the aforesaid Pricetown Road, South forty seven degrees twenty-three minutes thirty-two seconds West (S. 47° 23' 32" W.) a distance of two hundred thirty-six and twelve hundredths feet (236.12') to a corner marked by a steel pin; thence leaving the aforesaid Pricetown Road and along Lot 3, North forty-two degrees thirty-six minutes twenty-eight seconds West (N. 42° 36' 28" W.) a distance of six hundred five and ninety-one hundredths feet (605.91') to a corner marked by steel pin in line of property belonging to Forrest H. Gauby; thence along the same North fifty-five degrees zero minutes zero seconds East (N. 55° 00' 00" E.) a distance of two hundred five and one-hundredths feet (205.01') to a tree; thence continuing along the same and along property belonging to Siegfried F. and Margot I. Herbert, South forty-five degrees fifty-one minutes and forty-five seconds East (S. 45° 51' 45" E.) a distance of five hundred seventy-nine and seventy-hundredths feet (579.70') to the place of BEGINNING.

CONTAINING two and nine hundred eighty-two thousandths (2.982) acres.

BEING COMMONLY KNOWN as 3444 Pricetown Road, Township of Ruscombmanor, County of Berks, Pennsylvania, Parcel #76-5430-03-00-9319.

BEING THE SAME PREMISES which Smith Children's Trust by Vincent J. Smith and Charles J. Phillips, Esq., Trustees, by Deed dated October

Vol. 111, Issue 16

25, 1995 and recorded November 3, 1995, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 2680, Page 779, granted and conveyed unto Edward R. Spier and Nancy L. Spier.

TAX PARCEL NO. 76543003009319 BEING KNOWN AS 3444 Pricetown Road, Fleetwood, PA 19522

Residential Property

To be sold as the property of Edward R. Spier

No. 17-01313

Judgment: \$74,836.69

Attorney: Cristina L. Connor, Esquire

Scott A. Dieterick, 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

ALL THAT CERTAIN piece of ground and the townhouse erected thereon, being Townhouse Number 2, which is the second house Northwardly in the Townhouse Group Number 1, in the Development of Flying Hills, Section Number 6, together with a 10.00 feet wide strip of land to the East (street side) of said townhouse, a 15.00 feet wide strip of land to the West (rear) of said Townhouse, situate on the Westerly side of Pinehurst Court a 20.00 feet wide private drive in the Development of Flying Hills, Section Number 6, Township of Cumru, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

ON the West (rear) by common space; On the North (side) by Townhouse No. 3; On the East (front) by common space and Pinehurst Court; and On the South (side) by Townhouse No. 1.

CONTAINING a lot width of 20.50 feet, more or less, as measured from the center of the party wall between Townhouse Number 3, and the herein described Townhouse Number 2, in a Southwardly direction to a point in the center of the party wall between Townhouse Number 1, and the herein described Townhouse Number 2 and containing a lot depth of 62.00 feet, more or less, as measured from a point 10.00 feet Eastwardly from the front of said townhouse to a point 15.00 feet Westwardly from the rear of said townhouse; The Southwest corner of the physical structure known as Townhouse Group Number 1, has a coordinate reference of latitude 4230.9138, departure 3314.7887, with reference to a marble monument on the Northerly side of Green Number 17, which marble monument has a coordinate reference of latitude 4238.579, departure 3202.931, all as shown on Mast Engineering Co., Inc., Drawing No. B-3214-191. The herein described premises shall include full wall thickness of all external walls which

01/17/2019

Vol. 111, Issue 16

enclose the townhouse referred to herein and shall not include any part of an exterior wall which encloses an adjoining townhouse unit.

THE ABOVE is more fully shown on Mast Engineering Co., Inc., Drawing Number B-3214-191.

BEING THE SAME PROPERTY conveyed to David F. Weisser and Susan R. Weisser who acquired title by virtue of a Deed from Donald J. Fromuth, no marital status shown, dated April 28, 1995, recorded May 4, 1995, at Official Records Volume 2631, Page 1633, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE known as 2 Pinehurst Court, Reading, PA 19607.

PARCEL NO. 39531517103009

ACCOUNT: 39541502

SEE Deed Book Volume 2631, Page 1633

To be sold as the property of David F. Weisser and Susan R. Weisser

No. 17-13995

Judgment Amount: \$198,837.38

Attorney: Phelan Hallinan Diamond & Jones, LLP

#### LAND DESCRIPTION

LAND SITUATED in the Township of Richmond in the County of Berks in the State of PA

ALL THAT CERTAIN tract or parcel of land, together with the two and one-half (2-1/2) story frame dwelling, one (1) story frame barn, frame sheds and other improvements thereon erected, situate along the Pennsylvania State Highway Legislative Route No. 06139, leading from Pennsylvania State Highway U. S. Route No. 222 to Virginville, in the Township of Richmond, County of Berks and Commonwealth of Pennsylvania, more-fully bounded and described as follows to wit:

BEGINNING at a spike in the middle of the bituminous macadam paving of Pennsylvania State Highway Legislative Route No. 06139, in line of land now or late of the Moselem Church; thence extending along said Pennsylvania State Highway, being along land now or late of Charles W. Stitzel and Mary S. Stitzel, his wife, North eighty-eight (88) degrees, twenty-five and three-quarters (25-3/4) minutes East, three hundred sixty-eight feet and twenty-three hundredths of one foot (368.23 feet) to a spike at the intersection of said Pennsylvania State Highway with a public road leading to Stein's School House; thence extending along the public road leading to Stein's School House, being along land now or late of Charles W. Stitzel and Mary S. Stitzel, his wife, North sixteen (16) degrees, thirty-two and three-quarters (32-3/4) minutes West, three hundred three feet and six hundredths of one foot (302.06 feet) to a point, thence leaving said public road and extending along land now or late of the Estate of Irvin S. Adam, the two

(2) following courses and distances: (1) South seventy-three (73) degrees, fifteen and one-half (15-1/2) minutes East, passing through a steel pin, on line at a distance of fifty-three feet and six hundredths of one foot (53.06 feet), a total distance of four hundred, thirty-three feet and thirty-seven hundredths of one foot (433.37 feet) to steel pin; (2) South ten (10) degrees one-quarter (1/4) minute West, two hundred thirty-nine feet and twenty-five hundredths of one foot (239.25 feet) to a steel pin on the southerly side of said Pennsylvania State Highway Legislative Route No 06139; thence extending along said Pennsylvania State Highway south seventy-one (71) degrees, fifty-nine and three-quarters (59-3/4) minutes East, one hundred seven feet and forty hundredths of one foot (107.40 feet) to a spike in the middle of Pennsylvania State Highway Legislative Route No 06139, thence leaving said highway and extending along land now or late of Mary Adam, and Mary S Stitzel, wife of Charles W Stitzel, South seventy-five (75) degrees twenty-three and three-quarters (23-3/4) minutes passing through a steel pin on line at a distance of thirty-four feet and fifty-nine hundredths of one foot (34.59 feet), a total distance of three hundredths of one foot (343.97 feet) to a steel pin; thence extending along land now or late of the Moselem Church, North sixty-seven (67) degrees two and three-quarters (2-3/4) minutes West, four hundred sixty-one feet (461 feet) to the place of beginning the last described line passing through a steel pin on line at a distance of sixty-six feet and seventy-eight hundredths of one foot (66.78 feet) from said place of beginning.

CONTAINING in area three (3) acres one hundred ten perches and eight hundredths of one perch (110.08) of land.

EXCEPTING AND RESERVING thereout and therefrom all that certain tract or piece of land situate along the Pennsylvania State of Highway Legislative Route No. 06139, leading from Pennsylvania State Highway U. S. Route No. 222 to Virginville, in the Township of Richmond, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a spike at the intersection of Pennsylvania State Legislative Route No. 06139 with a public road leading from Steins School House, thence extending along the public road leading to Steins School House, North sixteen (16) degrees thirty-two and three-quarters (32-3/4) minutes West, three hundred three feet and six hundredths of one foot (303.06) to a point, thence leaving said public road and extending along land now or late of the estate of Irvin S. Adam, the two (2) following courses and distances (1) South seventy-three (73) degrees fifteen and one-half (15-1/2) minutes East, passing through a steel pin on line at a distance of fifty-three feet and six hundredths of one foot (53.06), a total distance of four hundred

01/17/2019

Vol. 111, Issue 16

thirty-three feet and thirty-three feet and thirty-seven hundredths of one foot (433.37) to a steel pin; and (2) South ten (10) degrees one-quarter (1/4) minutes West, two hundred thirty-nine feet and twenty-five hundredths of one foot (239.25) to a steel pin on the southerly side of said Pennsylvania State Highway Legislative Route No. 06139; thence extending along said Pennsylvania State Highway North seventy-two (72) degrees three (3) minutes West, one hundred forty-eight feet (148.00) to a steel pin on the southerly side of said Pennsylvania State Highway Legislative Route No. 06139; thence continuing along the southerly side of said Pennsylvania State Highway North eighty (80) degrees twenty-nine and one-half (29-1/2) minutes West, one hundred forty-eight and fifty-seven hundredths of one foot (148.57) to the place of beginning, a spike at the intersection of Pennsylvania State of Highway Legislative Route No. 06139 with a public road leading to Steitz School House.

CONTAINING in area 2.034 acres of land.

TITLE TO SAID PREMISES is vested in Eric R. Mertz and Amy Mertz, husband and wife, as tenants by the entirety, by Deed from Eric R. Mertz, dated 11/28/2007, recorded 01/11/2008, in Book 5287, Page 656.

BEING KNOWN AS 122 Crystal Ridge Road, Kutztown, PA 19530.

Residential property

TAX PARCEL NO: 72543300372373

TAX ACCOUNT: 72047050

SEE Deed Book 5287, Page 656

To be sold as the property of Amy Mertz, Eric R. Mertz.

feet to a point in line of Lot No. 93 on said plan; thence extending partly along same and partly along Lot No. 92 South 41 degrees 48 minutes East 84.50 feet to a point, a corner of Lot No. 89 on said plan; thence extending along same South 48 degrees 12 minutes West 120.00 feet to a point on the northeasterly side of Mohegan Drive; thence extending along same North 41 degrees 48 minutes West 84.50 feet to the first mentioned point and place of beginning.

CONTAINING 10, 149 square feet of land.

BEING Lot 88 as shown on the above-mentioned plan.

SUBJECT TO A PORTION of a 20 feet wide drainage easement extending along side lot line.

UNDER AND SUBJECT to the Declaration of Covenants, Conditions, and Restrictions covering development known as Oak View Estates II Subdivision recorded in Record Book 3131, Page 792, Berks County Records.

BEING THE SAME PROPERTY conveyed to William. M. Thomas and Lucille A. Thomas, husband and wife who acquired title by virtue of a Deed from William M. Thomas, dated October 6, 2003, recorded October 7, 2003, at Document ID 80683, and recorded in Book 3894, Page 2309, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 3505 Mohegan Drive, Reading, PA 19608.

PARCEL NO.: 80-4386-17-01-3779

ACCOUNT: 80001531

SEE Deed Book Volume 3894, Page 2309

To be sold as the property of William M. Thomas and Lucille A. Thomas, husband and wife

No. 17-14415

Judgment; \$274,086.54

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

LAND SITUATED in the Township of Spring in the County of Berks in the State of PA

ALL THAT CERTAIN lot or piece of ground situate in Spring Township Berks County, Pennsylvania, bounded and described to a final plan of Oak View Estates II, drawn by Fry Surveying, Inc., Surveyors and Planners, dated December 14, 1998 and last revised March 1999, said Plan Book 235, Page 43, as follows, to wit:

BEGINNING AT A POINT on the northeasterly side of Mohegan Drive (53 feet wide), said point being a corner of Lot No. 87 on said plan; thence extending from said point of beginning along Lot No. 87 North 48 degrees 12 minutes East 120.00

No. 17-19073

Judgment Amount: \$53,112.67

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house with mansard roof, and the lot or piece of ground upon which the same is erected, situate on the West side of North Twelfth Street, between Douglass and Windsor Streets, being Number 824 North Twelfth Street, in the City of Reading, County of Berks and State of Pennsylvania.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 824 North 12th Street, Reading, PA 19604

TAX PARCEL #12531754145866

ACCOUNT: 12191675

SEE Deed Instrument #2012036463

To be sold as the property of: Arturo Flores Pedroza

01/17/2019

Vol. 111, Issue 16

No. 18-01279

Judgment: \$75,313.12

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 ground situate in Spring Township, Berks County, Pennsylvania, bounded and described according to a final plat of Western Meadows, drawn by Thomas R. Gibbons, Professional Land Surveyor, dated April 27, 1992 and last revised 26, 1992, said plan recorded in Berks County in Plan Book 191, Page 23, as follows, to wit:

BEGINNING AT A POINT of tangent on the Northerly side of tangent on the Northerly side of Temple Drive (53 feet wide), said point being the arc distance of 31.42 feet measured along the arc of a circle curving to the right having a radius of 30 feet from a point of compound curve on the Westerly side of Beacon Drive (60 feet wide); thence extending from said point of beginning along the Northerly side of Temple Drive North 85 degrees 33 minutes 22 seconds West 95.21 feet to a point, a corner of Lot No. 16 on said plan; thence extending along same North 04 degrees 26 minutes 53 seconds East 80.00 feet to a point, a corner of Lot No. 41 on said plan; thence extending along same North 73 degrees 08 minutes 06 seconds East 104.92 feet to a point of curve on the Southwesterly side of Beacon Drive; thence extending Southwardly along the Southwesterly and Westerly side of Beacon Drive along the arc of a circle curving to the right having a radius of 270.00 feet the arc distance of 100.44 feet to a point of compound curve on the Westerly side of Beacon Drive; thence leaving Beacon Drive along the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 31.42 feet to the first mentioned point and place of Beginning.

CONTAINING 11,183.48 square feet of land.

BEING Lot No. 15 as shown on the above mentioned plan.

BEING THE SAME PROPERTY conveyed to Anthony A. Lucchese and Maureen Lucchese, his wife, who acquired title, as tenants by the entirety, by virtue of a Deed from Forino Developers, Co., dated September 27, 1995, recorded October 12, 1995, at Document ID 43588, and recorded in Book 2674, Page 1096, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 2701 Temple Drive, Reading, PA 19608.

PARCEL NO.: 80438619508099

ACCOUNT: 80600601

No. 18-01424

Judgment Amount: \$153,365.23

Attorney: Roger Fay, Esquire

ALL THOSE CERTAIN, lots or pieces of ground situate on the Northwest corner of Sixth and Greenwich Streets, in the Borough of Wyomissing (formerly Spring Township), County of Berks and State of Pennsylvania, as shown on a map or plan surveyed by William H. Dechant, C.E., and bearing date September, 1910, said map and plan having been duly recorded in the Recorder's Office of Berks County, Pennsylvania, in Plan Book Volume 4, Page 14 and being further known as Lots Nos. 22, 23, 24 and the Eastern ten (10) feet of Lot No. 25, in Block "L" in said plan known as "North Wyomissing Heights", said lots being further bounded and described as follows, to wit:

ON the North by a twelve (12) feet wide alley;

ON the East by Sixth Street;

ON the South by Greenwich Street; and

ON the West by the remaining fifteen (15) feet of Lot No. 25.

CONTAINING in front along the North side of Greenwich Street eighty-five (85) feet, and extending in depth one hundred thirty (130) feet to the alley.

TITLE TO SAID PREMISES vested in Richard W. Goheen and Carol A. Goheen by Deed from Leroy J. Hartman dated December 28, 2000 and recorded on January 4, 2001 in the Berks County Recorder of Deeds in Book 3281, Page 567.

BEING KNOWN AS: 605 Greenwich Street, Wyomissing, PA 19610

TAX PARCEL NUMBER: 4397-16-82-8594

To be sold as the property of Carol A. Goheen, deceased and Richard W. Goheen, deceased

No. 18-01669

Judgment Amount: \$85,987.34

Attorney: Powers, Kirn & Associates, LLC

ALL THAT CERTAIN lot or piece of ground together with the two and one-half story brick residence erected thereon, being known as No. 140 Franklin Street.

SITUATE on the western side of Franklin Street, North of Broad Street, in the Borough of Shillington, County of Berks, and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING AT A POINT in the western building line of Franklin Street, a fifty feet (50') wide street, said point being 54.39 feet North of the northwest building corner of Franklin Street and Broad Street, a sixty feet (60') wide street, each as laid out on the topographical survey of the Borough of Shillington, thence in a westerly direction by a line at right angles to Franklin



01/17/2019

Vol. 111, Issue 16

Street along property now or late of Alfred S. Stauffer, the distance of one hundred twenty feet zero inches (120' 00") to a point in the eastern side of a ten feet (10') wide alley, thence in a northerly direction along the eastern side of the ten feet (10') wide alley by a line at right angles to the last described line the distance of 22.53 feet, thence in an easterly direction along property now or late of Alfred S. Stauffer by a line at right angles to the last described line and passing through the middle of the partition wall between Property No. 138 Franklin Street and herein described premises the distance of one hundred twenty feet zero inches (120' 00") to a point in the western building line of Franklin Street aforesaid, thence in a southerly direction along the western building line of Franklin Street and at right angles to the last described line, the distance of 22.53 feet to the place of beginning.

BEING THE SAME PREMISES which Mamady Dabo and Fanta Doumbouya, by Deed dated October 18, 2006 and recorded October 25, 2006 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 4996, Page 2137, granted and conveyed unto Mballou Toure.

BEING KNOWN AS 140 Franklin Street, Shillington, PA 19607.

TAX PARCEL NO. 77-4395-11-77-0257

SEE Deed Book 4996 Page 2137

To be sold as the property of Mballou Toure

No. 18-01799

Judgment Amount: \$113,774.40

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the Northern one-half of a double brick dwelling house thereon erected, situate on the Eastern side of Pennsylvania Avenue, North of Third Street, in the Borough of Shoemakersville, County of Berks, and Commonwealth of Pennsylvania, and being more fully bounded and described in accordance with a survey made by Elliot K. Ziegler, Registered Surveyor, as follows, to wit:

BEGINNING at a point on the Eastern building line of Pennsylvania Avenue, a corner of the hereinafter described premises and residue property now or late of D. S. Wolfe Realty Company, Inc., said point being Northwardly a distance of 171.24 feet from a point opposite a borough monument at the Southeast building corner of said Pennsylvania Avenue and Third Street; thence leaving the Eastern building line of Pennsylvania Avenue and along residue property belonging to the D.S. Wolfe Realty Company, Inc., North sixty-one degrees East a distance of one hundred sixty-one feet to a point on the Western side of a sixteen feet wide alley; thence along the Western side of said sixteen feet wide alley South twenty-nine degrees East a distance of twenty and six-hundredths feet to a point; thence leaving the Western side of said sixteen feet wide alley and along residue property

belonging to D.S. Wolfe Realty Company, Inc., by a line passing through the middle of the joint party wall between the double brick dwellings; South sixty-one degrees West a distance of one hundred sixty-one feet to a point on the Eastern building line of Pennsylvania Avenue; thence extending along the Eastern building line of Pennsylvania Avenue, North twenty-nine degrees West a distance of twenty and six-hundredths feet to the place of Beginning.

CONTAINING in front in width or breadth, along the Eastern side of Pennsylvania Avenue a distance of twenty and six hundredths feet and extending in depth or length of equal width or breadth, Eastwardly a distance of one hundred sixty-one feet to the Western side of the sixteen feet wide alley.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 313 Pennsylvania Avenue, Shoemakersville, PA 19555

TAX PARCEL #78449207591296

ACCOUNT: 78040600

SEE Deed Instrument: 2015012839

Sold as the property of: Karl Smith and Amanda M. Smith

No. 18-03270

Judgment Amount: \$49,406.19

Attorney: Thomas A. Rothermel, Esquire

ALL THAT CERTAIN piece, parcel or tract of land situate on the northern side of School House Road, T-566, in the Township of Upper Bern, County of Berks and State of Pennsylvania being known as Lot No. 1 as shown on the final subdivision plan of Berger Subdivision, recorded in Plan Book Volume 162, Page 10, Project No. 6-64-6-D-2, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the center line of School House Road, T-566, as shown on said plan, also being a corner in common with Lot No. 2 as shown on said plan; thence along School House Road, T-566, aforesaid, South 34 degrees 26 minutes 34 seconds West 126.64 feet to a point along lands of Laura M. Kauffman, Brenda S. Kauffman and Nancy A. Hartman, as shown on said plan; thence along same North 54 degrees 32 minutes 06 seconds West 548.20 feet to a point along the right of way line of I-78 as shown on said plan; thence along the same North 75 degrees 05 minutes 22 seconds East 164.50 feet to a point along Lot No. 2 aforesaid; thence along the same South 54 degrees 34 minutes 54 seconds East 441.03 feet to the point and place of Beginning.

CONTAINING 1.4377 gross acres and 1.3650 net acres.

BEING THE SAME PREMISES WHICH Berger Homes, Inc., by Deed dated October 20, 1989 and recorded in the Office of the Recorder of Deeds of Berks County on October 25, 1998 in Deed Book Volume 2101, Page 1118, et seq., granted and conveyed unto Brent C. Mays

KNOWN AS: 148 Schoolhouse Road,

01/17/2019

Vol. 111, Issue 16

Hamburg, Berks County, PA

TAX PARCEL ID: 28445312964297

ACCOUNT: 28023619

To be sold as the property of Brent C. Mays

No. 18-03304

Judgment Amount: \$35,448.95

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground with the two-storied brick dwelling house, with mansard roof, thereon erected, situate on the East side of North Eighth Street, between Oley and Douglass Streets in the City of Reading, aforesaid, being Numbered 735, bounded on the North by property now or late of Samuel W. Charles, on the East by a ten feet wide alley, on the South by property now or late of Lance and Mohn, and on the West by said North Eighth Street.

CONTAINING in front on said North Eighth thirteen and one half (13-1/2) feet, and in depth to said alley, one hundred (100) feet; the alley two (2) feet two (2) inches wide on the South extending twenty-six (26) feet Eastward from Eighth Street, being a joint alley laid equally on both properties and herein reserved for the joint use of the premises herein described and the property adjoining on the South.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 735 North 8th Street, Reading, PA 19604

TAX PARCEL #12530760945355

ACCOUNT: 12107225

SEE Deed Book 3794, Page 1936

Sold as the property of: Luz E. Quijana Fernandez a/k/a Luz E. Quijana Fernandez

No. 18-03830

Judgment Amount: \$131,678.31

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or tract of land and 2-1/2 story townhouse erected thereon, known as Unit 30 of Georgetown Village, situate in Maiden Creek Township, County of Berks, Commonwealth of Pennsylvania, being bounded and described in accordance with the final plan of Georgetown Village, Phases Two and Three prepared by Systems Design Engineering, Inc., Wyomissing, PA and recorded in the Office of the Recorder of Deeds, County of Berks, Commonwealth of Pennsylvania in Plan Book Volume 175, Page 29, and in accordance with a survey made by Grosser/Erich, Inc., Reading, PA, as follows, to wit:

BEGINNING at a point, said point being the most easterly corner of Unit 29 and the most northerly corner of Unit 30, and being located the five following courses and distances from the intersection of the southern line of Independence Court with the western line of Constitution Avenue; (1) along a curve to the left, having a

radius of 25.00 feet, a length of 45.33 feet, and a chord of 39.37 feet bearing North 61 degrees 32 minutes 44 seconds West to a point of tangency; (2) thence continuing along the southern line of Independence Court South 66 degrees 30, minutes 25 seconds West a distance of 239.31 feet to a point of curvature in the southern line of Independence Court; (3) thence along a curve to the right, having a radius of 76.50 feet, a length of 101.41 feet, and a chord of 94.15 feet bearing North 75 degrees 31 minutes 02 seconds West to a point of tangency; (4) thence continuing along the southern line of Independence Court North 37 degrees 32 minutes 30 seconds West a distance of 108.60 feet to a point; (5) thence along a line perpendicular to course #4 South 52 degrees 27 minutes 30 seconds West a distance of 23.50 feet to the point of beginning; thence in a southeasterly direction and running parallel with the southern line of Independence Court South 37 degrees 32 minutes 30 seconds East a distance of 25.00 feet to a point; thence in a southwesterly direction and perpendicular to the last course and passing thru the center of the party wall dividing Units 30 and 31 South 52 degrees 27 minutes 30 seconds West a distance of 52.70 feet to a point; thence in a northwesterly direction and running parallel with the southern line of Independence Court North 37 degrees 32 minutes 30 seconds West a distance of 25.00 feet to a point; thence in a Northeasterly direction and perpendicular to the last course, and passing thru the center of the party wall dividing Units 29 and 30 North 52 degrees 27 minutes 30 seconds East a distance of 52.70 feet to the place of BEGINNING.

CONTAINING in area 1,317.50 square feet.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 404 Independence Court, Unit 30, Blandon, PA 19510

TAX PARCEL #61541119721331

ACCOUNT: 61038030

SEE Deed Instrument #2012007893

Sold as the property of: Shane Barnwell

No. 18-12052

Judgment Amount: \$125,965.99

Attorney: Roger Fay, Esquire

ALL THAT CERTAIN lot or piece of ground, situate on the North side of Route #23, in Caernarvon Township, Berks County, Pennsylvania, bounded and described by the following courses and distances, to wit:

BEGINNING at the Northwest corner thereof, at a stone; thence by land now or late of Samuel Petersheim, South eighty-six and seven-eighths degrees East, four and eighteen-hundredths (4.18) perches to an iron pin; thence by land now or late of David M. Hertzler, South two degrees West, twenty-eight and seventy-five hundredths (28.75) perches to a point in or near the middle of the Conestoga Turnpike, also known as Route #23 (passing an iron pin 1.4 perches from said point in the Turnpike); thence in said Turnpike, North eighty-six and seven-eighths degrees West,

01/17/2019

four and eighteen-hundredths (4.18) to an iron pin; thence by land now or late of the estate of Rebecca Beiler, deceased, North two degrees East, twenty-eight and seventy-five hundredths (28.75) perches to the place of Beginning.

CONTAINING one hundred twenty (120) perches.

TITLE TO SAID PREMISES vested in Gregory S. Hadden and Brenda L. Hadden by Deed from Sadie M. Stoltzfus dated August 25, 1993 and recorded on August 30, 1993 in the Berks County Recorder of Deeds in Book 2452, Page 1026.

BEING KNOWN AS: 4045 Main Street, Elverson, PA 19520

TAX PARCEL NUMBER: 5320-02-75-3780

To be sold as the property of Brenda L. Hadden and Gregory S. Hadden

No. 18-12315

Judgment: \$154,850.38

Attorney: Katherine M. Wolf, Esquire

ALL THAT CERTAIN lot or piece of ground situate in Amity Township, Berks County, Pennsylvania, bounded and described according to a final plan of Greenbriar Estates, Phase 5, drawn by Bursich Associates, Inc., dated June 1, 2000 and last revised May 8, 2001, said plan recorded in Berks County in Plan Book 251, Page 9, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Woodbridge Court (53 feet wide), said point being a corner of Lot No. 235 on said plan; thence, extending from said point of beginning along Lot No. 235, North 21 degrees, 00 minutes, 10 seconds East, 120.00 feet to a point in line of Open Space Parcel C-52; thence, extending along same, South 68 degrees, 59 minutes, 50 seconds East, 94.03 feet to a point, a corner of Lot No. 237 on said plan; thence, extending along same, South 32 degrees, 11 minutes, 56 seconds West, 125.75 feet to a point of curve on the Northeasterly side of Woodbridge Court; thence, extending along same, the two following courses and distances:

(1) Northwestwardly along the arc of a circle curving to the left, having a radius of 176.50 feet, the arc distance of 34.64 feet to a point of tangent; and

(2) North 68 degrees, 59 minutes, 50 seconds West, 35.36 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 236 as shown on abovementioned plan.

SUBJECT TO a portion of a 20-foot wide drainage easement extending alongside of premises.

BEING Parcel ID 24535520929242 (MAP: 535520929242) and being known for informational purposes only as 307 Woodbridge Lane, Douglassville, PA

BEING THE SAME PREMISES which was conveyed to Albert Ottinger and Mary D'Amico, as joint tenants with right of survivorship, by Deed of Christopher M. Coffin and Roxanne

Vol. 111, Issue 16

Coffin, husband and wife, dated 04/30/2004 and recorded 05/19/2004 in BK 4063 PG 403 in the Berks County Recorder of Deeds Office, in fee.

TAX PARCEL NO 24535520929242

(MAP: 535520929242)

BEING KNOWN AS 307 Woodbridge Lane, Douglassville, PA 19518

Residential Property

To be sold as the property of Albert Ottinger and Mary D'Amico

No. 18-12520

Judgment: \$56,902.29

Attorney: Meredith H. Wooters, Esquire

Scott A. Dieterick, 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

LEGAL DESCRIPTION

ALL THAT PARCEL OF LAND in the City of Reading, Berks County, Commonwealth of Pennsylvania, being known and designated as follows:

BEGINNING AT A CORNER in the northern building line of Upland Avenue 41' 4-1/2" West from the northwest building corner of Arlington Street and Upland Avenue; thence northward along other property now or late of said Robert M. Barbston and parallel to Arlington Street, making an interior angle of 90 degrees with Upland Avenue for a distance of 100' to the southern side of a 10' wide alley; thence eastward along said alley parallel with Upland Avenue making an interior angle of 90 degrees with the last described line for a distance of 13' 7-3/4" to a corner in line of property now or late of Raymond L. Hummel; thence southward along the same and parallel with Arlington Street, making an interior angle of 90 degrees with the last described line, for a distance of 100' to a corner in the northern building line of Upland Avenue; thence westward along the said building line, making an interior angle of 90 degrees with the last described line, for a distance of 13' 7-3/4" to the place of beginning.

BEING THE SAME PROPERTY conveyed to Rebecca Lynn Battle who acquired title by virtue of a Deed from Federal National Mortgage Association aka Fannie Mae, dated August 13, 2003, recorded August 28, 2003, at Document ID 66349, and recorded in Book 3851, Page 1969, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE known as 205 Upland Avenue, Reading, PA 19611.

PARCEL NO.: 18530667830468

ACCOUNT: 18667025

SEE Deed Book Volume 3851, Page 1969

To be sold as the property of Rebecca Lynn Battle

01/17/2019

Vol. 111, Issue 16

No. 18-12596

Judgment Amount: \$70,072.71

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN three-story brick dwelling, being House No. 1340 Mineral Spring Road, together with the lot or piece of ground upon which the same is erected, situate on the Southerly side of Mineral Spring Road, between Perkiomen Avenue and Spruce Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described according to a survey made by William H. Karns in September, 1891, and attached to the Deed recorded in Deed Book Volume 252, Page 509, Berks County Records, as follows, to wit:

BEGINNING AT A POINT on the Southerly building line of Mineral Spring Road, in line of House No. 1338 Mineral Spring Road; thence extending in an Easterly direction along the Southerly building line of Mineral Spring Road, a distance of fifty-nine feet seven and one-half inches (59' 7-1/2") to a point; thence extending along House No. 1346 Mineral Spring Road, the property now or late of Ester A. Rieser, single woman, the two following directions and distances:

(1) in a Southerly direction, forming a right angle with the Southerly building line of Mineral Spring Road, a distance of fifty-six feet six inches (56' 6") to a point

(2) in a Southeasterly direction along a line which if extended to Spruce Street would form a right angle with the Northerly building line of Spruce Street, a distance of seven feet one and one-half inches (7-1/2") to a point; thence extending in a Southwesterly direction along House No. 1335 Perkiomen Avenue, the property now or late of Louis Kauffman and Esther Kauffman, his wife, by a line if extended to Perkiomen Avenue would form a right angle with the Northerly building line of Perkiomen Avenue, a distance of twenty-four feet two inches (24' 2") to a point; thence extending in a Northwesterly direction along the rear of House No. 1333 Perkiomen Avenue, the property now or late of Luther F. Spang and Florence M. Spang, his wife, forming an interior angle of 105° 11' with the last described line, a distance of fifty-three feet six and one-half inches (53' 6-1/2") to a point; thence extending along House No. 1338 Mineral Spring Road, the property now or late of Bessie C. Davis, single woman, the two (2) following directions and distances:

(1) in a Northeasterly direction by a line which if extended Southwestwardly to Perkiomen Avenue would form a right angle with the Northerly building line of Perkiomen Avenue, a distance of one foot (1') to a point

(2) in a Northerly direction a distance of sixty-one feet six inches (61' 6") to the place of beginning.

THEREON ERECTED A DWELLING

HOUSE KNOWN AS: 1340 Mineral Spring Road, Reading, PA 19602

TAX PARCEL #16531606286931

ACCOUNT: 16499050

SEE Deed Instrument #2012012687

Sold as the property of: Sean P. Haggerty

No. 18-12843

Judgment Amount: \$76,436.05

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN three-story brick and stucco dwelling house and lot of ground upon which the same is erected, being No. 456 South Fourth Street situated in the Borough of Hamburg, in the County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the South by property now or late of William J. Stitzel, on the East by said South Fourth Street, on the North by property now or late of William J. Stitzel, and on the West by an alley opened by William J. Stitzel for the use of all property owners abutting on the same, containing in front and rear, North and South, fifteen feet and in depth East and West, one hundred and eleven feet to said alley.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 456 South 4th Street, Hamburg, PA 19526

TAX PARCEL #46449409177376

ACCOUNT: 46052900

SEE Instrument #2011015047

Sold as the property of: Jacqueline Neider

No. 18-13451

Judgment Amount: \$152,159.46

Attorney: KML Law Group P.C.

LEGAL DESCRIPTION

ALL THOSE CERTAIN lots or pieces of ground, together with the improvements thereon erected, situate in the Township of Spring, County of Berks and Commonwealth of Pennsylvania, as shown by the map or plan, surveyed by Wm. H. Dechant, C.E., and bearing date April 1914, said map or plan having been duly recorded in the Recorder's Office of Berks County, State of Pennsylvania, in Plan Book 2, Page 44, and being further known as Lots Numbered 74 and 76 on Garfield Avenue, in said plan known as West Wyomissing, said lots being bounded and described as follows, to wit:

ON the North by said Garfield Avenue;

ON the East by Lot No. 72;

ON the South by a fifteen feet wide alley; and ON the West by Lot No. 78.

HAVING A TOTAL FRONTAGE of forty (40) feet on said Garfield Avenue, and a depth of equal width extending to said alley.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 2080 Garfield Avenue, West Lawn, PA 19609

TAX PARCEL #80439609156806

01/17/2019

Vol. 111, Issue 16

ACCOUNT: 80041390  
SEE Instrument Number 2013006840  
Sold as the property of: Tara Snyder

No. 18-13509

Judgment Amount: \$48,345.91

Attorney: RAS Citron, LLC  
Attorneys for Plaintiff Robert Crawley, Esq.  
ID No. 319712

Legal Description

ALL THAT CERTAIN two-story brick dwelling house and lot or piece of ground on which the same is erected, situate on the South side of Oley Street, between North Twelfth and North Thirteenth Streets, in the City of Reading, County of Berks and State of Pennsylvania, being No. 1234 Oley Street, bounded.

ON the North by Oley Street;  
ON the South by a ten foot (10") wide alley;  
ON the East by property now or late of Jones E. Zerr and Estella H. Zerr, his wife; and  
ON the West by property now or late of Samuel Smith.

KNOWN AS 1234 Oley Street, Reading, PA  
PARCEL NO. 5317-54-14-9061

BEING THE SAME PREMISES which ICay E Styer and Robert O. Miley, Jr., by Indenture dated the 30th day of September 2005 and recorded the 1 day of December, 2005 in the Office of the Recorder of Deeds in and for the County of Berks in Volume 4722 Page 2286, granted and conveyed unto Jennifer Gutu and Pavel Vidinei, wife and husband, in fee.

BEING KNOWN AS: 1234 Oley Street, Reading, PA 19604

PROPERTY ID: 12531754149061

TITLE TO SAID PREMISES IS VESTED IN Yovanny Maldonado Rosado and Hilda Y. Rivera Rodriguez by Deed from Jennifer Gutu and Pavel Vidinei, husband and wife, dated 05/25/2006 recorded 06/07/2006 in Book No. 4894 Page 1845.

To be sold as property of: Yovanny Maldonado Rosado and Hilda Y. Rivera Rodriguez

No. 18-13720

Judgment Amount: \$155,556.81

Attorney: Daniel Jones, Esquire

Legal Description

ALL THAT CERTAIN dwelling unit located on the South side of Epsilon Drive being Unit 31 as shown on the plan of Westgate Manor III situate in the Township of South Heidelberg, County of Berks, Commonwealth of Pennsylvania more fully bounded and described as follows, to wit:

BEGINNING at a point a corner of Unit 32 as shown on the above mentioned recorded plan said point being located the two (2) following courses and distances from the point of curve of a curve connecting the South right-of-way line of Lincoln Road and the West right-of-way line of Alpha Avenue: (1) in a Northwesterly direction on a line bearing North 36 degrees 13 minutes West,

a distance of two hundred thirty-seven feet and eleven hundredths of one foot (237.11'); (2) in a Southwesterly direction on a line bearing South 53 degrees 47 minutes West, a distance of one hundred ninety-two feet and fifty six hundredths of one foot (192.56') to the point of beginning; thence extending in a Southwesterly direction along Unit 32 on a line bearing South 53 degrees 54 minutes 57 seconds West, a distance of fifty-eight feet and forty-seven hundredths of one foot (58.47') to a point a corner of Purpart "B"; thence extending in a Northwesterly direction along Purpart "B" on line bearing North 36 degrees 05 minutes 03 seconds West, a distance of twenty-two feet and five hundredths of one foot (22.05') to a point a corner of Unit 30; thence extending in a Northeasterly direction along Unit 30 on a line bearing North 53 degrees 54 minutes 57 seconds East, a distance of thirty-seven feet and fifty-three hundredths of one foot (37.53') to a point a corner of Purpart "B"; thence extending along Purpart "B" the four (4) following courses and distances to wit: (1) in a Southeasterly direction on a line bearing South 36 degrees 05 minutes 03 seconds East, a distance of eight feet and nineteen hundredths of one foot (8.19') to a point; (2) in a Southeasterly direction on a line bearing South 81 degrees 05 minutes 03 seconds East, a distance of four feet and twenty-three hundredths of one foot (4.23') to a point; (3) in a Northeasterly direction on a line bearing North 53 degrees 54 minutes 57 seconds East, a distance of seventeen feet and ninety-five hundredths of one foot (17.95') to a point; (4) in a Southeasterly direction on a line bearing South 36 degrees 05 minutes 03 seconds East, a distance of ten feet and eighty-seven hundredths of one foot (10.87') to the place of Beginning.

HAVING ERCTED THEREON a residential dwelling.

BEING THE SAME PREMISES AS Ashley J. Koch, fka Ashley J. Sweigart, by Deed dated April 29, 2016, and recorded on May 3, 2016, by the Berks County Clerk's Office in Deed Instrument No. 2016014423, granted and conveyed unto Richard S. Carl, an individual.

BEING KNOWN AND NUMBERED AS 424 Epsilon Drive, Wernersville, PA 19565.

PIN: 51436604832899.

To be sold as the property of: Richard S. Carl

No. 18-14258

Judgment Amount: \$220,746.14

Attorney: Phelan Lallan 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 2, drawn by Fry Surveying, Inc., dated July 20, 2000 and last revised September 21, 2000, said plan recorded

01/17/2019

Vol. 111, Issue 16

in Berks County in Plan Book Volume 250, Page 17, as follows, to wit:

BEGINNING at a point on the southeasterly side of Dogwood Drive (50 feet wide) said point being a corner of Lot No. 48 on said plan; thence extending from said point of beginning along Lot No. 48 South 26 degrees 36 minutes 45 seconds East 150.00 feet to a point in line of Lot No. 39 on the plan of Jefferson Heights, Section 1; thence extending partly along same and partly along Lot No. 38 South 63 degrees 23 minutes 15 seconds West 100.00 feet to a point, a corner of Lot No. 50 on said plan; thence extending along same North 26 degrees 36 minutes 45 seconds West 150.00 feet to a point on the southeasterly side of Dogwood Drive; thence extending along same North 63 degrees 23 minutes 15 seconds East 100.00 feet to the first mentioned point and place of BEGINNING.

CONTAINING 15,000 square feet of land.

BEING Lot No. 49 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 Robert P. Courtney and Donna D. Courtney, h/w, by Deed from Steven Scholl, dated 03/25/2015, recorded 04/06/2015, Instrument No. 2015010749.

DONNA D. COURTNEY was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Donna D. Courtney's death on or about 10/08/2017, her ownership interest was automatically vested in the surviving tenant by the entirety.

MORTGAGOR Robert P. Courtney a/k/a Robert Paul Courtney died on 12/25/2017, and upon information and belief, his surviving heirs are Brian Courtney and Lisa Sulat. By executed waivers Brian Courtney and Lisa Sulat waived their right to be named in the foreclosure action.

BEING KNOWN AS 96 Dogwood Drive, Bernville, PA 19506-9416.

Residential property

TAX PARCEL NO: 53445017021380

TAX ACCOUNT: 53000188

SEE Deed Instrument No. 2015010749

To be sold as the property of unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Robert P. Courtney a/k/a Robert Paul Courtney, deceased.

No. 18-14516

Judgment Amount: \$149,618.25

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot known as Lot 1 of "Ream" Subdivision recorded in Berks County Records in Plan Book Volume 85, Page 23,

situate on the northeast side of Schweitz Road LR06192, Rockland Township, Berks County, Commonwealth of Pennsylvania, bounded and described according to a survey dated September 25, 1978 by Warren F. Gift, R.S., as follows:

BEGINNING AT A SPIKE in the centerline of Schweitz Road LR06192, between Henry Road and Gressley Road; said spike being in a line of lands of Harold F. Lebo, and marking the southerly corner of the hereinafter described lot; thence by the centerline of Schweitz Road and by other lands of the grantor, Catherine Ream, of which this was a part, North 56 degrees 53 minutes 40 seconds West 97.77 feet to a spike in the centerline of said road; thence by the same North 48 degrees 04 minutes 40 seconds West, 61.53 feet to a spike in the centerline of said road; thence leaving said road and continuing along lands of the grantor the following two courses and distances: (1) North 61 degrees 30 minutes East 350.79 feet to a pin in a stone fence; (2) along said stone fence South 6 degrees 05 minutes East, 228.20 feet to a pin in another stone fence, a line of lands of Harold F. Lebo; thence by the same South 80 degrees 18 minutes 20 seconds West 207.75 feet to the place of beginning.

CONTAINING 1.133 acres.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 254 Schweitz Road, Fleetwood, PA 19522

TAX PARCEL #75546100136055

ACCOUNT: 75037755

SEE Deed Book 2687, Page 889

Sold as the property of: Gary W. McKenty as Administrator of the Estate of Jack E. Ream deceased

No. 18-14617

Judgment: \$133,169.33

Attorney: Katherine M. Wolf, Esquire

ALL THAT CERTAIN parcel of land in Township of Spring, Berks County, Commonwealth of PA as more fully described in Book 05115, Page 1154, ID #80-4397-17-02-2133, being known and designated as Lot 75 final plan of Drexelwood Townhouses, made by Spotts, Stevens and McCoy, Inc., Consulting Engineers, Wyomissing, PA dated November 21, 1975 and last revised February 9, 1976 and recorded on May 28, 1976 in Plan Book 52, at Page 22 and being more particularly described as a metes and bounds property.

BEING KNOWN AS 1919 Andre Court, Reading, PA 19610

BEING TAX PARCEL NO. 80-4397-17-02-2133 BEING THE SAME PREMISES in which Kashinath Sahoo and Nirupama Sahoo, by Deed dated 04/06/2007 and recorded 04/18/2007 in the Office of the Recorder of Deeds in and for the County of Berks, Commonwealth of Pennsylvania, in Deed Book 05115, Page 1154 and at Instrument No. 2007022698, granted and conveyed unto Damorw Jones.

01/17/2019

Vol. 111, Issue 16

TAX PARCEL NO. 80-4397-17-02-2133  
BEING KNOWN AS 1919 Andre Court,  
Reading, PA 19610  
Residential Property  
To be sold as the property of Damorow Jones

No. 18-14665

Judgment: \$116,984.42

Attorney: M. Troy Freedman, Esquire

ALL THAT CERTAIN triangular lot or piece of ground together with the improvements thereon erected, being Lot No. 1202 (heretofore erroneously referred to as Lot No. 998), as said triangular lot is shown on the plans of "Farview", said plans being recorded in Plan Book Volume 2, Page 41, Plan Book Volume 8, Page 19 and Plan Book Volume 8, Page 34, respectively situate along the westerly side of a twenty feet wide alley northward from Ridge Avenue in the Township of Cumru, County of Berks and Commonwealth of Pennsylvania and being more fully bounded and described as follows, to wit; on the North by property now or late of Bertrand H. Farr; on the South by a twenty feet side alley; and on the West by a twenty feet wide alley.

CONTAINING in front along said twenty feet wide alley three hundred thirty-eight (338) feet five and three-quarters (5-3/4) inches and along the other said twenty feet wide alley one hundred sixteen (116) feet six and five-eighths (6-5/8) inches and along property now or late of Bertrand H. Farr three hundred and fifty-eight feet.

FEE SIMPLE TITLE vested in Juan E. Rodriguez-Zayas and Janet Rodriguez a/k/a Janet Maldonado by Deed from Howard R. Quinter and Wanda L. Quinter a/k/a Wanda L. Hickrote, dated 10/30/1997, recorded 11/16/1997, in the Berks County Clerk's Office in Deed Book 2885, Page 785 and Instrument No. 54774.

PARCEL NO. 39439616936006

BEING KNOWN AS 1519 Ridge Avenue,  
Reading, PA 19607

To be sold as the property of Janet Rodriguez a/k/a Janet Maldonado, Juan E. Rodriguez-Zayas

No. 18-14733

Judgment Amount \$58,201.44

Attorney: Roger Fay, Esquire

PURPART NO. I:

ALL THAT CERTAIN three-story frame dwelling house and lot of ground upon which the same is erected, situate in Shamrock, Longswamp Township, Berks County, Pennsylvania, more particularly described as follows:

BEGINNING at a stake; thence by Franklin Street South 34-3/4 degrees West 60 feet to a corner; thence by lot late of J. Alfred Trexler, deceased, now owned by George Trexler and John Trexler, North 55-1/4 degrees West 200 feet to a corner; thence by Cherry Alley North 34-3/4 degrees East 60 feet to a corner; thence by lot of ground late of Charles Weiler, deceased, South 55-1/4 degrees East 200 feet to the place

of BEGINNING.

NUMBERED on plan of building lots laid out by William Trexler as Lots Numbered 22 and 23.

PURPART NO. 2:

ALL THAT CERTAIN lot or piece of ground situate in Shamrock, Longswamp Township, Berks County, Pennsylvania, bounded and described more particularly as follows:

BEGINNING at a stake; thence by Franklin Street North 34-3/4 degrees East 34 feet to a corner; thence by lot of ground late of Uriah Biery, deceased, North 55-1/4 degrees West 200 feet to a corner; thence by Cherry Alley South 34-3/4 degrees West 34 feet to a corner; thence by other property late of Alvin S. Trexler, deceased, South 55-1/4 degrees East 200 feet to the place of BEGINNING.

NUMBERED on plan of building lots laid out by William Trexler as Lot Numbered 21.

TITLE TO SAID PREMISES vested in Kenneth A. Day, Jr. and Kay L. Day by Deed from R. David Hertzog, Executor of the Last Will and Testament of Robert M. Hertzog dated July 31, 1996 and recorded on August 13, 1996 in the Berks County Recorder of Deeds in Book 2756, Page 2290.

BEING KNOWN AS: 312 Clover St,  
Mertztown, PA 19539

TAX PARCEL NUMBER: 59548303425864

To be sold as the property of Kenneth A. Day, Jr. and Kay L. Day

No. 18-14922

Judgment Amount: \$114,302.51

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, being Lot No. 431 on map or plan of "Rosedale Addition" recorded in the Recorder's Office at Reading, Berks County, State of Pennsylvania, in Plan Book Volume 2, Page 29, upon which is erected a two story granite face, cement block dwelling house, situate on the West side of Arlington Street, between Elizabeth Avenue and Grove Street, being No. 3320 Arlington Street, between Elizabeth Avenue and Grove Street, being No. 3320 Arlington Street in the Borough of Laureldale, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by Lot No. 430 on said plan,

ON the East by said Arlington Street,

ON the South by Lot No. 432 on said plan, and

ON the West by a 15 feet wide alley.

CONTAINING IN FRONT on said Arlington Street, in width or breadth, 20 feet and in depth or length of equal width or breadth, 117 feet 6 inches to said 15 feet wide alley.

CONTAINING IN FRONT on said Arlington Street, in width or breadth, 20 feet and in depth or length of equal width or breadth, 117 feet 6 inches to said 15 feet wide alley.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 3320 Arlington Street,

01/17/2019

Vol. 111, Issue 16

Laureldale Borough, PA 19605

TAX PARCEL #57531805095365

ACCOUNT: 57001300

SEE Deed Book 2287, Page 88

Sold as the property of: Joseph A. Druzba

No. 18-15038

Judgment Amount: \$146,405.21

Attorney: KML Law Group, P.C.

## LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the two and one half story brick dwelling house thereon erected, situate on the western side of Shaner Street, between 5th and 6th Streets being known as House No. 225 Shaner Street, in the Borough of Boyertown County of Berks, and State of Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at a point in the Western side of Shaner Street 80 feet 4-7/8 inches North of the northern side of West 5th Street, and being the Northern property line of House No. 223 Shaner Street; thence in a westerly direction along the said northern property line of House No. 223 Shaner Street, and making an interior angle of 89 degrees 41 minute 30 seconds with the said Western side of Shaner Street, and passing through the middle of a joint alleyway between the herein described premises and premises No. 223 Shaner Street, adjoining on the South, a distance of 145 feet 0 inches to a point in the Eastern side of a 20 feet wide alley; thence in a Northerly direction, and making an interior angle of 90 degrees 18 minutes 30 seconds with the last described line, a distance of 19 feet 5-3/4 inches to a point in the Southern property line of property now or late of Alma Rohrbach; thence in an easterly direction along the said Southern property line of property now or late of Alma Rohrbach, and making an interior angle of 89 degrees 55 minutes 0 seconds with the last described line, a distance of 145 feet 0 inches to a point in the Western side of Shaner Street; thence in a southerly direction along the Western side of Shaner Street, and making an interior angle of 90 degrees 05 minutes 0 seconds with the last described line, a distance of 20 feet 5/8 inches to the place of beginning.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 225 Shaner Street, Boyertown, PA 19512

TAX PARCEL #33538720925070

ACCOUNT: 33112900

SEE Deed Instrument #2017036724

Sold as the property of: Timothy H. Macomber

No. 18-15131

Judgment Amount: \$43,627.64

Attorney: Phelan Hallinan Diamond &amp; Jones,

LLP

## LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the frame dwelling house thereon

erected, situate in the Village of Mertztown, Township of Longswamp, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a post, thence by a public road called Barclay Street, South six and three-fourth degrees (6-3/4°) West thirty (30) feet to a corner, thence by lot of ground now or late of Jonathan Oswald, South eighty-three and one-fourth degrees (83-1/4°) East one hundred ninety-two (192) feet ten (10) inches to a corner, thence by Fulton Alley North one and one-half degrees (1-1/2°) West thirty (30) feet four (4) inches to a corner, thence by lands now or late of Edwin H. Trexler, North eighty-three and one-fourth (83-1/4°) degrees West one hundred eighty-eight (188) feet six (6) inches to the place of BEGINNING.

NUMBERED on the plan of building lots laid out by the said Edwin H. Trexler on said Barclay Street, No. 8.

BEING Berks County Parcel Number: 59-5473-1683-2893

TITLE TO SAID PREMISES is vested in Joe M. Delong and Kimberly Ann Delong, h/w, by Deed from Joe M. Delong and Caroline M. Delong, unmarried, dated 02/11/2013, recorded 03/04/2013, Instrument No. 2013008654.

BY VIRTUE OF Joe M. Delong's death on or about 12/01/2016, his ownership interest was automatically vested in the surviving tenant by the entirety.

BEING KNOWN AS 17 Barclay Street, Mertztown, PA 19539-9147.

Residential property

TAX PARCEL NO: 59547316832893

TAX ACCOUNT: 59072945

SEE Deed Instrument No 2013008654

To be sold as the property of Caroline M. Delong, Kimberly Ann Delong.

No. 18-15437

Judgment Amount: \$225,559.99

Attorney: KML Law Group, P.C.

## LEGAL DESCRIPTION

ALL THAT CERTAIN parcel of ground on the Southern side of Mansion Court West (50 feet wide) situate in the Borough of Birdsboro, County of Berks and Commonwealth of Pennsylvania, being known as Lot No. 2 of the final plan of "Mansion Heights" recorded in Plan Book Volume 136, Page 77, Berks County Records, prepared by Robert B. Ludgate and Associates, Plan No. D-2215-B dated 03/18/1985 and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Southern right-of-way line of Mansion Court West, a corner of Lot No. 1; thence along Lot No. 1, South 28 degrees 39 minutes 00 seconds West, 110.00' to a point of corner of Lot No. 65; thence along Lot No. 65, North 61 degrees 21 minutes 00 seconds West, 75.00' to a point a corner of Lot No. 3; \*thence along Lot No. 3, North 28 degrees 39



01/17/2019

Vol. 111, Issue 16

minutes 00 seconds East, 110.00' to a point on the Southern right-of-way line of Mansion Court West; \*thence along the Southern right-of-way line of Mansion Court West South 61 degrees 21 minutes 00 seconds East, 75.00' to a point, the place of BEGINNING.

\*ERRONEOUSLY omitted in prior Deed  
THEREON ERECTED A DWELLING HOUSE KNOWN AS: 3 Mansion Court West, Birdsboro, PA 19508

TAX PARCEL #31534413045126  
ACCOUNT: 31023695  
SEE Instrument #2015042240  
Sold as the property of: Josh Noll

No. 18-15519

Judgment: \$29,623.53

Attorney: Leon P. Haller, Esquire

ALL THAT CERTAIN lot or piece of ground with a two-story stone front mansard roof dwelling house thereon erected, situate on the South side of Eckert Avenue, between Perkiomen Avenue and Clymer Street, being No. 1234 Eckert Avenue, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the southern building line of Eckert Avenue, said point being 182 feet and 2 inches East from the corner of property now or late of William A. Sharp and William A. Arnold; thence South along property now or late of Elizabeth Unger, 136 feet, more or less, to a point in line of property now or late of W. R. Good and A. J. Good; thence East along said property 16 feet 2 inches to a point in line of property now or late of Clarence Yocum; thence North along the same, 136 feet, more or less, to a point in the Southern building line of Eckert Avenue; thence West along same, 16 feet 2 inches to a point, the place of beginning.

CONTAINING a frontage or width on Eckert Avenue of 16 feet 2 inches and a depth southward from Eckert Avenue to equal width a distance of 136 feet.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 1234 Eckert Avenue, Reading, PA 19602

PARCEL ID: 16531622294540  
MAP PIN: 5316-22-29-4540  
ACCT #16-357325

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior Deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

BEING THE SAME PREMISES which Kathy L. Durrwachter, by Deed dated July 28, 1998 and recorded in Berks County Record Book 2969, Page 2199, granted and conveyed unto Andre Ford and James A. Clark, Sr.

To be sold as the property of James A. Clark, Sr., Andre Ford

No. 18-15954

Judgment: \$34,941.83

Attorney: Stephen M. Hladik, Esquire

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground on which the same is erected, situate on the South side of West Greenwich Street, being No. 356, between Gordan and Tulpehocken Streets, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by said West Greenwich Street; ON the East by property now or late of Ellen Gernant;

ON the South by a ten feet wide alley; and

ON the West by property now or late of Hannah Gaul.

CONTAINING in front or width on said West Greenwich Street, East and West, fifteen (15) feet and in depth of an equal width, North and South, one hundred and ten (110) feet.

BEING THE SAME PREMISES which David C. Paul by Deed dated November 29, 2004 and recorded on January 7, 2005, in the Berks County Recorder of Deeds Office at Deed Book Volume 004514 at Page 2307 and Instrument #2005000877, granted and conveyed unto Elsa Rodriguez.

TAX PARCEL NO. 15530764339263

MAP PIN: 530764339263

ACCOUNT: 15412575

SEE Deed Instrument: 04514 2307 and Instrument #2005000877

To be sold as the property of Elsa Rodriguez

No. 18-16031

Judgment: \$158,837.52

Attorney: Richard M. Squire & Associates, LLC

ALL THOSE CERTAIN lots or pieces of ground along with the two and one-half story brick and frame dwelling erected thereon, situate at the Southeast corner of North Reber Street and Washington Avenue, in the Borough of Wernersville, County of Berks, Commonwealth of Pennsylvania, being Lots 49, 50, and 51 as shown by the map or plan known as East Wernersville Allotment laid out by Rines and DeVere in May, 1920 and recorded in the Recorder's Office of Berks County, Pennsylvania, in Plan Bk 7, Page 13, more particularly bounded and described as follows, to wit:

BEGINNING at a point, the intersection of the East building line of said North Reber Street with the South building line of said Washington Avenue; thence, in an Easterly direction along said South building line of said Washington Avenue, a distance of one hundred thirty and eighty-five one-hundredths feet (130.85') to a point in the division line between the lots

01/17/2019

Vol. 111, Issue 16

hereby conveyed and Lot 52 as shown by said map or plan; thence, in a Southerly direction along said division line by a line at right angles to said Washington Avenue, a distance of one hundred thirty-five feet (135') to a point in the North building line of Fairview Street, and at right angles to the last mentioned division line, a distance of one hundred twenty-seven and forty-three one-hundredths feet (127.43') to a point, the intersection of the said North building line of said Fairview Street with the East building line of said North Reber Street; thence, in a Northerly direction along said East building line of said North Reber Street and forming an interior angle of 91 degrees 27 minutes with said North building line of said Fairview Street, a distance of one hundred thirty-five and four one-hundredths feet (135.04') to the place of BEGINNING.

BEING Parcel ID 90-4366-07-67-4558 (PIN 436607674558) and being known for informational purposes only as 55 North Reber Street, Wernersville, PA

BEING THE SAME PREMISES which was conveyed to Michael J. McFaul and Janine L. McFaul, by Deed of Mark S. Ryan and Dana L. Ryan, husband and wife, dated 05/14/2004 and recorded 06/03/2004 in Bk 4075 Pg 404 in the Berks County Recorder of Deeds Office, in fee.

TAX PARCEL: 90-4366-07-67-4558  
 ACCOUNT NO. 436607674558  
 SEE Deed Book 4075, Page 404

To be sold as the property of Michael J. McFaul and Janine L. McFaul

No. 18-16065

Judgment Amount: \$133,098.93

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick Spanish tile roof dwelling house and lot or piece of ground upon which the same is erected, situate on the Westerly side of Carsonia Avenue, between Endlich Avenue and Brooks Street, in the Borough of Mount Penn, County of Berks and Commonwealth of Pennsylvania, being Borough No. 344 Carsonia Avenue, bounded and described as follows, to wit:

BEGINNING at a point on the Westerly side of said Carsonia Avenue, being the corner (in common) of property of the Estate of John Endlich, deceased, and the property herein conveyed; thence Northwestwardly along said property now or late of the Estate of John Endlich, deceased, and at right angles to said Carsonia Avenue, one hundred and twenty feet (120') to a twenty feet wide alley; thence, Southwestwardly along the Easterly side of said twenty feet (20') wide alley thirty-one feet (31') six and one-fourth inches (6-1/4) to a point; thence Southeastwardly along property now or late of Bruce and Dorothy M. Shaffer, No. 342 Carsonia Avenue, at right angles to said Carsonia Avenue and passing through the middle of a nine inch party wall, one

hundred and twenty feet (120') to said Carsonia Avenue, and thence Northeastwardly along the Westerly side of said Carsonia Avenue thirty-one feet (31') six and one-fourth inches (6-1/4") to a point of BEGINNING.

TOGETHER with the use, in common with others entitled thereto of the driveway eight feet eleven and one-eighth inches (8' 11-1/8") in width extending upon said lot or piece of ground along the said property now or late of the Estate of John Endlich, deceased, from said Carsonia Avenue to said twenty feet wide alley and of the said twenty feet wide alley.

TITLE TO SAID PREMISES is vested in Eric A. Koller and Amy B. Koller, h/w, by Deed from Brian S. Klee and Chevelle D. Klee, h/w, dated 08/31/2007, recorded 09/06/2007, in Book 5214, Page 2473.

BEING KNOWN AS 344 Carsonia Avenue, Reading, PA 19606-1507.

Residential property  
 TAX PARCEL NO: 64531608899747  
 TAX ACCOUNT: 64024700  
 SEE Deed Book 5214 Page 2473

To be sold as the property of Eric A. Koller, Amy B. Koller.

No. 18-16159

Judgment Amount: \$129,502.98

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the eastern half of the semi-detached brick veneer and frame, split-level, dwelling house thereon erected, being Numbered #212 Columbia Avenue, 60' wide, between Fairview and Raymond Streets, said lot being further known as Lot No. 26 of Block "C" as shown on the plan of lots of "Hyde Park, Section No. 2", laid out by the Muhlenberg Warren Street By-Pass Co., Inc., recorded in Berks County Records in Plan Book No. 29, Page 1, situate in the Township of Muhlenberg, County of Berks and State of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the southern building line of Columbia Avenue, said point being a distance of one hundred ninety and no one-hundredths feet (190.00') westwardly along said building line of Columbia Avenue from the western terminus of a 20' radius connecting said building line of Columbia Avenue with the western building line of Raymond Street; thence leaving said building line of Columbia Avenue and extending in a southerly direction along Lot No. 27 of said Block "C", about to be conveyed to Hiram D. Hoch and Elizabeth J., his wife, by a line making a right angle with the said building line of Columbia Avenue, a distance of one hundred forty-four and thirty-five one-hundredths feet (144.35') to a point on the northern side of a twenty feet (20') wide alley; thence extending in a westerly direction along the northern line of said alley, by a line

01/17/2019

Vol. 111, Issue 16

making an interior angle of eighty-nine degrees forty-five minutes twenty-seven seconds (89° 45' 27") with the last described line, a distance of thirty-four and no one-hundredths feet (34.00') to a point; thence leaving said alley and extending in a northerly direction along Lot. No. 25 of said Block "C", by a line making an interior angle of ninety degrees fourteen minutes thirty-three seconds (90° 14'33") with the last described line, a distance of one hundred forty-four and twenty-one one-hundredths feet (144.21'), and passing through the middle of the 7-1/2" solid concrete block party wall erected between House No. 212 and House No. 214, to a point in the aforesaid building line of Columbia Avenue; thence extending in an easterly direction along the southern building line of said Columbia Avenue, by a line making a right angle with the last described line, a distance of thirty-four and no one-hundredths feet (34.00') to the place of Beginning.

CONTAINING IN AREA: 4,905.52 square feet.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 212 Columbia Avenue, Reading, PA 19605

TAX PARCEL #66530816930168

ACCOUNT: 66243900

SEE Instrument Number 2009047989

Sold as the property of: Sade Melendez, II and Candy S. Melendez

No. 18-16210

Judgment Amount: \$168,510.41

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of land, situate in the Township of Exeter, County of Berks, and Commonwealth of Pennsylvania, bounded and described in accordance with Drawing No. 50229, prepared by Pennoni Associated, Inc., dated November 15, 1971, said plan recorded in Berks County in Plan Book 33 Page 15, as follows, to wit:

BEGINNING at a point on the southwesterly side of Jefferson Drive (50 feet wide), which point is measured South 61 degrees 12 minutes 30 seconds East 40 feet from a point of tangent in the same; which point is measured on the arc of a circle, curving to the right, having a radius of 20 feet from a point of curve on the southeasterly side of Pennsylvania Avenue (60 feet wide); thence from said point of beginning, extending along the said southwesterly side of Jefferson Drive, South 61 degrees 12 minutes 30 seconds East 43.85 feet to a point, a corner; thence extending South 22 degrees to a point, a corner; thence extending South 22 degrees 33 minutes West 50.21 feet to a point, a corner; thence extending South 67 degrees 27 minutes East 68.5 feet to a point, a corner; thence extending South 22 degrees 33 minutes West 80.51 feet to a point, a corner in the bed of a 15 feet wide sanitary sewer easement; thence extending along the center line

of same North 61 degrees 12 minutes 30 seconds West 126.16 feet to a point, a corner of Lot No. 16 as shown on said plan; thence extending along the same North 28 degrees 47 minutes East 122.50 feet to the first mentioned point and place of beginning.

CONTAINING 0.263 acres of land.

BEING Lot No. 15 as shown on the above mentioned plan.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 6110 Jefferson Drive, Reading, PA 19606

TAX PARCEL #43533510369677

ACCOUNT: 43019079

SEE Instrument Number 2014025434.

Sold as the property of: Ashley Epright and Justin Wedow

No. 18-16323

Judgment: \$79,320.69

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 two-story brick dwelling house and lot or piece of ground upon which the same is erected situate along the South side of Walnut Street between Baldy Lane and Deishers Lane in the Borough of Kutztown, County of Berks and State of Pennsylvania, and extending thence Northwardly along Walnut Street twenty-five feet (25') to a point in line of property of Charles G. Sproesser; thence along the same and in and though the middle of the partition wall of the two adjoining brick dwelling houses, Eastwardly one hundred sixty feet (160') to an alley; thence along the same Southwardly twenty-five feet (25') to property of Lawrence DeTurk; and thence along the same Westwardly one hundred sixty feet (160') to the place of beginning.

CONTAINING IN FRONT along said Walnut Street twenty-five feet (25') and of equal width a depth of one hundred sixty feet (160'), more or less, to said alley.

BEING THE SAME PROPERTY conveyed to David A. Bayer who acquired title by virtue of a Deed from David A. Beaver and Linda B. Bayer, husband and wife, dated June 9, 1989, recorded June 13, 1989, at Book 2075, Page 698, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 466 West Walnut Street, Kutztown, PA 19530.

PARCEL NO.: 55544311761068

ACCOUNT: 55007865

01/17/2019

Vol. 111, Issue 16

SEE Deed Book Volume 2075, Page 698  
To be sold as the property of David A. Baver

No. 18-16800

Judgment: \$86,777.80

Attorney: Stephen M. Hladik, Esquire

**LEGAL DESCRIPTION**

ALL THAT CERTAIN single family residence situate in the Borough of Wyomissing, Berks County, Pennsylvania, being Unit No. 712 as shown on the plan of Heritage Village Phase II as prepared by Urwiler and Walter, Inc., dated 09/21/1987 and attached to the Addendum of the Declaration of Covenants and Easements, Conditions and Restrictions, recorded 11/16/1988 in Record Book 2037 Page 2237, Berks County Records (The Declaration) and Second Addendum recorded in Record Book 2064 Page 411, and Third Addendum recorded in Record Book 2085 Page 928, said Dwelling Unit being designated as an Upper Dwelling Unit, which is situate above all that certain lot or piece of ground more fully bounded and described as follows, to wit:

COMMENCING at an iron pin on the Northern right of way line of Berkshire Boulevard said pin being the Southeastly corner of said Heritage Village Phase II, said point a corner in common with lands of Heritage Village residue, thence along Heritage Village residue the two following courses and distances.

1. North 50 degrees 25 minutes 15 seconds West, 360.00 feet to a point,

2. North 74 degrees 38 minutes 12 seconds West, 29.32 feet to a point,

THENCE THROUGH lands of Heritage Village Phase II South 15 degrees 21 minutes 48 seconds West, 34.91 feet to a point a corner of the ground unit of Building G; thence along the ground unit of Building G, South 81 degrees 53 minutes 55 seconds West, 30.00' to a point in the party wall, the place of Beginning, a corner of Unit No. 712 of Building C, thence along lands designated as Heritage Village Association (the outside face of Unit No. 712) the eleven following courses and distances:

1. North 81 degrees 53 minutes 55 seconds East, 6.00 feet to a point;

2. South 08 degrees, 06 minutes 05 seconds East, 6.67 feet to a point;

3. North 81 degrees 53 minutes 55 seconds East, 15.39 feet to a point;

4. North 08 degrees 06 minutes 05 seconds West, 6.67 feet to a point;

5. North 81 degrees 53 minutes 55 seconds East, 8.67 feet to a point;

6. South 08 degrees 06 minutes 05 seconds East, 42.00 feet to a point;

7. South 81 degrees 53 minutes 55 seconds West, 17.73 feet to a point;

8. South 08 degrees 06 minutes 05 seconds East, 1.67 feet to a point;

9. South 81 degrees 53 minutes 55 seconds West, 6.33 feet to a point;

10. South 08 degrees 06 minutes 05 seconds East, 1.00 foot to a point;

11. South 81 degrees 53 minutes 55 seconds West, 6.00 feet to a point in the party wall,

THENCE THROUGH the party wall along Unit No. 709, North 08 degrees 06 minutes 05 seconds West, 44.67 feet to a point, the place of Beginning.

CONTAINING 1.186 square feet.

THE WITHIN DESCRIBED single family residence being a dwelling unit as defined by and in accordance with the Declaration of Covenants and Easements, Conditions and Restrictions recorded in Record Book 2037 Page 2237 and by laws recorded in Charter Book 25 Page 38, Berks County Records.

BEING THE SAME PREMISES which Carmela Maglione and Michael Griffith by Deed dated March 31, 2017 and recorded on April 6, 2017, in the Berks County Recorder of Deeds Office as Instrument #2017012298, granted and conveyed unto Michael Griffith and Alexis C. Griffith.

BEING KNOWN AS 712 Christopher Drive, Wyomissing, PA 19610

PARCEL I.D. NO. 96439711663097C70

To be sold as the property of: Carmella Maglione

No. 18-3268

Judgment: \$70,965.78

Attorney: Matthew C. Samley, Esquire

**PURPART NO. 1**

ALL THAT CERTAIN two-story frame dwelling house and lot of ground on which the same is erected, situate on the West side of North Front Street, South of West Elm Street (formerly Hockley Street) and Numbered 222, being formerly 324 North Front Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded on the North by property now or late of the Nursery Literary Association; on the East by said North Front Street; on the South by property now or late of Charles E. Stump; and on the West by a ten feet (10') wide alley.

CONTAINING in front on said North Front Street, seventeen feet (17'), more or less, and in depth of equal width, one hundred feet, eight inches (100' 8").

**PURPART NO. 2**

ALL THAT CERTAIN lot or parcel of land situate on the West side of North Front Street between Jefferson Street and West Elm Street, Numbered 224, in the City of Reading, County of Berks and State of Pennsylvania, bounded: on the North by West Elm Street; on the East by North Front Street; on the South by property now or late of Ella A. Welfly; and on the West by a ten feet (10') wide alley.

CONTAINING in front on North Front Street, forty-seven feet, eight and one-half inches (47' 8-1/2"), and in depth one hundred eleven feet (111'), irregular.

01/17/2019

Vol. 111, Issue 16

BEING THE SAME PREMISES which Stokes Stitt, Jr., by Deed dated July 8, 2002 and recorded in the Office of the Recorder of Deeds of Berks County on July 17, 2002 in Record Book 3568, Page 1587 granted and conveyed to T. J. Baker Funeral Home, Inc., a Pennsylvania Corporation.

TAX PARCEL: 06-5307-73-51-6709

To be sold as the property of T. J. Baker Funeral Home, Inc.

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, March 8, 2019 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given. All claims to funds realized from the real estate sold by the Sheriff shall be filed by the respective Claimants with the Sheriff within five (5) days after the time of said Sheriff's Sale.

**ARTICLES OF DISSOLUTION**

NOTICE IS HEREBY GIVEN to all persons interested, or who may be affected by the dissolving corporation, **THE RUSSELL E. AND ELIZABETH W. MORGAN FOUNDATION**, a Pennsylvania nonprofit corporation, which maintained an office at 168 Old Company Road, Barto, Berks County, Pennsylvania, that its directors have resolved to dissolve the corporation, and that the Board of Directors is now engaged in winding up and settling the affairs of the said corporation, so that its corporate existence shall be ended by issuance of a certificate of dissolution by the Department of State of the Commonwealth of Pennsylvania under the provisions of the Pennsylvania Business Corporation Law, General Association Act of December 21, 1988, P.L. 1444, No. 177, as amended.

**Timothy J. Duckworth, Esq.**  
Mosebach, Funt, Dayton & Duckworth, P.C.  
2045 Westgate Drive, Suite 404  
Bethlehem, PA 18017

**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 **PAINT SELF STORAGE, INC.**

The Articles of Incorporation have been filed

on November 30, 2018

**Douglas Paul Rauch, Esq.**  
**GEORGEADIS SETLEY**  
Four Park Plaza, Second Floor  
Wyomissing, PA 19610

The name of the proposed corporation is **R.J. MANAGEMENT CORP.**

The Articles of Incorporation have been filed.

**Burton D. Morris, Esq.**  
PennCorp Servicegroup, Inc.,  
600 North Second Street,  
P.O. Box 1210  
Harrisburg, PA 17108-1210

**ARTICLES OF INCORPORATION  
NONPROFIT**

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on May 16, 2018, 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: **ANTHRACITE UPLAND POINTING DOG ASSOCIATION.**

The purposes for which it was organized are: Conservation, Education, Protection of Endangered and At-Risk Species.

**Zach Reinoehl**  
111 W. Washington Street  
Muir, PA 17957

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on January 9, 2006, 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: **LEHIGH VALLEY PROFESSIONAL CENTER CONDOMINIUM ASSOCIATION.**

The purpose for which it was organized is: Condominium Owners Association.

**Jestyn G. Payne, Esq.**  
**KOZLOFF STOUT**  
2640 Westview Drive  
Wyomissing, PA 19610

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on June 24, 2003, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

01/17/2019

Vol. 111, Issue 16

The name of the corporation is: **VAN REED OFFICE COURT CONDOMINIUM ASSOCIATION.**

The purpose for which it was organized is: Condominium Owners Association.

**Jestyn G. Payne, Esq.**  
**KOZLOFF STOUDT**  
 2640 Westview Drive  
 Wyomissing, PA 19610

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on September 3, 1999, 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: **VAN REED OFFICE PLAZA CONDOMINIUM ASSOCIATION.**

The purposes for which it was organized are: (1) to provide for the maintenance, preservation and architectural control of the condominium units and common areas within the Van Reed Office Plaza Condominium, situate in Spring Township, Berks County, Pennsylvania, and (2) to have and to exercise any and all powers, rights and privileges that a corporation organized under the Nonprofit Corporation Law of 1988 by law may now or in the future have or exercise.

**Jestyn G. Payne, Esq.**  
**KOZLOFF STOUDT**  
 2640 Westview Drive  
 Wyomissing, PA 19610

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on January 9, 2006, 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: **WESTRIDGE BUSINESS CAMPUS CONDOMINIUM ASSOCIATION.**

The purpose for which it was organized is: Condominium Owners Association.

**Jestyn G. Payne, Esq.**  
**KOZLOFF STOUDT**  
 2640 Westview Drive  
 Wyomissing, PA 19610

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on December 12, 2018, 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: **WESTRIDGE**

**BUSINESS CAMPUS CONDOMINIUM ASSOCIATION II.**

The purpose for which it was organized is: Condominium Owners Association.

**Pamela J. Cala, Esq.**  
**KOZLOFF STOUDT**  
 2640 Westview Drive  
 Wyomissing, PA 19610

**AUDIT LIST**

**First Publication**

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

Notice of Audit of Fiduciaries Accounts

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

NOTICE is hereby given that the fiduciaries of the following estates have filed respectively, their accounts and statements of the proposed distribution in the Office of the Register of Wills or Clerk of the Orphans' Court as the case may be, in and for the County of Berks, Commonwealth of Pennsylvania and that these accounts will be presented to the Orphans' Court of said County at the Court House in Reading, Pennsylvania on Wednesday, February 6, 2019, 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.

4. BARTO, HOMER A. (Settlor) - Wells Fargo Bank, N.A., Trustee Under Agreement, Kendra D. McGuire, Esq.

5. KRICK, KENNETH L. - Roxann D. Byrne, Extx., Betsy H. Sprow, Esq.

6. MANIACI, ANTHONY E. - Charles J. Maniaci, Admr., Robert R. Kreitz, Esq.

7. O.-R., A.J. (A MINOR) - The Pennsylvania Trust Company, Trustee F/B/O A.J.O-R., Sabrina A. Steinberg, Esq.

8. REIFSNYDER, CHRISTENA B. - Robert R. Kreitz, Exr., Robert R. Kreitz, Esq.

9. WAGNER, ROBERT V. - Peggy A. Frey, Extx., Rebecca Batdorf Stone, Esq.

Last day for filing Accounts for March 2019 is February 4, 2019.

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

01/17/2019

Vol. 111, Issue 16

**CHANGE OF NAME**

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 18-17569

NOTICE IS HEREBY GIVEN that the Petition of Camden Martinez was filed in the above named Court, praying for a Decree to change his name to CAMDEN NGUYEN.

The Court has fixed February 27, 2019, at 9:00 A.M. in Courtroom "4C" of the Berks County Courthouse, Reading, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**Diana Nguyen**  
321 W. Green Street  
Reading, PA 19601

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 86430

NOTICE IS HEREBY GIVEN that on December 18, 2018, the Petition of Chloe Madison Ferreri was filed in the above named Court, praying for a Decree to change their name to CHLOE MADISON HILL.

The Court has fixed January 22, 2019, at 9:30 A.M. in Courtroom "4D" of the Berks County Courthouse/Services Center, located at 633 Court Street, Reading, PA 19601, 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.

**Timothy B. Bitler, Jr., Esq.**  
519 Walnut Street  
Reading, PA 19601

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 18-19998

NOTICE IS HEREBY GIVEN that the Petition of Isabella Marie Bross was filed in the above named Court, praying for a Decree to change her name to ISABELLA MARIE HARTLINE.

The Court has fixed February 13, 2019, at 9:00

A.M. in Courtroom "4C" of the Berks County Courthouse, Reading, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**Rebecca A. Smith, Esq.**  
1118 Penn Avenue  
Wyomissing, PA 19610

**CIVIL ACTION**

IN THE COURT OF  
COMMON PLEAS  
BERKS COUNTY, PENNSYLVANIA  
CIVIL ACTION-LAW  
NO. 18-10939

M&T BANK, Plaintiff

vs.

THE UNKNOWN HEIRS,  
ADMINISTRATORS, EXECUTORS AND  
DEVEISES OF THE ESTATE OF CHARLES J.  
HARNER, DECEASED, Defendant(s)

**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**

TO: THE UNKNOWN HEIRS,  
ADMINISTRATORS, EXECUTORS AND  
DEVEISES OF THE ESTATE OF CHARLES  
J. HARNER, DECEASED, whose last-known  
address is 6 Mountain View Court, Hamburg,  
PA 19526.

You have been sued in mortgage foreclosure on premises 6 Mountain View Court, Hamburg, PA 19526, based on defaults since September 1, 2017. You owe \$25,645.97 plus interest.

**NOTICE**

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you.

You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER 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.

01/17/2019

Vol. 111, Issue 16

Lawyers' Referral Service of Berks County  
544 Court Street  
Reading, PA 19601  
610-375-4591  
Stern & Eisenberg, P.C., Attys. for Plaintiff  
1581 Main Street, Suite 200  
The Shops at Valley Square  
Warrington, PA 18976  
215-572-8111

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY, PENNSYLVANIA  
CIVIL ACTION-LAW  
NO. 18-19230

NATIONSTAR MORTGAGE LLC, D/B/A/  
CHAMPION MORTGAGE COMPANY,  
Plaintiff

vs.

JAMES L. HENRY, in his capacity of Heir of  
LORA L. HENRY, Deceased

UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT TITLE  
OR INTEREST FROM OR UNDER LORA L.  
HENRY, DECEASED, Defendants

**NOTICE**

To UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER LORA L.  
HENRY, DECEASED

You are hereby notified that on November 26,  
2018, Plaintiff, NATIONSTAR MORTGAGE  
LLC D/B/A CHAMPION MORTGAGE  
COMPANY, filed a Mortgage Foreclosure  
Complaint endorsed with a Notice to Defend,  
against you in the Court of Common Pleas of  
BERKS County Pennsylvania, docketed to No.  
18-19230. Wherein Plaintiff seeks to foreclose on  
the mortgage secured on your property located  
at 729 VINEMONT ROAD, REINHOLDS, PA  
17569-9122 whereupon your property would be  
sold by the Sheriff of BERKS County.

You are hereby notified to plead to the above  
referenced Complaint on or before 20 days from  
the date of this publication or a Judgment will be  
entered against you.

**NOTICE**

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

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

LAWYER.

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

Lawyer Referral Service:  
Berks County Bar Association  
544 Court Street  
P.O. Box 1058  
Reading, PA 19603  
Telephone (610) 375-4591  
Alternate Telephone (800) 326-9177

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY, PA  
CIVIL ACTION?LAW  
No. 18-16852

Santander Bank, N.A., Plaintiff  
vs.

Alan M. Zettlemoyer, Solely in His Capacity  
as Heir of Mary Ann Zettlemoyer, Deceased and  
Unknown Heirs, Successors and/or Assigns of  
Mary Ann Zettlemoyer, Deceased, Defendant(s)

**ACTION IN**

**MORTGAGE FORECLOSURE**  
Involving Premises 2445 Cleveland Avenue,  
Reading, Spring Township, PA 19609

**NOTICE BY PUBLICATION**

A Complaint in Action of Mortgage  
Foreclosure and a Praecipe to Reinstate the  
Complaint has been filed with the Court of  
Common Pleas of Berks County.

**NOTICE TO DEFEND AND  
CLAIM RIGHTS**

You, Unknown Heirs, Successors and/or  
Assigns of Mary Ann Zettlemoyer, Deceased,  
have been sued in court. If you wish to defend  
against the claims set forth in the Complaint, you  
must enter a written appearance personally or by  
an attorney and file your defenses or objections  
in writing with the Court. You are warned that if  
you fail to do so within twenty (20) days of this  
Publication, the case may proceed without you  
and a judgment may be entered against you for the  
relief requested in the Complaint by the plaintiff.  
You may lose money or property or other rights  
important to you.

**YOU SHOULD TAKE THIS PAPER 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 Service of the Berks  
County Bar Assn.



01/17/2019

Vol. 111, Issue 16

544 Court St.  
Reading, PA 19601  
610.375.4591  
BerksBar.org  
MICHAEL S. BLOOM, Atty. for Plaintiff  
PRESSMAN & DOYLE, LLC  
712 W. MacDade Blvd.  
Milmont Park, PA 19033  
610.532.4222  
mbloom@pressmandoyle.com

Executrix: JUDY SAYLOR,  
c/o ATTORNEY: NICOLE MANLEY,  
ESQ.,  
E. KENNETH NYCE LAW OFFICE, LLC,  
105 E. Philadelphia Avenue,  
Boyertown, PA 19512

**HARPER, MARY L. also known as  
HARPER, MARY LOUISE, dec'd.**

Late of 1152A Ben Franklin Highway E.,  
Amity Township.  
Executrix: SUSAN H. REPPERT,  
329 Washington Street,  
Birdsboro, PA 19508.  
ATTORNEY: TERRY D. WEILER, ESQ.,  
HUCKABEE, WEILER & LEVENGOOD,  
P.C.,  
1136 Penn Avenue,  
Wyomissing, PA 19610

**HECK, JOANNE, dec'd.**

Late of Cumru Township.  
Executor: NICHOLAS A. SZEREZAI,  
c/o ATTORNEY: STEPHEN G. WELZ,  
ESQ.,  
LAW OFFICES OF STEPHEN G. WELZ,  
P.C.,  
999 Berkshire Boulevard, Suite 290,  
Wyomissing, PA 19610

**KAUFFMAN, LOIS M. also known as  
KAUFFMAN, LOIS MAY, dec'd.**

Late of 1 Reading Drive, 166,  
Borough of Wernersville.  
Executors: ROGER N. KAUFFMAN,  
521 Oak Street,  
Leesport, PA 19533, and  
DOUGLAS E. KAUFFMAN,  
201 Cleveland Avenue,  
Reading, PA 19605, and  
CYNTHIA K. SNYDER,  
1 Glen Hollow Court,  
Reading, PA 19607, and  
WENDY K. ULRICH,  
824 Vine Street,  
Reading, PA 19605.

ATTORNEY: GREGORY C. HARTMAN,  
ESQ.,  
HARTMAN VALERIANO MAGOVERN &  
LUTZ, P.C.,  
1025 Berkshire Boulevard, Suite 700,  
P.O. Box 5828,  
Wyomissing, PA 19610

**KLINGER, SHIRLEY M., dec'd.**

Late of Borough of Wyomissing.  
Executrix: SUSAN K. SNYDER,  
42 Glenview Drive,  
Fleetwood, PA 19522.  
ATTORNEY: KEITH J. STROUSE, ESQ.,  
Strouse and Strouse,  
816 Center Street,  
Ashland, PA 17921

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

Late of Borough of Wyomissing.  
Executor: GARY M. MOYER,  
16 Ridge Crest Drive,  
Fleetwood, PA 19522.

## ESTATE NOTICES

*Letters Testamentary or Letters of Administration have been granted in the estates set forth below. All persons having claims against the estate of any decedent named below are requested to present the same and all persons indebted to any of the said decedents are requested to make payment, without delay, to the executor or administrator, or his, her or their attorney indicated.*

### First Publication

**BUTT, MARY JANE also known as  
BUTT, MARY J., dec'd.**

Late of 1011 Berks Road,  
Bern Township.  
Executrix: DEBORAH A. SPITZ,  
359 Cassidy Court,  
Blandon, PA 19510.  
ATTORNEY: MICHAEL D. ROTHSTEIN,  
ESQ.,  
ROTHSTEIN & SCULLIN, P.C.,  
1124 Penn Avenue,  
Wyomissing, PA 19610-2024

**DRAIN, ELIZA P., dec'd.**

Late of 1180 Benjamin Franklin Highway,  
Amity Township.  
Executrix: CLAIRE E. RUTH,  
c/o ATTORNEY: ANDREW S. GEORGE,  
ESQ.,  
KOZLOFF STOUTD,  
2640 Westview Drive,  
Wyomissing, PA 19610

**GEORGE, JENNIE A. also known as  
GEORGE, JENNIE and  
GEORGE, JENNIE ANN, dec'd.**

Late of Columbia Cottage,  
3121 State Hill Road,  
Spring Township.  
Executrix: DONNA L. GEORGE,  
183 Birkdale Drive,  
Blue Bell, PA. 19422.  
ATTORNEY: MICHAEL D. ROTHSTEIN,  
ESQ.,  
ROTHSTEIN & SCULLIN, P.C.,  
1124 Penn Avenue,  
Wyomissing, PA 19610-2024

**GLASER, ROBERT K., dec'd.**

Late of 1152 Ben Franklin Highway,  
Amity Township.

01/17/2019

Vol. 111, Issue 16

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

Treeview Corporate Center,  
2 Meridian Boulevard, Suite 100,  
Wyomissing, PA 19610-3202

**OTT, JAMES B., dec'd.**

Late of 14 White Fox Run,  
Borough of Fleetwood.

Executrix: KERRIE A. OTT,  
14 White Fox Run,  
Fleetwood, PA 19522.

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

**PEDERZANI, ROBERT C., dec'd.**

Late of 121 Grande Boulevard, Lower  
Heidelberg Township.

Executrix: KATHLEEN D. PEDERZANI,  
121 Grande Boulevard,  
Sinking Spring, PA 19608.

**PLUSHANSKI, MICHAEL C., dec'd.**

Late of 166 Rahn Road,  
Borough of Kutztown.

Administrator: CLYDE A. PLUSHANSKI,  
166 Rahn Road,  
Kutztown, PA 19530.

ATTORNEY: JAMES E. SHER, ESQ.,  
SHER & ASSOCIATES, P.C.,  
15019 Kutztown Road,  
Kutztown, PA 19530

**REBER, ARA J., dec'd.**

Late of 205 Church Road,  
Cumru Township.

Executor: HAROLD W. STEVE, JR.,  
3700 Main Street,  
Birdsboro, PA 19508.

**STAUFFER, ELIZABETH L., dec'd.**

Late of 4 Cardinal Way Road,  
Borough of Fleetwood.

Executrix: LINDA BOLLENDORF,  
c/o ATTORNEY: AMY J. MILLER, ESQ.,  
O'KEEFE, MILLER & THIELEN, P.C.,  
22 E. Main Street,  
Fleetwood, PA 19522

**WILLIAMS, JOAN also known as****WILLIAMS, JOAN A. and****WILLIAMS, JOAN M., dec'd.**

Late of Muhlenberg Township.  
Executrix: JULIE A. GAHRES,  
120 S. Morwood Avenue,  
West Lawn, PA 19609.

ATTORNEY: MAHLON J. BOYER, ESQ.,  
BINGAMAN, HESS, COBLENTZ &  
BELL, P.C.,

Treeview Corporate Center,  
2 Meridian Boulevard, Suite 100,  
Wyomissing, PA 19610-3202

**WILLSON, JANE L., dec'd.**

Late of Borough of Leesport.

Executrix: SHIRLEY L. BIEHL,  
111 Juniper Road,  
P.O. Box 190,  
Honey Brook, PA 19344.

ATTORNEY: WILLIAM R. BLUMER,  
ESQ.,

LEISAWITZ HELLER ABRAMOWITZ  
PHILLIPS, P.C.,

2755 Century Boulevard,  
Wyomissing, PA 19610-3346

**ZOLNA, GEOFFREY W., dec'd.**

Late of City of Reading.

Executor: ANTHONY J. ZOLNA,  
199 Centre Road,  
Mohrsville, PA 19541.

ATTORNEY: SCOTT C. PAINTER, ESQ.,  
LAW OFFICE OF SCOTT C. PAINTER,  
P.C.,

906 Penn Avenue,  
P.O. Box 6269,  
Wyomissing, PA 19610

**Second Publication****CELESTE A. LAWRENCE, dec'd.**

Late of 2129 Highland Street,  
Spring Township.

Administrators: THOMAS J. LAWRENCE,  
27 Victoria Drive, Mohrsville, PA 19541,  
and

MICHAEL A. LAWRENCE,  
236 S. 5th Avenue,  
Royersford, PA 19468.

ATTORNEY: DAVID S. SOBOTKA, ESQ.,  
LAW OFFICE OF DAVID S. SOBOTKA,  
519 Walnut Street,  
Reading, PA 19601

**GRAY, ANITA J., dec'd.**

Late of 35 Winged Foot Drive,  
Cumru Township.

Executrix: CAROL A. ADAMS,  
20 Northridge Dr. W.,  
Mohnton, PA 19540.

ATTORNEY: FREDERICK M. NICE,  
ESQ.,

LEISAWITZ HELLER ABRAMOWITZ  
PHILLIPS, P.C.,

2755 Century Boulevard,  
Wyomissing, PA 19610-3346

**GUSS, BONNIE JEAN, dec'd.**

Late of Union Township.

Executor: STEPHEN M. GUSS,  
c/o ATTORNEY: JESSICA R. GRATER,  
ESQ.,

WOLF, BALDWIN & ASSOCIATES, P.C.,  
800 E. High Street,  
P.O. Box 444,  
Pottstown, PA 19464-0444

**HARTMAN, ORLEA E. also known as****HARTMAN, ORLEA ELIZABETH, dec'd.**

Late of Richmond Township.

Executrix: DOREEN H. ROPER,  
12744 Mongul Hill Road,  
Shippensburg, PA 17257.

ATTORNEY: JAMES M. SMITH, ESQ.,  
SMITH LAW GROUP, LLC,  
14133 Kutztown Road, P.O. Box 626,  
Fleetwood, PA 19522

**HARTMAN, RAY N., dec'd.**

01/17/2019

Vol. 111, Issue 16

Late of Centre Township.  
 Executor: KEITH ALLEN HARTMAN,  
 SR.,

8761 Allentown Pike,  
 Fleetwood, PA 19522.  
 ATTORNEY: RICHARD L.  
 GESCHWINDT, ESQ.,  
 203 East Noble Avenue,  
 Shoemakersville, PA 19555

**HOFFERT, DENNIS A., dec'd.**

Late of 1334 West Wyomissing Blvd., Apt.  
 R,  
 Spring Township.

Executrix: WENDY J. BRIGHT,  
 325 W. Penn Avenue,  
 Robeson, PA 19551.  
 ATTORNEY: FREDERICK M. NICE,  
 ESQ.,

LEISAWITZ HELLER ABRAMOWITZ  
 PHILLIPS, P.C.,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610-3346

**KLINE, MARK LEE, dec'd.**

Late of South Heidelberg Township.  
 Administratrix: DONNA M. KLINE,  
 1045 Hill Road,  
 Wernersville, PA 19565.

ATTORNEY: JONATHAN B. BATDORF,  
 ESQ.,  
 317 E. Lancaster Avenue,  
 Shillington, PA 19607

**KRAMER, CLYDE H., dec'd.**

Late of Columbia Cottage,  
 3121 State Hill Road,  
 Spring Township.  
 Executrix: SHARON M. AXE,  
 209 Cecil Avenue,  
 West Lawn, PA 19609.

ATTORNEY: JACK G. MANCUSO, ESQ.,  
 BRUMBACH, MANCUSO & FEGLEY,  
 P.C.,  
 11 East Lancaster Avenue,  
 P.O. Box 500,  
 Shillington, PA 19607-0500

**LEIGHTON, ROSE MARIE, dec'd.**

Late of 20 Rock Ridge Road,  
 Morgantown,  
 Caernarvon Township.  
 Executors: KATHLEEN FILLMAN,  
 113 Stillwagon Lane,  
 Coatesville, PA 19320, and  
 JAMES MCGINNIS, JR.,  
 20 Rock Ridge Road,  
 Morgantown, PA 19543.

ATTORNEY: SEAN D. CURRAN, ESQ.,  
 CURRAN ESTATE LAW,  
 222 N. Kenhorst Boulevard,  
 Reading, PA 19607

**LIGON, OLA MAE also known as  
LIGON, OLA M., dec'd.**

Late of Borough of Womelsdorf.  
 Executrix: DONNA L. MOYER,  
 334 Dogwood Lane,  
 Womelsdorf, PA 19567.

ATTORNEY: SEAN J. O'BRIEN, ESQ.,  
 MOGEL, SPEIDEL, BOBB &  
 KERSHNER,  
 520 Walnut Street,  
 Reading, PA 19601

**MILLER, RICKEY B., SR., dec'd.**

Late of 41 Laurel Avenue,  
 Exeter Township.  
 Executor: RICKEY B. MILLER, JR.,  
 1008 Buck Hollow Road,  
 Mohnton, PA 19540.

ATTORNEY: SEAN D. CURRAN, ESQ.,  
 CURRAN ESTATE LAW,  
 222 N. Kenhorst Boulevard,  
 Reading, PA 19607

**PATRICK JOSEPH KANE, dec'd.**

Late of Exeter Township.  
 Administratrix: SAMANTHA A. KANE,  
 13 Hughes Avenue,  
 Boyertown, PA 19512.

ATTORNEY: MATTHEW H. DOLL, ESQ.,  
 BOYD & KARVER, P.C.,  
 7 East Philadelphia Avenue,  
 Suite 1,  
 Boyertown, PA 19512-1154

**QUINTER, EDWARD HARRY also known  
as****QUINTER, EDWARD H., dec'd.**

Late of 1152A Ben Franklin Highway E,  
 Douglassville,  
 Amity Township.  
 Executrices: MARY ANN LAMBERT, and  
 EILEEN HIPPLE.

c/o ATTORNEY: MARK S. PINNIE, ESQ.,  
 Barnard, Mezzanotte, Pinnie and Seelaus,  
 LLP,  
 218 West Front Street,  
 Media, PA 19063

**RENTSCHLER, LILLIAN A., dec'd.**

Late of 481 Main Street,  
 Mohrsville, Centre Township.  
 Executors: MARY BLESSING,  
 481 Main Street,  
 Mohrsville, PA 19540, and  
 KENNETH RENTSCHLER,  
 2759 Mountain Road,  
 Hamburg, PA 19526.

ATTORNEY: ALEXA S. ANTANAVAGE,  
 ESQ.,  
 ANTANAVAGE FARBIARZ, PLLC,  
 64 N. 4th Street,  
 Hamburg, PA 19526

**SCHRUM, JOHN T. also known as  
SCHRUM, JOHN THEODORE dec'd.**

Late of Mohnton, Robeson Township.  
 Executor: MARK R. SCHRUM,  
 c/o ATTORNEY: HELEN Z. STAUFFER,  
 ESQ.,  
 70 Hemlock Drive,  
 Gilbertsville, PA 19525

**STAMM, LAUDINE M. also known  
as STAMM, LAUDINE R., dec'd.**

Late of 315 Governor Drive,  
 Borough of Shillington.

01/17/2019

Vol. 111, Issue 16

Executor: LEON S. STAMM,  
315 Governor Drive,  
Shillington, PA 19607.  
ATTORNEY: JOHN T. FORRY, ESQ.,  
FORRY ULLMAN,  
540 Court Street,  
P.O. Box 542,  
Reading, PA 19603-0542

**THOMAS, ZENTA L., dec'd.**

Late of 1706 Klein Avenue,  
City of Reading.  
Executrices: AMANDA BUXBAUM, and  
ZENTA THOMAS  
c/o ATTORNEY: ANDREW W. MUIR,  
ESQ.,  
Law Office of Andrew W. Muir,  
1235 Penn Avenue, Suite 201,  
Wyomissing, PA 19610

**WEBER, ROBERT K., dec'd.**

Late of Tulpehocken Township.  
Administratrix: SHEILA WEBER,  
c/o ATTORNEY: MITCHELL A.  
SOMMERS, ESQ.,  
107 West Main Street,  
Ephrata, PA 17522

**WIEDER, MARY E. also known as  
WIEDER, MARY ELIZABETH, dec'd.**

Late of Muhlenberg Township.  
Executor: THOMAS ALLEN WIEDER,  
6 Maple Court,  
Reading, PA 19606.  
ATTORNEY: MAHLON J. BOYER, ESQ.,  
BINGAMAN, HESS, COBLENTZ &  
BELL, P.C.,  
Treeview Corporate Center,  
2 Meridian Boulevard, Suite 100,  
Wyomissing, PA 19610-3202

**WOZNICKI, PAULINE E., dec'd.**

Late of 201 Eilliot Drive,  
Amity Township.  
Executrices: LINDA K. COYNEM, and  
LISA A. ROZYCKI.  
c/o ATTORNEY: LISA MARIE COYNE,  
3901 Market Street,  
Camp Hill, PA 17011-4227

**Third and Final Publication****BOYER, JOSEPH ERIC also known as**

**BOYER, JOSEPH E. and  
BOYER, JOSEPH, dec'd.**  
Late of Exeter Township  
Administrators: JOHN L. BOYER and  
VICTORIA LYNN BOYER  
4211 Hunters Run Blvd.  
Reading, PA 19606  
ATTORNEY: JOEL S. LUBER  
Reger, Rizzo & Darnall, LLP  
Cira Centre  
2929 Arch Street, 13th Floor  
Philadelphia, PA 19104

**GARDNER, RICHARD W., dec'd.**

Late of 910 Parkside Drive S  
City of Reading  
Administrator: DAVID L. GARDNER

11 Hibernia Lane  
Salem, MA 01970  
ATTORNEY: TERRY D. WEILER, ESQ.  
HUCKABEE, WEILER & LEVENGOD,  
P.C.

1136 Penn Avenue  
Wyomissing, PA 19610  
**GILBERT, CLARK H., dec'd.**

Late of Exeter Township  
Executrix: MARNIE FRANCIS  
112 Grandview Road  
Hamburg, PA 19526  
ATTORNEY: RUSSELL E. FARBIARZ,  
ESQ.

ANTANAVAGE FARBIARZ, PLLC  
64 N. 4th Street  
Hamburg, PA 19526-1508  
**GUTH, CHARLES W., JR., dec'd.**

Late of 153 Old Topton Road  
Mertztown, Borough of Topton  
Executrix: DEBRA KORTVELY  
2121 Lenape Drive  
Coplay, PA 18037

**KOLLER, HELEN M., dec'd.**

Late of Tilden Township  
Executors: BRENDA A. RABENOLD  
75 Sittler Valley Road  
Kutztown, PA 19530 and  
GREGORY KOLLER  
530 Raymond Avenue  
Hamburg PA 19526  
ATTORNEY: ALEXA S. ANTANAVAGE,  
ESQ.,  
ANTANAVAGE FARBIARZ, PLLC,  
64 N. 4th Street  
Hamburg, PA 19526-1508

**MILLER, MARVIN J., dec'd.**

Late of 203 Highland Avenue  
Borough of Kutztown.  
Executor: BARRY LEE CHAPPELL  
203 Highland Avenue  
Kutztown, PA 19530  
ATTORNEY: CARL W. MANTZ, ESQ.  
136 W. Main Street  
Kutztown, PA 19530-1712

**MOGEL, GRACE I., dec'd.**

Late of Bern Township  
Executrix: JUDITH A. LESHER  
281 Zweizig Road  
Shoemakersville, PA 19555  
ATTORNEY: SCOTT C. PAINTER, ESQ.  
LAW OFFICE OF SCOTT C. PAINTER,  
P.C.  
906 Penn Avenue  
P.O. Box 6269  
Wyomissing, PA 19610

**RICCARDI, SHEILA M., dec'd.**

Late of 105 E. Washington Street  
Borough of Fleetwood  
Executor: KEVIN E. KOCH  
1011 Dorthea Court  
Fredericksburg, VA 22401  
ATTORNEY: ROBERT R. KREITZ, ESQ.  
ROLAND STOCK, LLC

01/17/2019

Vol. 111, Issue 16

627 North Fourth Street  
P.O. Box 902  
Reading, PA 19603-0902

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.

Pennsylvania Bar Association  
100 South Street  
P.O. Box 186  
Harrisburg, PA 17108  
800-932-0313

**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:*

**MELANIE ALBRIGHT, OT** with its principal place of business at 101 Main Street, Stouchsburg, PA, 19567.

The name and address of the person owning or interested in said business is: Melanie Albright, 101 Main Street, Stouchsburg, PA 19567.

The application was filed on August 31, 2018.

**Melanie Albright**

101 Main Street  
Stouchsburg, PA 19567

**TERMINATION OF PARENTAL RIGHTS**

**Publication of Hearing Notice  
Adoption of Hallie Angelina Schmuck-Gonzalez**

**Case No.: 57 ADOPT 2018 and  
Adoption of Alicia Michele Schmuck-Gonzalez**

**Case No.: 58 ADOPT 2018  
NOTICE**

TO: Unknown (Father) (Father of Hailie Angelina Schmuck-Gonzalez and Alicia Michele Schmuck-Gonzalez)

Notice is hereby given that a hearing to Involuntarily Terminate your Parental Rights to your children, Hailie Angelina Schmuck-Gonzalez and Alicia Michele Schmuck-Gonzalez, is scheduled for February 11, 2019 at 1:30 p.m. in the Fayette County Courthouse, Uniontown, Fayette County, PA. You are warned that if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present.

YOU HAVE A RIGHT TO BE REPRESENTED AT THE HEARING BY A LAWYER. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

**TRUST NOTICES**

**First Publication**

**NOTICE OF TRUST TERMINATION**

Advertising Trust Termination due to the death of Frederick R. Harman on December 3, 2018.

His address was 3121 State Hill Road, Apt. 39, Wyomissing, PA 19610.

The purpose of this Notice is to advertise the Trust established under Restated Revocable Trust dated 9-9-96 and amended 7-15-13.

Claims against said Trust may be filed as follows and sent to:

PNC Bank, National Association  
ATTN: Sharon L. Whitney  
300 Fifth Ave., FL 31  
Pittsburgh, PA 15222 and/or  
Daniel P. Johnson, Esq.  
Williams Coulson  
420 Fort Duquesne Blvd., FL 16  
Pittsburgh, PA 19522

**Second Publication**

**NOTICE** is hereby given of the death of **ETHEL M. BOYER**, late of Longswamp Township, Berks County, PA, Settlor of the Harold C. Boyer and Ethel M. Boyer Living Trust. All persons having claims or demands against the Decedent or Trust are requested to make known the same, and all persons indebted to the Decedent or Trust are requested to make payments without delay to:

Successor Trustee: **GLENN C. BOYER**  
P.O. Box 251  
314 Ashford Lane  
Hereford, PA 18056  
or his Attorney:  
Lee A. Conrad, Esquire  
3 North Main Street  
Topton, PA 19562