

LEGAL NOTICES

SHERIFF'S SALES

SPECIAL NOTICE OF THE SHERIFF'S OFFICE OF BERKS COUNTY

Pursuant to Court Order of April 23, 2020, the Sheriff's Sale scheduled for **May 8, 2020** is hereby continued and scheduled in the usual course on **Friday, June 5, 2020**.

*By virtue of various executions issued out of the Court of Common Pleas of Berks County, Pa. directed to the Sheriff, there will be sold at Public Venue or Outcry, on **June 5, 2020** at 10:00 o'clock A.M.*

AUDITORIUM, SECOND FLOOR, BERKS COUNTY COURTHOUSE, 633 COURT STREET, READING, PENNSYLVANIA the previously advertised Real Estate.

*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 Venue or Outcry, on **May 8, 2020** at 10:00 o'clock A.M. .*

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

The following described Real Estate. To wit:

Third and Final Publication

No. 13-15931

Judgment Amount: \$212,316.98

Attorney: POWERS KIRN, LLC

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania as shown on the Final Plan of Sandy Run East, prepared by Gibbons and Vitillo, Inc., last revised 08/17/1988 and recorded in the Office of the Recorder of Deeds in Plan Book Vol. 160, page 12, more fully bounded and described as follows:

BEGINNING at a point in the Northern right-of-way line of Coral Lane (54 feet wide) at a corner of Lot 9; thence along said right-of-way line: (1) North 62 degrees, 03 minutes, 37 seconds West, a distance of 36.84 feet to a point of curve and (2) by a curve to the right having a radius of 123.00 feet and an arc distance of 80.92 feet to a corner of Lot 11; thence along said lot, North 65 degrees, 39 minutes, 00 seconds East, a distance of 152.56 feet to a point in line of Lot 5; thence along said lot, South 29 degrees, 40 minutes, 16 seconds East, a distance of 22.21 feet to a point in line of Lot 8; thence along said lot and along Lot 9, South 27 degrees, 57 minutes, 23 seconds West, a distance of 134.50 feet to the point and place of beginning.

BEING Lot 10 on said plan.

BEING PARCEL #5325-10-35-7947.

BEING THE SAME PREMISES which Eugenia M. Polonski, by Deed dated July 29, 2005 and recorded October 28, 2005 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 4696, Page 1496, granted and conveyed unto James P. Costigan.

BEING KNOWN AS 211 CORAL LANE, READING (EXETER TOWNSHIP), PA 19606. TAX PARCEL NO. 43-5325-10-35-7947 See Deed Book 4696, Page 1496

To be sold as the property of JAMES P. COSTIGAN

No. 19-00308

Judgment Amount: \$160,199.72

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel of ground situate in Exeter Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of "Valley Ridge Farms" recorded in Plan Book 220, Page 39, Berks County records, as follows:

BEGINNING at a point on the Northeast side of Hillside Road (60 feet wide) a corner in common with Lot 117 on the abovementioned Plan; thence along the Northeast side of Hillside Road, North 57 degrees 43 minutes 00 seconds West a distance of 70.00 feet to a point a corner in common with Lot 115 on the abovementioned Plan; thence along Lot 115, North 32 degrees 17 minutes 00 seconds East a distance of 150.00 feet to a point in a 20' storm easement and on line of Lot 95 on the abovementioned Plan; thence along Lot 95 and Lot 94 on the abovementioned Plan and in and through said 20' storm easement, South 57 degrees 43 minutes 00 seconds East a distance of 70.00 feet to a point a corner in common with the aforementioned Lot 117; thence along Lot 117, South 32 degrees 17 minutes 00 seconds West a distance of 150.00 feet to a point on the Northeast side of Hillside Road, the place of BEGINNING.

CONTAINING 10,500 square feet.

BEING Lot 116 on the abovementioned Plan.

Thereon erected a dwelling house known as: 4539 Hillside Road, Reading, PA 19606

Tax Parcel #43532507585411

Account: 43001614

See Deed Instrument Number 2010020968

Sold as the property of: JILL A. HEISEY and MATTHEW J. HEISEY

04/30/2020

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No. 09-00312

Judgment Amount: \$4,615.40

Attorney: Jeffrey C. Karver, Esquire

ALL THAT CERTAIN one-half of a double brick dwelling (being the southern side) and lot or piece of land situate on the Eastern side of a public road leading from Boyertown to New Berlinville, being No. 626 (incorrectly noted as 625 in prior deed) North Reading Avenue, in the village of New Berlinville, Township of Colebrookdale, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner in the middle of the public road leading from Boyertown to New Berlinville, said road being known as North Reading Avenue, and at a corner of land now or late of Thomas R. Houck and Randolph A. Henry and running thereon by the same and through the middle or dividing wall of a double brick dwelling house, South 43-3/4 degrees East 200 feet to a corner at an alley (16 feet wide); thence along said alley South 45 degrees West 26 feet 8 inches to a corner of land now or late of Warren H. Gehris; thence by the same North 43-3/4 degrees West 200 feet to a corner in the middle of the aforesaid public road; thence along the aforesaid public road North 45 degrees East 29 feet to the place of beginning.

BEING the same premises which Eric J. Weaknecht, Sheriff of Berks County, by Deed dated December 15, 2009 and recorded in the Office of the Recorder of Deeds of Berks County on December 22, 2009 as Instrument #2009058998, granted and conveyed to EasyMooves.com

TO BE SOLD AS PROPETY OF:
EASYMOOVES.COM

No. 19-01711

Judgment Amount: \$109,348.34

Attorney: RAS Citron, LLC

Attorneys for Plaintiff

Robert Flacco, Esq.

ID No. 325024

Legal Description

ALL THAT CERTAIN two-story brick dwelling house and lot of ground upon which the same is erected, situate on the North side and being No. 335 Madison Avenue, in the Borough of Shillington, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the north side of Madison Avenue, in the division line between this property and property on the west, being No. 337 Madison Avenue; thence northward and through the middle of the partition wall between said properties one hundred and thirty-five (135) feet to a point in a twenty (20) feet wide alley; thence eastward along said alley, twenty-two (22) feet to a point in the division line between this property and property of Paul W. Matz and wife, being No. 333 Madison Avenue on the east;

thence southward along said division line one hundred and thirty-five (135) feet to the north side of said Madison Avenue; thence westward along said Madison Avenue, twenty-two (22) feet to the place of Beginning.

BEING THE SAME PREMISES WHICH David H. Sweigart, by Deed dated 4/28/2000 and recorded 5/3/2000 in the Office for the Recorder of Deeds in and for the County of Berks, and Commonwealth of Pennsylvania in Record Book 3195, Page 1284, granted and conveyed unto Jeffery M. Lesoine.

BEING KNOWN AS: 335 MADISON STREET, SHILLINGTON, PA 19607

PROPERTY ID: 77439506476547

TITLE TO SAID PREMISES IS VESTED IN **ELIZABETH A. GILL AND JAMES D. JOHNSON** BY DEED FROM **JEFFREY M. LESOINE**, RECORDED **08/28/2006** IN BOOK NO. REC **04954**, PAGE **0960**.

TO BE SOLD AS PROPERTY OF:
ELIZABETH A. GILL AND JAMES D. JOHNSON

No. 19-01804

Judgment: \$90,866.28

Attorney: Leon P. Haller, Esquire

ALL that certain lot or piece of ground together with the one-story dwelling thereon erected, situate on the southern side of Lincoln Drive between Werner and Beckley Streets, in the Borough of Wernersville, Berks County, Pennsylvania, as shown on a Map or Plan of building lots as laid out by Kadak Home Builders and surveyed by Walter E. Spotts, Registered Professional Engineer in November 1950, bounded on the North by the aforesaid Lincoln Drive; on the East by Lot No. 2; on the South by Lot Nos. 6 and 8; and on the West by Lot No. 4, and being more fully bounded and described as follows:

BEGINNING at a corner in the southern topographical building line of Lincoln Drive, as laid out on the topographical survey of the Borough of Wernersville, a distance of 135' 0" westwardly from the southwestern topographical building corner of the intersection of the aforesaid Lincoln Drive and Werner Street; thence leaving and making an interior angle of 102' 06" with the aforesaid Lincoln Drive and in a southerly direction along Lot No. 2, a distance of 137' 9" to a corner in line of Lot No. 6; thence in a westerly direction along same and along a portion of Lot No. 8 making an interior angle of 77 degrees 47' 45" with the last described line a distance of 63' 3-1/4" to a corner; thence in a northerly direction along Lot No. 4 making an interior angle of 103 degrees 20' 15" with the last described line a distance of 138' 2-3/4" to a corner in the southern topographical building line of the aforementioned Lincoln Drive; thence in an easterly direction along same, making an interior angle of 76 degrees 46' with the last described line, a distance of 66' 0-1/2" to the place of beginning. Containing 8,702.02 square feet.

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HAVING THEREON ERECTED a dwelling house known and numbered as: 24 LINCOLN DRIVE, WERNERSVILLE, PA 19565

PARCEL I.D. 90436611563047

MAP PIN: 4366-11-56-3047

ACCOUNT NO. 90-015600

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 premise which David Lengle, Administrator of the Estate of Marlin E. Lengle Living Trust, by deed dated August 24, 2012 and recorded September 4, 2012, Berks County Instrument No. 2012-036466, granted and conveyed unto Julie A. Bohanick.

TO BE SOLD AS THE PROPERTY OF JULIE A. BOHANICK

NO. 19-04617

Judgment Amount: \$181,794.35

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN tract of ground, together with the semi-detached two, and one-half story brick dwelling house thereon erected, situate on the northerly side of and being known as number 1315 Bellevue Avenue, also being known as Lot No. 16, Lot No. 15, and the westernmost 2-1/2' of Lot No. 14, as shown on map or plan of lots of John S. Becker and recorded in Plan Book 1, Page 36, Berks County Records, in the Borough of Laureldale, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron in the northerly topographical building line of Bellevue Avenue, said iron pin being a distance of 22.5' measured westerly in and along the said building line of Bellevue Avenue from the intersection of the said northerly topographical building line of Bellevue Avenue and westerly topographical building line of Mont Clare Street; thence continuing in a westerly direction in and along the said northerly building line of Bellevue Avenue a distance of 42.5' to an iron pin; thence leaving said Bellevue Avenue, forming a right angle and extending in a northerly direction along Lot No. 17, property now or formerly of Augustus H. Hill and Eva M. Hill, his wife, a distance of 117.5' to an iron pin in the southerly line of a 15' wide alley; thence along the same in an easterly direction, forming a right angle with the last described line, a distance of 42.5' to an iron pin marking a corner of property now or formerly of Arthur R. Beaver and Edith M. Beaver, his wife, known as the easternmost 22.5' of Lot No. 14; thence along the same in a southerly direction, at right angles to the last described line, a distance of 117.5' to an iron pin, the place of beginning.

CONTAINING 4,993.75 square feet of land. TITLE TO SAID PREMISES IS VESTED IN TROY L. PHILLIPS AND ROBIN L. PHILLIPS, H/W, by Deed from TROY L. PHILLIPS AND ROBIN L. PHILLIPS, FORMERLY ROBIN L. JOHNSON, Dated 09/30/1997, Recorded 12/02/1997, in Book 2888, Page 2372.

Being known as 1315 Bellevue Avenue, Laureldale, PA 19605-1833.

Residential property

Tax Parcel No: 57-5319-17-00-7425

Tax Account: 57016200

See Deed Book 2888, Page 2372

To be sold as the property of Robin L. Phillips, Troy Lynn Phillips.

No. 19-11896

Judgment: \$73,726.29

Attorney: Leon P. Haller, Esquire

LONG LEGAL:

ALL that certain piece of ground and the townhouse erected thereon, being Townhouse Number 32, which is the third house southwardly in the Townhouse Group Number 6, in the Development of Flying Hills, Section Number 6, together with a 10.00 feet wide strip of land to the West (street side) of said townhouse, a 15.00 feet wide strip of land to the East (rear) of said townhouse, situate on the easterly side of Pinehurst Court, a 20.00 feet wide private drive in the Development of Flying Hills, Section Number 6, Cumru Township, Berks County, Pennsylvania, being more fully bounded and described as follows, to wit:

BOUNDED on the East (rear) by common space;

BOUNDED on the North (side) by Townhouse Number 33;

BOUNDED on the West (front) by common space and Pinehurst Court; and

BOUNDED on the South (side) by Townhouse Number 31.

CONTAINING a lot width of 20.50 feet, more or less, as measured from the center of the party wall between Townhouse Number 33 and the herein described Townhouse Number 32, in a southwardly direction to a point in the center of the party wall between Townhouse Number 31 and the herein described Townhouse Number 32, and containing a lot depth of 62.00 feet, more or less, as measured from a point 10.00 feet westwardly from the front of said townhouse to a point 15.00 feet eastwardly from the rear of said townhouse.

THE northwestern corner of the physical structure known as Townhouse Group Number 6 has a coordinate reference of Latitude 4261.108, Departure 3672.2344 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, as shown on Mast Engineering Co., Inc. Drawing Number B-3214-191.

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

THE above is shown more fully on Mast Engineering Co., Inc. Drawing No. B-3214-191.

UNDERAND 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.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 32 PINEHURST COURT READING, PA 19607

Property ID: 531517106160
Mapped PIN: 39531517106160
Account #39-541532

BEING THE SAME PREMISES WHICH Matthew J. Duddy, by deed dated July 21, 2000 and recorded July 31, 2000, Berks County Deed Book 3225, page 1854, granted and conveyed unto Lynette A. Downey.

TO BE SOLD AS THE PROPERTY OF LYNETTE A. DOWNEY

No. 19-14137

Judgment: \$127,845.62

Attorney: Law Office of Gregory Javardian, LLC

ALL THAT CERTAIN lot or piece of ground, together with a brick dwelling thereon erected, situate on the Northern side of Garfield Avenue in the Sub-division known as Hill-Vale in the Township of Spring, County of Berks and Commonwealth of Pennsylvania, and as shown on Map or Plan of Hill-Vale as laid out by Mary K. Miller, and surveyed by Earle M. Frankhouser, Registered Professional Engineer, and said Map or Plan being recorded in the Office of the Recorder of Deeds in and for the County of Berks in Plan Book Vol. 9, page 61, and said lot being portions of Lots Nos. 33 and 34 as they are shown on said Plan of Hill-Vale, and said lot being more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Northern lot line of Garfield Avenue (50 feet wide) said point being 193.26 feet West of the Northwestern lot corner of said Garfield Avenue and Dwight Street (50 feet wide) as they are shown on said Plan of Hill-Vale and said point being 7 feet West of the Southwestern corner of Lot No. 34 as it is shown on the above mentioned Plan of Hill-Vale; thence Northwardly along property at No. 2707 Garfield Avenue which is owned by Marlin L. Mats and Alta C. Matz, his wife, and by a line forming a right angle with the Northern lot line of Garfield Avenue a distance of 119.50 feet to a point marked by an iron pin a line of property of

Mary K. Miller Estate; thence Eastwardly along same by a line forming a right angle with the last described line a distance of 61 feet to a point; thence Southwardly along residue property of Raymond G. Peffley, by a line forming a right angle with the last described line a distance of 119.50 feet to a point in the Northern lot line of Garfield Avenue aforementioned; thence Westwardly along same by a line forming a right angle with the last described line a distance of 61 feet to the place of BEGINNING.

BEING one-third ownership of the same premises, which Mary Noll by deed dated November 17, 2011 and recorded on November 18, 2011 to Instrument No. 2011043444 granted and conveyed unto Mary Noll, Geraldine Burky and Jacqueline Cole and the one-third interest being conveyed by this instrument is from Jacqueline Cole, party of the first part hereto.

BEING THE SAME PREMISES which Jacqueline Cole by Deed dated August 6, 2012 and recorded August 8, 2012 in the Office of the Recorder of Deeds in and for Berks County in Instrument No. 2012032652, granted and conveyed unto Mary Noll and Geraldine Burky.

BEING KNOWN AS 2705 Garfield Avenue, Reading, PA 19609.

TAX PARCEL NO. 80-4386-11-65-6588

ACCOUNT:

See Instrument No. 2012032652

To be sold as the property of Mary Noll and Geraldine Burky

No. 2019-14600

Judgment: \$163,065.63

Attorneys: Joseph P. Schalk

ALL THAT CERTAIN piece and tract of land, situate in the Borough of Wernersville, Berks County, Pennsylvania, bounded and described as follows, to wit:

On the Easterly side of Reber Street, on the Northerly side by lot designated No. 25 on the Plan of Wernersville made by William Werner, on the Southerly side by land and right of way of The Philadelphia and Reading Railroad Company, and on the Westerly side by an alley, and containing in front on Reber Street about 8-1/2 feet and on the alley about 1 foot and in depth 150 feet.

Also, all that certain two story frame house and frame summer kitchen attached and other improvements, and the lot or piece of ground on which the same is situated, in the Borough of Wernersville, Berks County Pennsylvania, bounded and described as follows, to wit:

On the North by Lot #24, formerly owned by William Yoder, on the South by a strip of ground, given for an alley or passage; on the West by an alley; on the East by Reber Street, aforesaid.

Containing in front on said Reber Street, 70 feet, and on the alley 50 feet, and in depth 150 feet.

Being No. 34 Reber Street.

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BEING THE SAME PREMISES which Wells Fargo Bank, NA, by Deed dated February 20, 2015, and recorded July 31, 2015, in Berks County as Instrument No. 2015026472, granted and conveyed unto Secretary of Housing and Urban Development, in fee.

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

SUBJECT TO ALL covenants, restrictions, reservations, easements, conditions and rights appearing of record; and Subject to any state of facts an accurate survey would show.

KNOWN AS 34 SOUTH REBER STREET, WERNERSVILLE, BERKS COUNTY, PENNSYLVANIA 19565

TAX PARCEL: 90436611661847

ACCOUNT: 90039000

See Instrument No. 2016002487

To be sold as the property of Warner Mukes, Jr.

No. 19-16358

Judgment: \$57,786.57

Attorney: McCabe, Weisberg & Conway, LLC
TAX I.D. #80437307684023

ALL THAT CERTAIN LOT OR PIECE OF GROUND, WITH A BRICK DWELLING HOUSE THEREON ERECTED, SITUATED IN THE TOWNSHIP OF SPRING, COUNTY OF BERKS AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE MIDDLE OF THE STATE ROAD LEADING FROM ADAMSTOWN TO READING; THENCE BY LAND NOW OR LATE OF SAMUEL LUDWIG SOUTH TWENTY-FOUR (24) DEGREES AND FORTY-FIVE (45) MINUTES EAST, NINETEEN (19) FEET AND SIX (6) INCHES TO AN IRON PIN PLANNED ON THE SOUTH SIDE OF THE STATE ROAD; THENCE CONTINUING ON THE SAME COURSE AND BY LAND OF THE SAME ONE HUNDRED AND THIRTY-SEVEN (137) FEET TO AN IRON PIN; THENCE BY LAND NOW OR LATE OF NOAH M. WEBER SOUTH SIXTY-FIVE (65) DEGREES AND FIFTEEN (15) MINUTES WEST, FIFTY-TWO (52) FEET TO AN IRON PIN; THENCE BY LAND NOW OR LATE OF HOWARD ZERBE NORTH TWENTY-FOUR(24) DEGREES AND FORTY-FIVE (45) MINUTES WEST, ONE HUNDRED AND FORTY-FOUR (144) FEET AND FIVE (5) INCHES TO AN IRON PIN; THENCE BY LAND NOW OR LATE OF ABRAHAM ZERBE NORTH TWO (2) DEGREES AND FIFTY (50) MINUTES EAST, FIFTEEN (15) FEET AND THREE (3) INCHES TO A POINT IN THE MIDDLE OF THE AFORESAID STATE ROAD; THENCE NORTH SIXTY-SEVEN (67) DEGREES AND SEVEN (7) MINUTES EAST, FORTY-FIVE (45) FEET TO THE PLACE OF BEGINNING.

CONTAINING TWENTY-NINE AND EIGHTY-SEVEN HUNDREDTH'S (29.87) PERCHES OF LAND; SURVEYED JULY 27, 1929.

EXCEPTING AND RESERVING AN EIGHT (8) FOOT DRIVEWAY ALONG THE WEST SIDE OF THE WITHIN DESCRIBED PREMISES, FOUR (4) FEET OR THE ONE-HALF, OF THE SAME BEING ON THE WITHIN DESCRIBED PREMISES, AND FOUR (4) FEET OR THE ONE-HALF OF THE SAME ON THE ADJOINING LOT ON THE WEST OR LOT NOW OR LATE OF HOWARD L. ZERBE, THE LENGTH OF THE DRIVEWAY BEING SEVENTY-TWO (72) FEET AND FIVE (5) INCHES, TO BE USED IN COMMON WITH THE SAID HOWARD L. ZERBE AND JOHN BOWMAN AND JENNIE BOWMAN, THEIR HEIRS AND ASSIGNS, TO PASS AND REPASS WITH AUTOMOBILES ETC. AS OCCASION MAY REQUIRE.

BEING KNOWN AS: 2158 OLD LANCASTER PIKE, REINHOLDS, PENNSYLVANIA 17569.

TITLE TO SAID PREMISES IS VESTED IN NATALIE HOWE A/K/A NATALIE A. FRANKFORT A/K/A NATALIE FRANKFORT HOWE BY DEED FROM VIRGINIA B. FRANKFORT AND H. LEE FRANKFORT, HUSBAND AND WIFE, DATED JUNE 15, 1988 AND RECORDED JUNE 20, 1988 IN DEED BOOK 2009, PAGE 759.

TO BE SOLD AS THE PROPERTY OF NATALIE HOWE A/K/A NATALIE A. FRANKFORT A/K/A NATALIE FRANKFORT HOWE

No. 19-16473

Judgment: \$55,600.85

Attorney: Richard M. Squire & Associates, LLC

ALL THAT CERTAIN lot of ground with the improvements erected thereon, known as 1540 Mineral Spring Road in the City of Reading, Berks County, Pennsylvania, situate on the south side of Mineral Spring Road, bounded and described as follows:

ON the East by property of Julius Kaufmann; on the West by property of Harry B. Schwartz; on the North by Mineral Spring Road; and on the South by a ten feet wide alley.

CONTAINING in front of Mineral Spring Road, in width, eighteen feet five-eighths inches, and in depth along the eastern boundary line, one hundred and sixty feet three and three-eighths inches and along the western boundary line one hundred and fifty-seven feet ten and seven-eighths inches.

PARCEL #16531606385854

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BEING the same premises that Gayle L. Walsh, widow conveyed to Matthew J. Walsh by Deed dated September 11, 2015 recorded on September 14, 2015 in the Berks County Recorder of Deeds office under Instrument #2015032268.

Tax Parcel 16531606385854
Account No. 16531606385854
See Instrument #2015032269

To be sold as the property of Matthew Walsh a/k/a Matthew J. Walsh

No. 19-17268

Judgment: \$120,587.38

Attorney: McCabe, Weisberg & Conway, LLC
TAX I.D. #23531702654326 &
23531702654455

PREMISES A

ALL THAT CERTAIN LOT, TRACT OR PIECE OF GROUND, UPON WHICH IS ERECTED A TWO STORY STUCCO OVER FRAME DWELLING, SITUATE IN THE TOWNSHIP OF LOWER ALSACE, COUNTY OF BERKS AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN LINE OF LANDS LATE OF HENRY S. RHEIN, DECEASED; THENCE BY LANDS LATE OF ALBERT THALHEIMER DECEASED, SOUTH 34 DEGREES 53 MINUTES WEST, 87.5 FEET TO A POINT; THENCE BY LANDS OF REBECCA GOODHART, BY A LINE MAKING AN INTERIOR ANGLE OF 103 DEGREES 45 MINUTES WITH SAID LAST MENTIONED LINE 234 FEET TO THE EASTERN LINE OF PUBLIC ROAD; THENCE ALONG THE EASTERN LINE OF SAID PUBLIC ROAD, MAKING AN INTERIOR ANGLE OF 93 DEGREES 37 MINUTES WITH THE LAST MENTIONED LINE, 90 FEET MORE OR LESS, TO THE SOUTHERN LINE OF THE RIGHT OF WAY OF THE MOUNT PENN GRAVITY RAILROAD COMPANY; THENCE ALONG SAID SOUTHERN LINE OF THE RIGHT OF WAY AFORESAID, 120 FEET, MORE OR LESS, TO A CORNER OF LANDS LATE OF HENRY S. RHEIN, DECEASED; THENCE BY THE SAME SOUTH 41.25 MINUTES EAST 178.43 FEET, TO THE PLACE OF BEGINNING.

CONTAINING SEVENTY-ONE ONE HUNDREDTHS OF AN ACRE, MORE OR LESS.

PREMISES B

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN LOWER ALSACE TOWNSHIP, BERKS COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN ANGORA ROAD, BEING THE NORTHWESTERLY CORNER OF LAND OF GERTRUDE C. GOODHART, OF WHICH THIS IS A PART,

AND THE SOUTHWESTERLY CORNER OF OTHER LAND OF CHARLES R. KISTLER, JR. AND ELAINE E. KISTLER, HIS WIFE; THENCE ALONG SAID ROAD AND ALONG LANDS OF THE CITY OF READING, SOUTH 12 DEGREES 23' WEST A DISTANCE OF 60 FEET TO A POINT; THENCE ALONG OTHER LAND OF GERTRUDE C. GOODHART, IN A SOUTHEASTERLY DIRECTION AND BY A LINE PARALLEL TO THE SOUTHERLY BOUNDARY LINE OF THE AFORESAID PROPERTY OF CHARLES R. KISTLER, JR. AND ELAINE E. KISTLER HIS WIFE, A DISTANCE OF 220 FEET MORE OR LESS TO A POINT IN LINE OF PROPERTY OF THE CITY OF READING; THENCE ALONG THE SAME NORTH 34 DEGREES 53' EAST A DISTANCE OF 60 FEET MORE OR LESS TO A POINT, BEING THE SOUTHEASTERLY CORNER OF THE AFORESAID OTHER PROPERTY OF CHARLES R. KISTLER, JR. AND ELAINE E. KISTLER HIS WIFE; THENCE ALONG THE SAME IN A NORTHWESTERLY DIRECTION BY A LINE MAKING AN INTERIOR ANGLE OF 76 DEGREES 15' WITH THE LAST DESCRIBED LINE, A DISTANCE OF 234 FEET TO A POINT, THE PLACE OF BEGINNING.

BEING KNOWN AS: 810 ANGORA ROAD, READING, PENNSYLVANIA 19606.

TITLE TO SAID PREMISES IS VESTED IN DIANE L. BITZER AND HEINZ E. KLEMM BY DEED FROM BENJAMIN L. HORNING DATED JUNE 26, 2013 AND RECORDED JUNE 26, 2013 IN INSTRUMENT NUMBER 2013026951.

TO BE SOLD AS THE PROPERTY OF DIANE L. BITZER AND HEINZ E. KLEMM

No. 19-17414

Judgment Amount: \$49,501.27

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BERKS, CITY OF READING, STATE OF PENNSYLVANIA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN TWO STORY MANSARD ROOF BRICK DWELLING HOUSE AND THE LOT OR PIECE OF GROUND UPON WHICH THE SAME IS ERECTED. SITUATE ON THE EAST SIDE OF CHURCH STREET, BETWEEN PERRY AND PIKE STREETS, IN THE CITY OF READING, COUNTY OF BERKS AND COMMONWEALTH OF PENNSYLVANIA, SAID HOUSE BEING CITY NO. 1339 CHURCH STREET AND SAID LOT BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

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ON THE NORTH BY PROPERTY OF MARY ZIMMERMAN, BEING NO. 1341 CHURCH STREET; ON THE EAST BY A 20 FEET WIDE ALLEY; ON THE SOUTH BY PROPERTY OF JACOB A. WEAVER, BEING NO. 1337 CHURCH STREET; AND ON THE WEST BY SAID CHURCH STREET. CONTAINING IN FRONT OR WIDTH ON SAID CHURCH STREET, 13 FEET AND IN DEPTH OF EQUAL WIDTH, 100 FEET TO SAID 20 FEET WIDE ALLEY.

TOGETHER WITH THE USE OF THE JOINT ALLEY ON THE NORTH, IN COMMON WITH THE OWNERS AND OCCUPIERS OF THE PROPERTY ON THE NORTH AND TOGETHER ALSO WITH THE USE OF THE 20 FEET WIDE ALLEY ON THE EAST, IN COMMON WITH THE OWNERS AND OCCUPIERS OF THE OTHERS PROPERTIES ADJACENT THERETO.

Thereon erected a dwelling house known as: 1339 Church Street, Reading, PA 19601
Tax Parcel #14530735872607
Account: 14319275
See Instr. #2016006797
Sold as the property of: ANTICVS LLC

No. 19-17864

JUDGMENT: \$56,075.64

ATTORNEY: PATRICK J. WESNER, ES-QUIRE

Legal Description

ALL THAT CERTAIN lot or piece of ground together with the improvements erected thereon, situate on Southern side of Summit Chase Drive, 150 feet wide, being Lot No. 14 as shown on Plan of Lots Known as "Summit Chase" and recorded in Plan Book Volume 34, Page 12, Berks County Records, in the 18th Ward of the City of Reading, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Southern topographical building line of Summit Chase Drive, a corner in common of Lot No. 13 with Lot No. 14; thence along the Southern topographical building line of Summit Chase Drive, North 82 degrees 35 minutes 15 seconds East, a distance of 20.33 feet to a point, a corner of Lot No. 15 thence leaving the Southern topographical building line of Summit Chase Drive and along Lot No. 15, South 7 degrees 24 minutes 45 seconds East, a distance of 100.61 feet to a point in line of property of the Most Reverend Joseph McShee; thence along the same South 82 degrees, 35 minutes, 15 seconds West, a distance of 20.33 feet to a point; a corner of Lot No. 13; thence along Lot No. 13, North 7 degrees 24 minutes, 45 seconds West, a distance of 100.61 feet to the place of BEGINNING.

CONTAINING in area 2,045.340 square feet of land

PARCEL ID: 18-5306-39-26-7363
TAX ID: 18656175

For information purposes only-property a/k/a 922 Summit Chase Drive, Reading, PA 19611

Title to said premises is vested in Rameshwar Ganguly and Bratati Ganguly, h/w, by Deed from Hung Tuan Ha, a/k/a, Victor Ha and Anna La, his wife, dated 06/21/2004, recorded 07/06/2004 in Book 4099, Page 2105.

To be sold as the property of: Rameshwar Ganguly and Bratati Ganguly

No. 19-18005

Judgment: \$131,608.68

Attorney: Richard M. Squire & Associates, LLC

ALL THAT CERTAIN brick message and lot or piece of ground situate on the North side of East Fourth Street, in the Borough of Boyertown, County of Berks and State of Pennsylvania, being known as No. 419 East Fourth Street, Bounded and described as follows, to wit:

BEGINNING at a point on the building range of this and property of the Fourth Street Mennonite Church, and running thence along the same in a Northwardly direction one hundred and fifty feet to a sixteen feet wide alley; thence along said alley in an Eastwardly direction twenty-five feet and six inches to a point, a corner in a line of Albert W. Mercer's land, formerly John J. Becker, thence along the same in a Southwardly direction, and through the middle of dividing wall of the double brick dwelling house one hundred fifty feet to a corner on building range of aforesaid East Fourth Street; thence along the same on building range in a Westwardly direction twenty-five feet, six inches to the place of BEGINNING.

BEING Parcel #33539717006527

BEING THE SAME PREMISES WHICH Hildegard W. Rieger, f/k/a Hildegard W. Rutter by Deed dated June 11, 2013 and recorded June 17, 2013 in Berks County in Deed Instrument Number 2013025176 granted and conveyed unto Donald L. Weil, Jr., in fee.

Tax Parcel 33539717006527

Account No. 33539717006527

See Deed 2013025177, Page 2013025177

To be sold as the property of Donald L. Weil, Jr.

NO. 19-18056

Judgment Amount: \$117,852.96

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Mt. Penn, County of Berks and State of Pennsylvania, together with improvements erected thereon, being known as no. 2144 Perkiomen Avenue, and bounded and described as follows, to wit:

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BEGINNING at a point in the Southern line of the Perkiomen and Reading Turnpike Road (now Perkiomen Avenue) in line of property now or late of Charles H. Schlegel; running thence by the same, South one degrees fifty minutes West to a point in line of a twenty feet wide street; thence North eighty-eight degrees thirty minutes West to a point; thence South one degrees fifty minutes West twenty-five feet to a point; thence South seventy-two degrees forty-five minutes West to a point in line of property now or late of J. H. Mohn; thence by the same, North one degree fifty minutes East to a point in the Southern line of said Perkiomen Avenue; thence by the same, South eighty-eight degrees ten minutes East twenty-five feet three inches to the point of beginning.

CONTAINING in front on said Perkiomen Avenue twenty-five feet three inches and extending in depth of that uniform width to said twenty feet wide street.

TITLE TO SAID PREMISES IS VESTED IN Jacky R. Greene and Anastasia K. Greene, husband and wife, by Deed from Christine L. Moyer, Dated 01/27/2017, Recorded 02/03/2017, Instrument No. 2017004492.

Being known as 2144 Perkiomen Avenue, Reading, PA 19606-1817.

Residential property
Tax Parcel No: 64531607772541
Tax Account: 64091400
See Deed Instrument 2017004492

To be sold as the property of Jacky R. Greene a/k/a Jacky Greene, Anastasia K. Greene a/k/a Anastasia Greene.

No. 19-18736

Judgment Amount: \$157,299.50
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of land together with a two-story brick and frame townhouse erected thereon being House No. 1115 Fox Run, on the western side of Fox Run, and being known as Lot No. 15, Block E, Section 1, of Mountain Park Development, as laid out by S&H Inc., on November 25, 1970, and recorded in Plan Book 32, Page 79, in the Township of Exeter, County of Berks and State of Pennsylvania, more fully bounded and described as follows:

BEGINNING at a corner on the western building line of Fox Run (50 feet wide), the aforesaid corner being 80.00 feet measured in a southerly direction from the beginning of a curve connecting the southern building line of Woodchuck Lane (53 feet wide) and the western building line of Fox Run; thence along Fox Run, South 47 degrees 56 minutes 00 seconds West, a distance of 32.00 feet to a corner; thence leaving the aforesaid Fox Run and along area to be dedicated to the Township, North 42 degrees 04 minutes 00 seconds West, a distance of 113.00 feet to a corner on the western side of a fifteen (15) feet wide easement for public utilities; thence

along the same and along Lot No. 11, North 47 degrees 56 minutes 00 seconds East, a distance of 32.00 feet to a corner; thence along Lot No. 14, passing through an eight inch party wall, South 42 degrees 04 minutes 00 seconds East, a distance of 113.00 feet to the place of beginning.

CONTAINING 3,616 square feet.

Thereon erected a dwelling house known as: 1115 Fox Run Road, Exeter, PA 19606

Tax Parcel #43532719514858

Account: 43013889

See Deed Instrument Number 2012023327

Sold as the property of: CLARIDZA LARACUENTE and JUAN L. LARACUENTE

No. 19-19094

Judgment Amount: \$48,720.27

Attorney: RAS Citron, LLC

Attorneys for Plaintiff

Robert Flacco, Esq.

ID No. 325024

Legal Description

ALL THAT CERTAIN two-story brick dwelling house with basement garage and the lot or piece of ground upon which the same is erected, situate on the North side of Perkiomen Avenue and East of Twenty-fifth Street, being Number 2553 Perkiomen Avenue, in the Borough of Mount Penn, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the Northern building line of said Perkiomen Avenue, said point being four hundred twenty-two (422) feet eight and three-eighths (8-3/8) inches East of the Northeast building corner of said Twenty-fifth Street (a sixty feet wide street) and Perkiomen Avenue (a fifty feet wide street) each as laid out on the topographical survey of Mount Penn; THENCE in a Northerly direction at right angles with the said Northern building line of said Perkiomen Avenue passing through the middle of the party wall of the herein described property and property now or late of Helen M. Boeshore and Numbered 2551 Perkiomen Avenue, a distance of eighty-seven (87) feet six (6) inches to a point in the Southern side of a fifteen (15) feet wide alley; THENCE in an Easterly direction along said Southern side of said fifteen (15) feet wide alley the distance of fourteen (14) feet two and one-quarter (2-1/4) inches to a point in the line of property now or late of Joseph A. Henry and wife, and numbered 2555 Perkiomen Avenue; THENCE in a Southerly direction at right angles to said last described line and passing through the middle of the party wall between the herein described property and said property of Joseph A. Henry and wife, and numbered 2555 Perkiomen Avenue, the distance of eighty-seven (87) feet six (6) inches to a point, in the said Northern line of said Perkiomen Avenue; THENCE in a Westerly direction along said Northern building line of said

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Perkiomen Avenue and at right angles to said last described line the distance of fourteen (14) feet two and one-quarter (2-1/4) inches to the place of Beginning.

PARCEL NO. 5316-08-97-5775

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

To have and to hold the said lot or piece of ground above described, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee(s), his, her, their, heirs, personal representatives, its successors and assigns, to and for the only proper use and benefit of the said Grantee(s), his, her, their, heirs, personal representatives, its successors and assigns, forever.

AND the said Grantor(s), and his, her, their, heirs and personal representatives, Its successors does (do) covenant, promise and agree, to and with the said Grantee(s), his, her, their heirs, personal representatives, its successors and assigns, by these presents, that the said Grantor(s) his, her, their, heirs, and personal representatives, its successors, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with appurtenances, unto the said Grantee(s), his, her their heirs, its successors and assigns, against the said Grantor(s) and his, her their heirs, its successors, and against all and every person and persons whosoever lawfully claiming or to claim the same or any part thereof, by, from or under any of them, shall and will warrant specially the property hereby conveyed.

BEING KNOWN AS: 2553 PERKIOMEN AVENUE READING, PA 19606

PROPERTY ID: 64-5316-08-97-5775

TITLE TO SAID PREMISES IS VESTED IN **JOAN E. YOCOM** BY DEED FROM **LINDA J. VALGUS** DATED **October 27, 2006** RECORDED **November 3, 2006** IN BOOK NO. **05004** PAGE **2343**.

INSTRUMENT 2006085680.

TO BE SOLD AS PROPERTY OF: JOAN E. YOCOM

No. 19-19389

Judgment Amount: \$238,471.88

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or lot of ground situate on the southern side of Mountain View Road, formerly S. R. 3007, in the Township of Cumru, Berks County, Pennsylvania, and being known as Lot No. 1 of the "Pine Hill Estates" Subdivision, recorded in Plan Book Volume 161, Page 1, prepared by John W. Hoffert, P.L.S., and being more fully bounded and described as follows, to wit:

BEGINNING at a p.k. nail in the cartway of Mountain View Road (60 feet wide) a corner of the Cheritan Place Subdivision, PBV 89, Page 2; thence leaving said road and along Cheritan Place Subdivision, South 30 degrees 19 minutes 23 seconds East, 229.98 feet to an iron pin, a corner of Lot No. 5; thence along Lot No. 5, South 67 degrees 04 minutes 30 seconds West 110.00 feet to an iron pin, a corner of Lot No. 2; thence along Lot No. 2 North 30 degrees 19 minutes 23 seconds West, 229.94 feet to a railroad spike in said Mountain View Road; thence in and along said road, North 67 degrees 03 minutes 11 seconds East, 110.00 feet to the place of BEGINNING.

CONTAINING 25,085 square feet.

Thereon erected a dwelling house known as: 360 Mountain View Road, Reading, PA 19607

Tax Parcel #39530507588580

Account: 39410324

See Deed Book 5007, Page 1361

Sold as the property of: **MADLINE GREGORY-LOPEZ** and **ALFONSO LOPEZ**

NO. 19-19506

Judgment Amount: \$67,922.99

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lots or pieces of ground situate on the Northern side of Summit Avenue, between Ellery Street and Grace Street, in the Eighteenth Ward of the City of Reading, County of Berks and State of Pennsylvania, being further known as Lots 8 and 9 as shown on Plan of Lots of Tobias Knoblauch, said Plan being recorded in Plan Book 4, page 39, Berks County Records, together with the one and one-half story brick dwelling house erected thereon, being No. 423 Summit Avenue, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the Northern side of Summit Avenue, forty feet (40') West of the Western side of Ellery Street; thence in a Westerly direction along the Northern side of Summit Avenue, a distance of forty feet (40') to a point; thence in a Northerly direction at right angles to the Northern side of Summit Avenue, a distance of one hundred feet (100') to a point in the Southern side of a fifteen feet (15') wide alley;

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thence in an Easterly direction along the same at right angles to the last described line, a distance of forty feet (40') to a point, thence in a Southerly direction at right angles to the last described line, a distance of one hundred feet (100') to the Northern side of Summit Avenue, the place of Beginning and making a right angle with same.

TITLE TO SAID PREMISES IS VESTED IN VICTORIA C. DILLARD, by Deed from THE ESTATE OF GERALDINE BOYER, Dated 07/27/2009, Recorded 08/17/2009, Instrument No. 2009039074.

Mortgagor VICTORIA C. DILLARD died on 05/20/2017, and upon information and belief, her surviving heir is DAHOMI DURAN-CORONADO.

Being known as 423 Summit Avenue, Reading, PA 19607-1428.

Residential property

Tax Parcel No: 18530658639932

Tax Account: 18653300

See Deed Instrument No. 2009039074

To be sold as the property of Dahomi Duran-Coronado, in Her Capacity as Heir of Victoria C. Dillard, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Victoria C. Dillard, Deceased.

NO. 19-19920

Judgment Amount: \$212,112.27

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Tract of land situate in Upper Tulpehocken Township, Berks County, Pennsylvania, located on the East side of the Public Road T-647 and about 270 feet South of the Public Road, Legislative Route #06009 leading from Rehrersburg to Strausstown, and said tract of land located about One mile west of Strausstown, Bounded and described as follows:

BEGINNING at a point in the First named Public road, said point being the southwest corner of land of Calvin L. and Mary E. Leshner, Thence along said land, North sixty-six degrees Twenty-Five minutes East One Hundred Forty-Seven and Five tenths feet, to an iron stake, Thence along other land of Stanley K. Wilhelm and Mildred R. Wilhelm, (his wife), South Twenty-One degrees Fifty-Nine minutes East Eight Hundred Thirty-Nine and Forty-Five hundredths feet to an iron stake near the north side of the Public road, T-647, Thence in and along said road, South Seventy-Seven degrees Seventeen minutes West Two Hundred Sixty-Five and Sixty-Five hundredths feet to an iron pin South of the Public Road, Thence in and along same road, North thirteen degrees Forty-Five minutes West Eight Hundred and Eighty-Five hundredths feet to the place of BEGINNING.

CONTAINING 3.862 Acres of land
TITLE TO SAID PREMISES IS VESTED IN JOEL SMITH, by Deed from MERRIL S. KAUFFMAN AND GLORIA S. KAUFFMAN, H/W, Dated 09/30/2015, Recorded 10/02/2015, Instrument No. 2015034947.

Being known as 179 Oak Hill Road, Bernville, PA 19506-8728.

Residential property

Tax Parcel No: 87443100291756

Tax Account: 87015355

See Deed Instrument No. 2015034947

To be sold as the property of Joel D. Smith a/k/a Joel Smith.

No. 19-20067

Judgment: \$77,931.70

Attorney: Leon P. Haller, Esquire

LONG LEGAL:

ALL THAT CERTAIN two-story brick and stucco dwelling house, being No. 2540 Grant Street and the lot or piece of ground upon which the same is erected, situate in the Borough of Mt. Penn, Berks County and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the South side of Grant Street, 307 feet 1/2 inch West of the Southwest corner of said Grant Street and Endlich Avenue; THENCE East along said Grant Street 14 feet 5-5/8 inches to a point; THENCE South through the middle of the party wall of this property and No. 2542 Grant Street, to a point in the North side of a 15 feet wide alley a distance of 87 feet 6 inches; THENCE West 14 feet 5-5/8 inches to a point; THENCE North along and through the middle of the party wall of this and premises No. 2538 Grant Street, 87 feet 6 inches to a point, the place of beginning.

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.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 2540 GRANT STREET READING, PA 19606

Mapped PIN: 5316-08-97-5815

Parcel ID: 64531608975815

Account #64-075700

BEING THE SAME PREMISES which Barbara A. Nitsche by Deed dated April 30, 2007 and recorded in Berks County Recorder of Deeds Office on May 21, 2007 in Record Book 05139 Page 0743, granted and conveyed unto Jayme L. Uczynski.

TO BE SOLD AS THE PROPERTY OF JAYME L. UCZYNSKI

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NO. 19-20072

Judgment: \$41,060.99

Attorney: Morris A. Scott, Esquire

ALL THAT CERTAIN lot or piece of ground upon which is erected a two-story brick dwelling house, being number 342 West Douglass Street, situate on the South side of said West Douglass Street, between Lincoln Street and Schuylkill Avenue, in the City of Reading, County of Berks, and Commonwealth of Pennsylvania, bounded and described in accordance with a survey made by Warren W. Swoyer dated April 1970, as follows, to wit:

On the North by said Douglass Street;

On the East by property now or late of the Estate of Susan F. Wharton, deceased, upon which is erected house No. 340 West Douglass Street;

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

On the West by property now or late of Susan F. Wharton, deceased, upon which is erected house No. 344 West Douglass Street.

CONTAINING in front on said West Douglass Street in width or breadth, fifteen feet (15'), and in depth or length of equal width or breadth, one hundred five feet (105) to said ten feet (10') wide alley.

BEING THE SAME PREMISES WHICH Lazaro Fanego, a/k/a Lazaro Fenago, by Deed of Correction dated 1/10/2002 and recorded 1/30/2002 in the Office for the Recorder of Deeds in and for the COUNTY of BERKS, and Commonwealth of PENNSYLVANIA in Record Book 3473, Page 1026, granted and conveyed unto LAZARO FANEGO.

PARCEL NO. 15530756440576

FOR INFORMATIONAL PURPOSES ONLY: Being known as 342 West Douglass Street, Reading, PA 19601

BEING THE SAME PREMISES which Lazaro Fanego by Deed dated January 9, 2013 and recorded January 9, 2013 in the Office of the Recorder of Deeds in and for the County of Berks, Pennsylvania in Instrument No. 2013000931 granted and conveyed unto Lucy Antonia Ramos-Ramos in fee.

TAX PARCEL NO. 15530756440576

BEING KNOWN AS 342 West Douglass Street, Reading, PA 19601

Residential Property

To be sold as the property of Lucy A. Ramos-Ramos a/k/a Lucy Antonia Ramos-Ramos

No. 19-20192

Judgment Amount: \$41,102.75

Attorney: Joseph P. Schalk, Esquire

ALL THAT CERTAIN tract or parcel of land, situate East of North Fifth Street (33 ft. wide) in the Borough of Hamburg, County of Berks and State of Pennsylvania, being bounded and more fully described in accordance with a survey by Paul R. Grube Associates and designated on Plan Number 45-63, as follows, to wit:

BEGINNING at an iron pin corner, said corner being a corner in common with other property belonging to Scott C. Taft, thence; (A.) along the property belonging to Saint Mary's Roman Catholic Church, the four (4) following courses and distances, viz: (1.) North sixteen (16) degrees zero East five (5) feet to an iron pin, thence; (2.) South eighty-six (86) degrees thirty-three (33) minutes East eighty-eight and eleven hundredths (88.11) feet to an iron pin, thence; (3.) South sixteen (16) degrees West one hundred six and two hundredths (106.02) feet to an iron pin, thence; (4.) North seventy-four (74) degrees West thirty (30) feet to a spike on the Eastern edge of Fern Alley (which was vacated by ordinance and acquired by Scott C. Taft), thence; (5.) along the Eastern edge of Fern Alley (20 ft. wide), North sixteen (16) degrees East ninety-four and thirty-four hundredths (94.34) feet to an iron pin on the Eastern edge of vacated Fern Alley, thence; (6.) along the vacated Fern Alley and other property belonging to Scott C. Taft, North eighty-six (86) degrees thirty-three (33) minutes West fifty-seven and thirty-seven hundredths (57.37) feet to the place of BEGINNING.

CONTAINING: Three thousand three hundred sixty and nineteen hundredths (3,360.19) square feet.

PURPART NO. 2:

ALL THAT CERTAIN lot or piece of ground together with the one-story frame bungalow with metal siding erected thereon situate on the North side of an eight (8) foot joint concrete driveway between North Fifth Street and Fern Alley in the Borough of Hamburg, County of Berks and Commonwealth of Pennsylvania, bounded on the North by Confer Alley, on the East by Fern Alley, on the South by property now or late of Edward H. Bowers and Cora A. Bowers, his wife, and on the West by property now or late of Bruce A. Rumberger and Mildred M. Rumberger, his wife, and being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by a cross cut in concrete in the center line of an eight (8) foot joint concrete driveway, which is a distance of one hundred nine (109) feet zero (0) inches eastwardly from the eastern topographical building line of North Fifth Street; thence leaving and making a right angle in a northerly direction with property now or late of Bruce A. Rumberger and Mildred M. Rumberger, his wife, a distance of sixty-five (65) feet five and five-eighths (5-5/8) inches to a corner marked by an iron pin in the South side of Confer Alley; thence in an easterly direction along Confer Alley making an interior angle of one hundred two (102) degrees thirty-three (33) minutes with the last described line a distance of thirty-six (36) feet ten and five eighths (10-5/8) inches to a corner marked by an iron pin in the western side of Fern Alley;

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thence in a southerly direction along Fern Alley, making an interior angle of seventy-seven (77) degrees twenty-seven (27) minutes with the last described line a distance of seventy-three (73) feet five and three-fourths (5-3/4) inches to a corner marked by a cross cut in concrete in the center line of the eight (8) foot joint concrete driveway; thence in a westerly direction along same making a right angle with the joint concrete driveway a distance of thirty-six (36) feet zero (0) inches to the place of BEGINNING.

CONTAINING: Two thousand five hundred one and one tenth (2,501.1) square feet, strict measure.

PURPART NO. 3:

ALL THAT CERTAIN lot or piece of ground located in the Borough of Hamburg, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point in the South side of Confer Alley; said point being one hundred sixteen (116) feet nine and one-half (9-1/2) inches East of the Southeast curb corner of North Fifth Street and Confer Alley as shown on the topographical plan of the North Ward of the Borough of Hamburg, Pennsylvania, thence northward crossing said Confer Alley North seventeen (17) degrees East sixteen (16) feet four and three-fourths (4-3/4) inches to a point; thence eastwardly along Saint Mary's Catholic Cemetery South eighty-five (85) degrees thirty-three (33) minutes East thirty-six (36) feet ten and five-eighths (10-5/8) inches to a point; thence southward crossing said Confer Alley South seventeen (17) degrees West sixteen (16) feet four and three-fourths (4-3/4) inches to a point; thence westwardly along other property of Howard G. Fry, North eighty-five (85) degrees thirty-three (33) minutes West thirty-six (36) feet ten and five-eighths (10-5/8) inches to the place of BEGINNING.

CONTAINING: Six hundred four and eighty-three hundredths (604.83) square feet.

PURPART NO. 4:

ALL THAT CERTAIN tract or parcel of land situate on the East side of North Fifth Street in the Borough of Hamburg, County of Berks and Commonwealth of Pennsylvania, being bounded and more fully described in accordance with the survey by Paul R. Grube Associates and designated on Plan Number 45-63, and identified on that Plan as the portion of Fern Alley vacated by the Borough Ordinance of Hamburg in 1995, No. 645-95, as follows, to wit:

BEGINNING at point being a corner in common with property belonging to Todd E. Landis and Donna S. Landis, his wife, Scott C. Taft and the vacated Fern Alley thence; North sixteen (16) degrees zero (0) minutes East eighty-nine and eighty-eight hundredths (89.88) feet to an iron pin thence; South eighty-six (86) degrees thirty-three (33) minutes East twenty and forty-nine hundredths (20.49) feet to an iron pin thence;

South sixteen (16) degrees zero (0) minutes West ninety-four and thirty-four hundredths (94.34) feet to a spike thence; North thirty-four (34) degrees zero (0) minutes West twenty (20) feet to the place of BEGINNING.

CONTAINING: One thousand eight hundred forty-two and thirty-one hundredths (1,842.31) square feet.

IT BEING A PORTION of Fern Alley vacated by the Borough Ordinance in 1995, being No. 645-95 and dated November 6, 1995.

BEING THE SAME PREMISES which Scott C. Taft by Deed dated October 23, 1996 and recorded on October 24, 1996 in the Office of the Recorder of Deeds of Berks County in Record Book 2777, Page 1307, granted and conveyed unto Scott C. Taft.

PARCEL IDENTIFICATION NO: 46-4495-17-11-3793

TAX ID #46116300

TO BE SOLD AS THE PROPERTY OF CODY P. TAFT, IN HIS CAPACITY AS ADMINISTRATOR FOR THE ESTATE OF SCOTT C. TAFT, DECEASED

NO. 19-20325

Judgment Amount: \$67,183.30

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house No. 430 South Fifteenth Street and the lot of ground upon which the same is erected, situate on the West side of South Fifteenth Street, between Muhlenberg and Cotton Streets in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the West side of South Fifteenth Street, one hundred and sixty-one feet eight and one-half inches North from Cotton Street and forty-six feet South from Muhlenberg Street; thence North along said South Fifteenth Street fifteen feet to property now or late of Joseph A. Fleig; thence West along the same in a line running parallel with Cotton Street one hundred feet to a ten feet wide alley; thence South along the same, fifteen feet to property now or late of Clara I. Masser; thence East along the same in a line running parallel with said Cotton Street one hundred feet to the place of BEGINNING.

TOGETHER with the use of the joint alley on the North in common with the owner of occupiers of the premises adjoining on the North.

TITLE TO SAID PREMISES IS VESTED IN ALDO RIVERA, UNMARRIED AND NILZA HALL, UNMARRIED, by Deed from HTMA, INC., Dated 04/27/2007, Recorded 05/03/2007, in Book 5126, Page 2171.

Being known as 430 South 15th Street, Reading, PA 19602-2168.

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Residential property
Tax Parcel No: 16531631382000
Tax Account: 16220350
See Deed Book 5126, Page 2171
To be sold as the property of Aldo Rivera,
Nilza Hall.

No. 19-20463
Judgment Amount: \$150,627.51
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

PREMISES A

ALL THAT CERTAIN lot or piece of ground with the two and one-half story frame dwelling house thereon erected, situate on the North side of East Locust Street, between Willow and Beech Streets, in the Borough of Fleetwood, County of Berks and Commonwealth of Pennsylvania, bounded and more fully described as follows, to wit:

Beginning at a corner in the building line forty (40) feet East of the Northeast intersection of the building lines of East Locust and Willow Streets, thence Northward along lands now or late of William R. Down Estate, a distance of 179 feet 11-1/4 inches to Foundry Alley; thence Eastward along the South side of said alley a distance of 149 feet 8-1/8 inches to a point in line of lands now or late of Mary K. Angstadt, wife of Warren Angstadt; thence Southward along the same a distance of 179 feet 11-1/4 inches to a point in the aforesaid building line on the North side of said East Locust Street; and thence Westward along the said building line a distance of 149 feet 8-1/8 inches to the place of Beginning.

Thereon erected a dwelling house known as: 303 East Locust Street, Fleetwood, PA 19522

Tax Parcel #44543112952014

Account: 44028300

See Deed Instrument Number 2016030738

Sold as the property of: KAREN A. HUTCHINSON

NO. 19-20373

Judgment Amount: \$264,840.08

Attorney: Phelan Hallinan Diamond & Jones,
LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, piece of ground situate on the easterly side of Stone Row lane, in Rockland township, county of Berks, commonwealth of Pennsylvania, shown as lot #10, on the plan of "Clay Valley estates", recorded in plan book volume 172, page 22, Berks county records, more fully bounded and described as follows to wit:

BEGINNING at a point on the easterly right of way of Stone Row lane, said point being a corner in common with lot no. 9 on said plan; thence along lot no. 9 south 53 degrees 06 minutes 57 seconds east 247.35 feet to a point, a corner in common with lot no. 11 on said plan; thence along the same south 36 degrees 53 minutes 03 seconds west 225.00 feet to a point along the northeasterly right of way line of Clay Valley Road; thence along the same north 53 degrees 06 minutes 57 seconds west 217.35 feet to a point at the intersections of Clay Valley Road and Stone Row lane; thence along the same by the arc of a curve bearing to the right having a radius of 30.00 feet, a central angle of 90 degrees 00 minutes and 00 seconds and a distant along the arc of 47.12 feet to a point along the easterly right of way of Stone Row lane; thence along the same north 36 degrees 53 minutes 03 seconds east 195.00 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Lisa A. Abraham, as sole tenant, her assigns, the survivor of them and the survivor's personal representatives and assigns, in fee, by Deed from Collin Lutz, Dated 02/28/2009, Recorded 03/02/2009, Instrument No. 2009008151.

Being known as 31 Clay Valley Road, Fleetwood, PA 19522-9771.

Residential property
Tax Parcel No: 5441-04-94-3322
Tax Account: 75021450
See Deed Instrument 2009008151

To be sold as the property of Lisa A. Abraham.

No. 19-20468

Judgment Amount: \$324,285.16

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot Or Piece Of Ground Together With The Two And One Half Story Single Brick And Frame Dwelling House Erected Thereon, Being No 92 Grandview Boulevard, Situate In The Borough Of Wyomissing, (Formerly The Borough Of Wyomissing Hills), Formerly The Township Of Spring, County Of Berks And State Of Pennsylvania, As Shown On A Map Or Plan Of Wyomissing Hills, Surveyed By R Kurtz Wells, C E, Said Map Or Plan Being Duly Acknowledged And Recorded In The Office For Recording The Deeds In And For The County Of Berks In Plan Book 2 Page 40, And Being Further Known As A Part Of Lot No. 19 And A Part Of Lot No. 18 Block J As Laid Out By Wyomissing Hills, Inc., Which Said Map Or Plan Is Hereby Referred To And Expressly Made A Part Of This Deed, Said Lot Or Piece Of Ground Being More Fully Bounded And Described As Follows, To Wit:

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BEGINNING At A Point In The Southern Line Of Grandview Boulevard, 70 Feet Wide, Said Point Being In The Western Line Of A 15 Feet Wide Alley, Said Alley Being Immediately To The West Of Property Of Carl F Lauer And Ethel G. Lauer, His Wife, And Said Point Also Being 45.20 Feet West Of The Northwestern Corner Of Lot No. 20 As It Is Shown On Said Plan Of Wyomissing Hills, Thence Along The Western Line Of Said 15 Feet Wide Alley, South 28 Degrees 29 Minutes 49 Seconds West The Distance Of 187.17 Feet To A Point In The Northern Line Of Lot No. 46 Block J, Thence Along Lot No. 46 And Lot No. 47 Block J North 62 Degrees 56 Minutes 29 Seconds West The Distance Of 82.30 Feet To A Point, Said Point Being 44.98 Feet West Of The Southeastern Corner Of Lot No. 18, And Said Point Being A Corner Of The Property Of W Marshall Hughes, Of Which This Was A Part, Thence Along Same North 29 Degrees 11 Minutes East The Distance Of 190.20 Feet To A Point In The Southern Line Of Grandview Boulevard, The Last Described Line Being 44 95 Feet West Of And Parallel To The Eastern Line Of Said Lot No. 18 Block J, Thence Along The Southern Line Of Said Grandview Boulevard South 60 Degrees 49 Minutes East The Distance Of 68.27 Feet To A Point, Thence Still Along Same By A Line Curving To The North And Having A Radius Of 2230.95 Feet The Distance Of 11.73 Feet To The Place Of Beginning.

Thereon erected a dwelling house known as: 92 Grandview Boulevard, Reading, PA 19609
 Tax Parcel #96439605088851
 Account: 96970087
 See Deed Book 4539, Page 0796
 Sold as the property of: SUSAN PAINTON

No. 19-20535

Judgment Amount: \$115,697.87
 Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN one-story brick dwelling house and lot or piece of ground upon which is erected, situate on the North side of Girard Avenue, being known as 29 Girard Avenue, in the Township of Muhlenberg, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

- On the North by an eight (8) feet wide alley;
- On the South by Girard Avenue;
- On the East by property now or late of Frederick L. Reicheneder and wife;
- On the West by Lot No. 76, on the plan of building lots laid out by T. Henry Miller, Plan Book Volume 5-A, Page 21, Berks County Records.

CONTAINING in front or width fifty (50') feet on Girard Avenue and in length or depth ninety (90') feet to said eight (8') feet wide alley, being Lot No. 77 on plan referred to above recorded in Plan Book Volume 5-A, Page 21.

Thereon erected a dwelling house known as: 29 Girard Avenue, Reading, PA 19605
 Tax Parcel #66530812964107
 Account: 66282500
 See Deed Book 1711, Page 0439
 Sold as the property of: SUE ANN HALE as Executrix of the Estate of Arlene M. Faust Deceased

NO. 19-20617

Judgment Amount: \$274,084.52
 Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

BEING the same premises which Greth Development Group, INC., by Deed dated June 21, 2002, and recorded June 25, 2002, in the Office of the Recorder of Deeds in and for the County of Berks, Pennsylvania, in Book 3556, Page 1661, granted and conveyed unto John W. McLaine, III and Amy M. McLaine, in fee.

ALL THAT CERTAIN tract of land with the improvements erected thereon, being 9 Timothy Leo Court in Ruscombmanor Township, Berks County, Pennsylvania, shown as Lot No. 49 on the plan of "Glenmar North" recorded in Plan Book 229, page 2, being fully bounded and described as follows:

Beginning at an iron pin set on the northeast side of Timothy Leo County, a corner of this and Lot 48 of the said plan; thence along the northeast side of Timothy Leo County, North 42 degrees 21 minutes 22 seconds West, 175.00 feet to an iron pin; thence along Lot 50, North 47 degrees 38 minutes 38 seconds East, 393.86 feet to an iron pin; thence along Lots 46 and 47, South 02 degrees 56 minutes 02 seconds East, 226.54 feet to an iron pin, the line passing over an iron pin set 89.00 feet from the last mentioned point; thence along Lot 48, South 47 degrees 38 minutes 38 seconds West, 250.00 feet to the point of beginning.

Containing 1.293m Acres.

TITLE TO SAID PREMISES IS VESTED IN Amy M. McLaine, by Deed from John W. McLaine, III and Amy M. McLaine, Dated 01/16/2012, Recorded 09/24/2012, Instrument No. 2012039683.

Being known as 9 Timothy Leo Court, Fleetwood, PA 19522-8841.

Residential property
 Tax Parcel No: 76-5420-10-35-8664
 Tax Account: 76000382

See Deed Instrument No. 2012039683
 To be sold as the property of Amy M. McLaine.

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No. 19-20621

Judgment Amount: \$139,877.96

Attorney: William E. Miller, Esquire

ALL THAT CERTAIN lot or piece of ground, situate on the Southerly side of Morrison Road, West of Bernsville Road, in the Township of Bern, County of Berks and Commonwealth of Pennsylvania, being the Westerly 34 feet of Lot No. 42 and the Easterly 24 feet of Lot No. 43 as shown on the Plan of "Greenfields Manor" Section No. 1, said plan being recorded by the Berks County Recorder of Deeds in Plan Book Volume 2, at Page 74, and being more particularly bounded and described as follows, to-wit:

BEGINNING at an iron pin on the Southerly lot line of Morrison Road fifty (50) feet wide Westwardly a distance of 307.10 feet from the point of curvature of the Westerly end of the curve, having a radius of 20 feet connecting the Southerly lot line of Morrison Road with the Easterly lot line of Bernville Road; thence extending in a Southerly direction along the Westerly 36 feet of Lot No. 42, property now or late of Robert L. Camardese and Rita M. Camardese, forming a right angle with the Southerly lot line of Morrison Road, a distance of 125 feet to an iron pin; thence extending in a Westerly direction along property now or late of The Stewart School forming a right angle with the last described line, a distance of 58 feet to an iron pin; thence extending in a Northerly direction along the Westerly 46 feet to Lot No. 43, forming a right angle with the last described line, a distance 125 feet to an iron pin on the Southerly lot line of Morrison Road; thence extending in an Easterly direction along the Southerly lot line of Morrison Road, forming a right angle with the last described line, a distance of 58 feet to the place of beginning.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Gloria M. Morraco (a/k/a Gloria Mae Morraco), now deceased, and Alessandro D. Morraco, by Deed dated September 24, 1997, and recorded on September 25, 1997, by the Berks County Recorder of Deeds in Deed Book Volume 2869, at Page 2144, granted and conveyed unto Gloria M. Morraco (a/k/a Gloria Mae Morraco), now deceased.

AND THE SAID Gloria M. Morraco (a/k/a Gloria Mae Morraco) departed this life on January 10, 2008, leaving a Last Will and Testament dated October 30, 2007, wherein she appointed Samuel M. Morraco, Jr. and Alessandro D. Morraco, as Co-Executors of her Estate.

WHEREUPON ON January 25, 2008, the Berks County Register of Wills under Case No. 06-08-0122 appointed Samuel M. Morraco, Jr. and Alessandro D. Morraco, as Co-Executors of the Estate of Gloria Mae Morraco a/k/a Gloria M. Morraco, deceased.

WHEREUPON TITLE TO THE AFOREMENTIONED PREMISES vested with Samuel M. Morraco, Jr. and Alessandro D. Morraco, as Co-Executors of the Estate of Gloria Mae Morraco a/k/a Gloria M. Morraco, deceased, by Operation of Law.

ACCOUNT: 439820912094

TO BE SOLD AS THE PROPERTY OF: Samuel M. Morraco, Jr. and Alessandro D. Morraco, as Co-Executors of the Estate of Gloria Mae Morraco a/k/a Gloria M. Morraco, deceased

No. 19-20808

Judgment Amount: \$161,286.10

Attorney: Phelan Hallinan Diamond & Jones,

LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, being known as 1319 Commonwealth Boulevard situate on the North side of Commonwealth Boulevard and lying East of Broadway Boulevard in the Borough of Kenhorst, County of Berks and Commonwealth of Pennsylvania, said lot or piece of ground being further known as Lot Numbers 421 to 424 inclusive as shown on map or plan of Far View Hills, which map or plan is recorded in the Recorder's of Berks County in Plan Book Volume 4 page 34, and being bounded and described as follows:

On the North by a 15 foot wide alley; on the East by Lot Number 420 as shown on said map or plan; on the South by said Commonwealth Boulevard and on the West by Lot Number 425 as shown on said map or plan.

CONTAINING in front on said Commonwealth Boulevard in width or breadth East and West 80 feet and in depth or length of equal width and breadth North and South 110 feet more or less to said 15 feet wide alley on the North.

TITLE TO SAID PREMISES IS VESTED IN MOISES U. AMPARO, by Deed from THOMAS K. PRIEST, Dated 12/31/2018, Recorded 01/02/2019, Instrument No. 2019000054.

Being known as 1319 Commonwealth Boulevard, Reading, PA 19607-2202.

Residential property

Tax Parcel No: 54-5305-06-49-9975

Tax Account: 54023729

See Deed Instrumental 2019000054

To be sold as the property of Moises U. Amparo.

No. 19-21447

Judgment: \$112,816.73

Attorney: Edward J. McKee, Esquire

ALL THAT CERTAIN three-story stone front and brick dwelling house, together with the lot or piece of ground upon which the same is erected situate on the West side of and known as No. 936 North Fifth Street, between Windsor and Spring Streets, in the City of Reading, Berks County, Pennsylvania, bounded and described as follows, to wit:

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BEGINNING at a point in the Western building line of said North Fifth Street, three hundred seven feet five inches (307' 5") North from the Northwest corner of said North Fifth Street and Windsor Streets; thence West along property now or late of Robert B. Rasbridge one hundred fifteen feet (115') to the middle of a ten feet (10') wide alley; thence North along the middle of said ten feet (10') wide alley sixteen feet three inches (16' 3") to a point in line of property now or late of Edward A. Feather; thence East along the same one hundred fifteen feet (115') to a point in the said Western building line of said North Fifth Street; thence South along the same sixteen feet three inches (16' 3") to the place of beginning.

TOGETHER with the free and uninterrupted use forever of a join allay on the North side of the hereby conveyed premises in common with the owners and occupiers of the adjoining property on the North.

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

Parcel No.: 14530751757552 Map PIN 530751757552

BEING known as 936 North 5th Street, Reading, PA 19601

BEING the same premises which John R. Weller and Erin A. Weller by Deed dated November 29, 2005 and recorded in the Office of Recorder of Deeds of Berks County on January 27, 2006 at Book 4767, Page 442 granted and conveyed unto Jennifer Simmons Rodriguez a/k/a Jennifer Rodriguez.

TO BE SOLD AS THE PROPERTY OF Jennifer Simmons Rodriguez a/k/a Jennifer Rodriguez.

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, June 5, 2020 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given. All claims to funds realized from the real estate sold by the Sheriff shall be filed by the respective Claimants with the Sheriff within five (5) days after the time of said Sheriff's Sale.

ARTICLES OF INCORPORATION

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

The name of the proposed corporation is **Jones RD. Trucking Inc.**

The Articles of Incorporation have been filed on April 3, 2020.

Mark H. Koch, Esq.

KOCH & KOCH

217 N. 6th Street
P.O. Box 8514
Reading, PA 19603

AUDIT LIST

Second and Final Publication

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

Notice of Audit of Fiduciaries Accounts

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

NOTICE is hereby given that the following accounts have been filed and may be examined in the Clerk of the Orphans' Court office. If you desire to object, you must file objections in writing with the Clerk on or before the close of business of the last business day (May 5, 2020) before submission to the Court. The accounts will be filed by the Clerk of the Orphans' Court Division with the Court for adjudication and confirmation on May 6, 2020 and distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

GEHMAN, GRACE D., a/k/a GEHMAN, GRACE DETWEILER - Jacob Timothy Gehman and Joy Suzanne Gehman, Exrs., R. Douglas Good, Esq.

HIMMELBERGER, LARRY L. - Jay R. Himmelberger, Exr., Jonathan B. Batdorf, Esq.

MARTIN, KATHERINE L. (Settlor) - PNC Bank, N.A. and Michele Vandetty, Trustees Under Deed dated 5/3/96 F/B/O Susan and Julie Martin, Paul L. Feldman, Esq./Bess M. Collier, Esq.

TRAVETTI, WILLIAM R. - Charles Gary Conner and David Conner, Exrs., Jonathan B. Batdorf, Esq.

Last day for filing Accounts for June 2020 is May 4, 2020.

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

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CIVIL ACTION

EXHIBIT B
IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY, PENNSYLVANIA
CIVIL ACTION-LAW
NO. 20-1760

Assigned: Timothy J. Rowley, J.
SHANNON B. WILSON and CHRISTINA L.
WILSON, h/w, Plaintiffs

vs.

THE ESTATE AND HEIRS OF FRANK
ECKENROTH, Defendants

TO: THE ESTATES AND HEIRS OF FRANK
ECKENROTH

THE ESTATES AND HEIRS OF Maggie K.
Eckenroth

THE ESTATES AND HEIRS OF Thomas G.
Eckenroth

THE ESTATES AND HEIRS OF Emma
Eckenroth A/K/A Emma Becker

THE ESTATES AND HEIRS OF Mary
Eckenroth A/K/A Mary A. Keenan, Carrie
Eckenroth A/K/A Carrie Eckhart or

THE ESTATES AND HEIRS OF Esther
Eckenroth A/K/A Esther Longenecker

THE ESTATES AND HEIRS OF Charlotte
Eckenroth A/K/A Charlotte Bain THE ESTATES
AND HEIRS OF

NOTICE TO DEFEND

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days of this Publication by entering a written appearance personally or by an attorney and filing in writing with the Court your defenses or objections to the claims set forth against 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.

Lawyer Referral Service
Berks County Bar Association
544 Court Street
Reading, PA 19601
TELEPHONE: (610) 375-4591

BRIEF STATEMENT OF THE COMPLAINT:

Petitioners are legal co-owners of property and have been maintaining a certain portion of land that was known as an alleyway on which portions of their garage and pool lie, as well as a second alleyway which is used as the only means of ingress and egress to the land, as they have

been maintaining the property financially and otherwise. Petitioner seeks an Order compelling Respondents, to file, record, cancel, surrender or satisfy a record, or admit the validity or discharge of, any document, obligation or deed affecting any right, lien or interest in land.

The tracts in question were obtained in a single deed by Frank Eckenroth by Deed dated April 1, 1920 and recorded in Deed Book Volume 505 Page 138 from Amanda D. Wentzel. And are more fully described in Exhibit A of the Complaint to Quiet Title filed in the Berks County Common Pleas to No. 20-1760.

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

BECK, JAMES A., dec'd.

Late of 196 Old Friedensburg Road,
Alsace Township.
Executrix: SHELLEY FOGELMAN,
1850 White Oak Drive,
Sinking Spring, PA 19608.
ATTORNEY: JOHN M. STOTT, ESQ.,
BRUMBACH, MANCUSO & FEGLEY,
P.C.,
11 East Lancaster Avenue,
P.O. Box 500,
Shillington, PA 19607-0500

BIANCHINI, DOMINIC THOMAS also known as

BIANCHINI, DOMINIC, dec'd.
Late of Douglassville.
Administrator: JEROLD S. BERSCHLER,
ESQUIRE.
Soloman, Berschler, Campbell & Thomas,
P.C.,
317 Swede Street,
Norristown, PA 19401

CUSTER, JEAN D. also known as CUSTER, JEAN DELONG, dec'd.

Late of Brecknock Township.
Executor: ROBERT THOMAS CUSTER,
c/o ATTORNEY: BRIAN R. OTT, ESQ.,
BARLEY SNYDER LLP,
50 N. 5th Street, 2nd Fl.,
P.O. Box 942,
Reading, PA 19603-0942

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HIX, ELLA K., dec'd.

Late of Tilden Township.
 Executor: RICHARD HIX, JR.,
 c/o ATTORNEY: JOEL READY, ESQ.,
 CORNERSTONE LAW FIRM, LLC,
 8500 Allentown Pike, Suite 3,
 Blandon, PA 19510

HRUSZKA, JOHN, dec'd.

Late of 403 Oak Lane,
 Exeter Township.
 Administratrix: JUDITH IWASCHENKO,
 24 Mellowbrook Drive,
 Sinking Spring, PA 19608.
 ATTORNEY: KATHY S. GEES-LARUE,
 ESQ.,
 1158 Stinson Drive,
 Reading, PA 19605

HUGGINS, CAROL JOYCE, dec'd.

Late of Exeter Township.
 Executrix: MAUREEN BOISSON,
 3355 Oley Turnpike Road,
 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

KINSEL, CLARA MAE also known as

CLAUSS, CLARA MAE, dec'd.
 Late of Cumru Township.
 Executrix: CAROL L. GOODMAN,
 c/o ATTORNEY: ZACHARY A. MOREY,
 ESQ.,
 536 Court Street,
 Reading, PA 19601

KLING, DOROTHY E., dec'd.

Late of One South Home Avenue,
 Topton, Longswamp Township.
 Executrix: BARBARA L. KLING
 GEISLER,
 330 Madison Street,
 Shillington, PA 19607.
 ATTORNEY: REBECCA BATDORF
 STONE, ESQ.,
 301 E. Lancaster Avenue,
 Shillington, PA 19607

KOLESNIK, PETER A., dec'd.

Late of Muhlenberg Township.
 Executrix: DEBBY KOLESNIK,
 c/o ATTORNEY: ZACHARY A. MOREY,
 ESQ.,
 536 Court Street,
 Reading, PA 19601

LEVAN, BETTY JANE, dec'd.

Late of 190 Possum Road,
 Hamburg.
 Executors: JULIE A. YODER and
 SAMUEL T. YODER,
 116 Tilden Road,
 Mohrsville, PA 19541.
 ATTORNEY: JOHN D. LEVAN, ESQ.,
 1508 Alsace Road,
 Reading, PA 19604

OKONSKI, ANTOINETTE J., dec'd.

Late of Muhlenberg Township.
 Executor: CHRISTOPHER M. OKONSKI,
 c/o ATTORNEY: ZACHARY A. MOREY,
 ESQ.,
 536 Court Street,
 Reading, PA 19601

**RADCLIFF, BARBARA A. also known as
RADCLIFF, BARBARA ANN, dec'd.**

Late of 2000 Cambridge Avenue, Apt. 301,
 Borough of Wyomissing.
 Executrix: LYNN MACADANGDANG,
 c/o 342 East Lancaster Avenue,
 Downingtown, PA 19335.
 ATTORNEY: JAY G. FISCHER, ESQ.,
 Valocchi & Fischer, 342 East Lancaster
 Avenue,
 Downingtown, PA 19335

REINERT, ALLEN L., dec'd.

Late of 2806 Wyoming Drive, Apt. F-1,
 Spring Township.
 Executrix: DONNA L. REINERT,
 1340 Green Street,
 Reading, PA 19604.
 ATTORNEY: JONATHAN B. BATDORF,
 ESQ.,
 317 E. Lancaster Avenue,
 Shillington, PA 19607

ROADCAP, CARROLL E., dec'd.

Late of Boyertown.
 Executor: STEPHEN M. ROADCAP,
 1517 W. Philadelphia Avenue,
 Boyertown, PA 19512.
 ATTORNEY: R. KURTZ HOLLOWAY,
 ESQ.,
 Wells, Hoffman, Holloway & Medvesky,
 LLP,
 635 East High Street,
 P.O. Box 657,
 Pottstown, PA 19464

STETLER, PHYLLIS R., dec'd.

Late of 116 Eric Avenue,
 Cumru Township.
 Executrix: BARBARA R. BRESSLER,
 c/o ATTORNEY: BRIAN F. BOLAND,
 ESQ.,
 KOZLOFF STODT,
 2640 Westview Drive,
 Wyomissing, PA 19610

**VOGEL, HELENE M. also known as
VOGEL, HELENE MARTHA, dec'd.**

Late of 618 N. 7th Street,
 Borough of Wyomissing.
 Executrix: JEANNETTE M. REIGEL,
 c/o ATTORNEY: BRIAN F. BOLAND,
 ESQ.,
 KOZLOFF STODT,
 2640 Westview Drive,
 Wyomissing, PA 19610

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Second Publication**AUMAN, JOHN W., dec'd.**

Late of 211 Parkview Avenue,
Lower Alsace Township.
Executrix: SUSAN J. MCCASKEY,
6 Spring Crest Blvd.,
Sinking Spring, PA 19608.
ATTORNEY: SCOTT C. PAINTER, ESQ.,
906 Penn Avenue,
P.O. Box 6269,
Wyomissing, PA 19610

HARTLINE, DAVID R., SR., dec'd.

Late of 1803 Tulpehocken Road,
Borough of Wyomissing.
Executrix: LORI J. BUSH,
34 Woodland Ave.,
Mohnton, PA 19540.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

KAUFFMAN, CHRISTINE A., dec'd.

Late of City of Reading.
Executor: ANN BANK OF AMERICA,
N.A.,
Attn.: Stuart W. Horsley,
Estate Settlement Officer,
VA2-300-12-92,
P.O. Box 26688,
1111 E. Main St.,
12th Fl.,
Richmond, VA 23261-6688.
ATTORNEY: STACEY WILLITS
MCCONNELL, ESQ.,
Lamb McErlane, PC,
24 E. Market St.,
P.O. Box 565,
West Chester, PA 19381-0565

LESSIG, LARRY L., dec'd.

Late of City of Reading,
Executrix: CHERYL E. ROSHONG,
C/O ATTORNEY: BETSY HAWMAN
SPROW, ESQ.,
DERR, HAWMAN & DERR,
9 East Lancaster Avenue,
Shillington, PA 19607

LLOYD, JOAN E., dec'd.

Late of Borough of Wyomissing.
Executor: MATTHEW S. LLOYD,
17 Wyndham Hill Drive,
Reading, PA 19606.
ATTORNEY: EUGENE ORLANDO, JR.,
ESQ.,
ORLANDO LAW OFFICES, P.C.,
2901 St. Lawrence Avenue, Suite 202,
Reading, PA 19606

MERCADO, MARTA HILDA FIGUEROA, dec'd.

Late of 801 Penn Street, Apt. 306,
City of Reading.
Administrator: JOSE EMELIO MERCADO,
c/o ATTORNEY: ANDREW S. GEORGE,
ESQ.,
KOZLOFF STOUTD,
2640 Westview Drive,
Wyomissing, PA 19610

MORICI, MARY D., dec'd.

Late of Borough of Birdsboro.
Executrix: VICTORIA A. MORICI,
179 Waterford Lane,
Reading, PA 19606.
ATTORNEY: SCOTT C. PAINTER, ESQ.,
906 Penn Avenue,
P.O. Box 6269,
Wyomissing, PA 19610

SEIGFRIED, VIRGINIA M., dec'd.

Late of Borough of West Reading.
Executrix: ELIZABETH SELL,
205 Kent Way,
West Reading, PA 19611.
ATTORNEY: SCOTT C. PAINTER, ESQ.,
906 Penn Avenue,
P.O. Box 6269,
Wyomissing, PA 19610

WAIDELICH, BETTY J., dec'd.

Late of Albany Township.
Executrix: DONNA S. GRAFF,
c/o ATTORNEY: JON A. SWARTZ, ESQ.,
7736 Main Street,
Fogelsville, PA 18051

YENSER, STEPHANIE J., dec'd.

Late of Maiden creek Township.
Administrator: JESSE A. YENSER,
378 Main Street,
Blandon, PA 19510.
ATTORNEY: JAMES A. STALLONE,
ESQ.,
STRAHN LAW OFFICES, P.C.,
5341 Perkiomen Avenue,
Reading, PA 19606

Third and Final Publication**AUMAN, JOHN ROGER also known as AUMAN, JOHN R., dec'd.**

Late of 211 Parkview Avenue,
Lower Alsace Township.
Executrix: DEBBIE L. WRIGHT,
353 Briarwood Drive,
Elverson, PA 19520.
ATTORNEY: SCOTT C. PAINTER, ESQ.,
906 Penn Avenue,
P.O. Box 6269,
Wyomissing, PA 19610

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BOLOGNESE, NICOLINE F., dec'd.

Late of 2000 Cambridge Avenue,
Borough of Wyomissing.
Executrix: LOUISE V. REMLEY,
101 Lavender Lane,
Wyomissing, PA 19610.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

BURKHART, DORIS H., dec'd.

Late of 2 Chadwick Drive,
Cumru Township.
Executor: DANE S. BURKHART,
c/o ATTORNEY: ANDREW S. GEORGE,
ESQ.,
KOZLOFF STOUTD,
2640 Westview Drive,
Wyomissing, PA 19610

MCGINNIS, JAMES T., dec'd.

Late of Exeter Township.
Executrix: PATRICIA A. MCGINNIS,
49A Muirfield Drive,
Reading, PA 19607.
ATTORNEY: SCOTT C. PAINTER, ESQ.,
906 Penn Avenue,
P.O. Box 6269,
Wyomissing, PA 19610

RUFFALO, LENA, C., dec'd.

Late of Borough of Wyomissing.
Executrix: ANN TIRDELL,
8 George Ave.,
Wyomissing, PA 19610.
ATTORNEY: DAVID V. BOGDAN, ESQ.,
100 S. Broad St., #1520,
Philadelphia, PA 19110

STACHERSKI, ROSE A., dec'd.

Late of Cumru Township.
Executrix: VALERIE ANN SELIG,
14 Cralou Drive,
Fleetwood, PA 19522.
ATTORNEY: WILLIAM R. BLUMER,
ESQ.,
LEISAWITZ HELLER ABRAMOWITZ
PHILLIPS, P.C.,
2755 Century Boulevard,
Wyomissing, PA 19610