

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 April 11, 2014 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. 08-8172

Judgment: \$113,071.83

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

ALL THAT CERTAIN eastern part of a two-story brick and frame twin dwelling house, formerly known as No. 1927 Cleveland Avenue, now known as 2135 Cleveland Avenue, and Lot or piece of ground on which it is erected, being the fourth twenty feet (20') wide lot from the western side of Plot No.21, as shown on Plan of West Lawn, South of the Lebanon Valley Branch of the Reading Company, laid out for Dill and Fensternacher in November 1910, filed in the Recorder's Office at Reading, in Plan Book No. 4 Page 18, situate on the Northern side of Cleveland Avenue between Morwood and West Lawn Avenues, in the Township of Spring, County of Berks, and State of Pennsylvania, bounded on the North by a fifteen feet (15) wide alley, on the West by the western part of said twin dwelling house and lot on which it is erected, being other property of the said Raymond S. Lerch, on the South by Cleveland Avenue, and on the East by property of Edwin A. Mengel, and described more fully as follows, to wit:

BEGINNING at a point in the northern building line of Cleveland Avenue, said point being a corner of other property of the said Raymond S. Lerch, thence northwardly along the same, at right angles to the said Cleveland Avenue, passing through the middle of the party wall between the Eastern and Western parts of the aforesaid twin dwelling house, a distance of one hundred- thirty-five feet no inches (135' 0") to a corner in the southern side of fifteen feet (15') wide alley, thence eastwardly along the same, parallel to property of Edwin A. Mengel; thence southwardly along the same, at right angles to said fifteen feet (15') wide alley a distance of one hundred thirty- five feet no inches (135' 0") at a corner in the aforesaid northern building line of Cleveland Avenue; thence westwardly along the same, at right angles to last described line, a distance of twenty feet (20') to the place of Beginning.

CONTAINING in width along Cleveland Avenue twenty feet and in depth of equal width one hundred thirty-five feet to said fifteen feet wide alley an area 2,700 square feet.

BEING the same premises which Joan M. Flemming, by her Attorney-In-Fact, James P. Flemming, by Deed dated January 6, 2006, and recorded in Berks County on February 24, 2006, in Recorder Book 4800, Page 1020, granted and conveyed unto Jennifer Hinnershitz, and Eric Speece, in fee.

TAX I.D. #80-4396-09-06-9371

BEING KNOWN AS: 2135 Cleveland Avenue, Reading, Pennsylvania 19609.

TITLE TO SAID PREMISES is vested in Eric D. Speece by Deed from Jennifer Hinnershitz and Eric Speece dated October 23, 2006 and recorded November 8, 2006 in Deed Book 05007, Page 1191, Instrument #2006086444.

To be sold as the property of Eric D. Speece Deutsche Bank National Trust Company, as Trustee on Behalf of Morgan Stanley ABS Capital I Inc. Trust 2007-HE5 Mortgage Pass-Through Certificates, Series 2007-HE5 v. Eric D. Speece

No. 08-9891

Judgment Amount: \$198,028.10

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN piece of ground and the townhouse erected thereon, being Townhouse No. 4 which is the third house Southwardly in the Townhouse Group D in the Development of Flying Hills Section No. 2 originally recorded in Plan Book 127 Page 57, Berks County Records, to be superseded by Mast Engineering Co., Inc., Drawing No. E-3214-379 and recorded on a future date, together with a 5.00 foot wide strip of land to the East (street side) of the said townhouse, and a 16.00 foot wide strip of land to the West (rear) of said townhouse, situate on the Westerly side of the Muirfield Drive, a 20.00 foot wide private drive in the Development of Flying Hills Section, No. 2 Cumru Township, Berks County, Pennsylvania, being more fully bounded and described as follows to wit:

BOUNDED on the West (rear) by common space;

BOUNDED on the North (side) by Townhouse No. 3;

BOUNDED on the East (front) by common space of Muirfield Drive; and

BOUNDED on the South (side) of Townhouse No. 5.

CONTAINING a lot width of 23.00 feet, more or less, as measured from the center of a party wall between Townhouse No. 5 and the herein described Townhouse No. 4, in a Northerly direction to a point in the center of the party wall between Townhouse No. 3 and the hereindescribed Townhouse No. 4, and

03/20/2014

containing a lot depth of 58.00 feet, more or less, as measured from a point 5.00 feet Eastwardly from the front of said townhouse to a point 16.00 feet Westwardly from the rear of said townhouse.

THE Southeasterly corner of the physical structure known as Townhouse Group D has a coordinate reference of Latitude 2863.1744, Departure 2664.4202 with reference to a marble monument located a short distance South of Fairway Road, and being No. 25 in the Overall coordinate system of Flying Hills, and having a coordinate reference of Latitude 3060.065, Departure 2078.33.

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 and adjoining townhouse unit.

AS MORE FULLY SHOWN ON Mast Engineering Co., Inc. Drawing No. E-3214-379.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 4 Muirfield Drive, Reading, PA 19607

TAX PARCEL #39531405088689

ACCOUNT: 39532009

SEE Deed Book 5198, Page 0737

Sold as the property of: Dwayne F. Unger and Mariellen M. Unger

No. 09-04952

Judgment Amount: \$65,432.80

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel, situated in the Exeter Township, County of Berks and Commonwealth of Pennsylvania.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1406 Claire Drive, Birdsboro, PA 19508.

TAX PARCEL #4353351553188

ACCOUNT: 43046069

SEE Deed Book 2301, Page 469

To be sold as the property of: Harry J. Stephenson

No. 09-11311

Judgment Amount: \$207,759.02

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of land situate on the Westerly side of the cul-de-sac of Lily Lane, (53 feet wide), in the Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, and shown as Lot 22 on the Final Plan of Laurel Creek Run prepared by McCarthy Engineering Associates, P C recorded in Plan Book Volume 300, Page 293, Berks County Records, and being more fully bounded and described as follows to wit:

BEGINNING at a point on the Westerly right-of-way line of the said Lily Lane, said point being

Vol. 106, Issue 25

a corner of Lot 23 said point also being the most Northeasterly corner of the herein described Lot;

THENCE along the said Westerly right-of-way line of Lily Lane, by a line curving to the left, having a radius of 60.00 feet, a central angle of 29 degrees 13 minutes 15 seconds, an arc distance of 30.60 feet, with a chord bearing South 22 degrees 26 minutes 01 seconds West, a chord distance of 30.27 feet to a point, a corner of Lot 21;

THENCE along the said Lot 21 the two (2) following courses and distances;

1) North 82 degrees 16 minutes 15 seconds West, a distance of 94.40 feet to a point, and 2) North 56 degrees 45 minutes 18 seconds West, a distance of 124.46 feet to a point in line of lands of Monterey Mushrooms, Inc.;

THENCE along the said lands of Monterey Mushrooms, Inc., North 30 degrees 52 minutes 19 seconds East, a distance of 28.07 feet to a steel post, a corner of land of Charles E. Roughton;

THENCE along the said lands of Charles E. Roughton, North 40 degrees 23 minutes 52 seconds East, a distance of 55.48 feet to a point, a corner of the said Lot 23;

THENCE along the said Lot 23, South 53 degrees 03 minutes 39 seconds East, a distance of 198.62 feet to the place of BEGINNING.

CONTAINING IN AREA 14,134 Square Feet of Land, more or less.

BEING KNOWN AS 1020 Lily Lane, Temple, PA 19560-9535.

Residential property

TITLE TO SAID PREMISES IS VESTED IN Carlos A. Guzman, by Deed from Folino Construction Company, Inc., dated 01/31/2008, recorded 02/19/2008 in Book 5304, Page 2392.

TAX PARCEL NO.: 66531905292224

TAX ACCOUNT: 66001315

SEE Deed Book 5304 Page 2392

To be sold as the property of Carlos A. Guzman.

No. 09-5550

Judgment: \$287,269.81

Attorney: Scott A. Dietterick, Esquire

Kimberly A. Bonner, Esquire

Joel Ackerman, Esquire

Ashleigh Levy Marin, Esquire

Ralph M. Salvia, Esquire

Jaime R. Ackerman, Esquire

Jana Fridfinnssdottir, Esquire

Brian Nicholas, Esquire

Denise Carlon, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN parcel of land located on the southeasterly side of Red Corner Road, L.R. 06153 (required right of way 33 feet ultimate right of way 60 feet) and on the southwesterly side of Sycamore Road, T-355 (ultimate right of way 60 feet), situate in the Township of Union, County of Berks, and Commonwealth of Pennsylvania, being Lot #4 described according to a Plan and survey as prepared by John T. Aston, Registered Surveyor, Boyertown, PA, Plan

03/20/2014

Vol. 106, Issue 25

#1471-OA, dated September 13, 1983, entitled "Bunas Subdivision" recorded in Plan Book Volume 130 Page 11, Berks County Records, bounded on the North by Red Corner Road, L.R. 06153, and by the land of Joseph Kijak and Sally E. Kijak and partly by the land of Robert Kellar and Catherine M. Kellar, on the East by Sycamore Road, T-355, and by the land of C. Maria Lovera, on the South by Lot 3 on the said Plan, and on the West by Lot 2 on said Plan, being more fully described as follows:

BEGINNING AT A SPIKE set in the center line at the intersection of Red Corner Road and Sycamore Road, a corner of this and the land of C. Maria Lovera; thence from the said point of beginning leaving the center line of Red Corner Road in and through the bed of Sycamore Road and partly by the land of C. Maria Lovera, South 37 degrees 43 minutes 20 seconds East 411.97 feet to a spike set, a corner of this and Lot 3 on the said Plan, the line passes over a spike found; thence along Lot 3 on the said Plan, leaving the bed of Sycamore Road South 43 degrees 47 minutes 56 seconds West 324.91 feet to an iron pin set, a corner of this and the line of Lot 2 on the said Plan, the line passes over an iron pin set 24.61 feet from the first mentioned point; thence along Lot 2 of the said Plan, North 45 degrees 15 minutes 41 seconds West 372.32 feet to a spike set in the center line of Red Corner Road, a corner, the line passes over an iron pin set 30.18 feet from the last mentioned point; thence along the center line of Red Corner Road, the next 2 courses and distances, to wit (1) North 38 degrees 29 minutes 21 seconds East 185.05 feet to a spike set, a corner of this and the land of Joseph Kijak and Sally E. Kijak; and (2) along the land of Joseph Kijak and Sally E. Kijak and partly along the land of Robert and Catherine M. Keelar North 38 degrees 30 minutes 37 seconds East 196.13 feet to the point of beginning.

CONTAINING 3.139 acres.

BEING ACCOUNT NO. 2075(88)

BEING THE SAME PREMISES which Raymond J. Wolkowicz, Jr. and Donna K. Wolkowicz, his wife, and John R. Strus and Barbara A. Strus, his wife, by Deed dated May 22, 2006 and recorded June 8, 2006 in and for Berks County, Pennsylvania, in Deed Book Volume 4895, Page 1704, granted and conveyed unto John R. Strus and Barbara A. Strus, his wife, as tenants by the entirety.

PARCEL NO.: 88-5353-02-85-3930

HAVING ERECTED THEREON a dwelling house known as 26 Sycamore Road, Douglassville, PA, 19518.

To be sold as the property of John R. Strus and Barbara A. Strus, his wife, as tenants by the entirety.

No. 10-1719

Judgment: \$187,048.47

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

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

BEGINNING at a marble stone, said marble stone being 165 feet measured perpendicular to the center line of a public road linking Jacksonwald and Philadelphia Pike, known as Shelbourne Road and being also in line of Russel Eastburn, thence along said lands of Russell Eastburn, North 36 degrees 40 minutes West a distance of 179.73 feet to a marble stone at corner of lands of Russell Eastburn; thence along other lands of Harry Voder, North 62 degrees, 11 minutes East a distance of 203.83 feet to a marble stone in the easterly boundary line of the said public road, South 21 degrees, 16 minutes East a distance of 16.5 feet from the centerline of the said curve having a chord bearing of South 6 degrees, 52 minutes West and distance of 60.00 feet, (3) South 49 degrees, 2 minutes West and distance of 132.46 feet to the marble stone in the place of beginning.

CONTAINING 0.653 acres more or less.

TOGETHER WITH the right migress and regress to the above mentioned property over an existing 15 feet wide measurement and right of way leading from Shelbourne Road through Lot No. 3 on Plan of Golfview Estates (Plan Book 154 Page 48) to above described premises as granted and more fully described in easement agreement from Kuen S. Ang and Tei F Eng, his wife, to Christine T. Epler, formerly Christine T. Miller and William Epler, formerly Christine T. Miller and William H. Epler, her husband dated 12/10/1968 and recorded in Berks County Record Book 2067 Page 930.

BEING THE SAME PREMISES which Eloise Wood by Deed dated 10/14/2003 and recorded 10/16/2003 in Berks County in Deed Book 3903 Page 2382 conveyed unto Thomas E. Knowlton and Kimberly L. Knowlton, husband and wife, in fee.

TAX I.D. #5336-13-03-1264

BEING KNOWN AS: 740 Shelbourne Road, Reading, Pennsylvania 19606.

TITLE TO SAID PREMISES is vested in Steven Armstrong and Susan R. Armstrong by Deed from Thomas E. Knowlton and Kimberly L. Knowlton dated April 8, 2005 and recorded April 26, 2005 in Deed Book 4566, Page 2064.

To be sold as the property of Steven Armstrong and Susan R. Armstrong

JP MORGAN CHASE BANK, N.A. v. Steven Armstrong and Susan R. Armstrong

03/20/2014

Vol. 106, Issue 25

No. 10-20890

Judgment Amount: \$270,081.10

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or tract of land together with a one-story frame dwelling erected thereon situated on the Northern side of a Township Macadam Road known as Cedar Top Road T-404 leading from Mohnton to Cedar Top located between Scenic Drive T-962 and Welsh Road T-402 in the Township of Cumru, County of Berks and Commonwealth of Pennsylvania, bounded and described according to a survey made by Frank Garbini, Registered Surveyor, dated April 8, 1982, as follows, to wit:

BEGINNING at a point near the center of Cedar Top Road; thence leaving Cedar Top Road and along property of Leslie E. Isett, Jr., and mostly along the Eastern side of an earth lane, North 13 degrees 46 minutes 07 seconds East, a distance of two hundred four and two hundredths feet (204.02 feet) to a point in the earth lane; thence leaving the earth lane and along property of Sylvanius L. Steel and Hattie W. Steel, his wife, North 80 degrees 37 minutes 07 seconds East, a distance of three hundred sixty three and fifty nine hundredths feet (363.59 feet) to a black oak tree; thence along property of Donald F. Stauffer crossing a gravel road, South 20 degrees 37 minutes 45 seconds East, a distance of two hundred fifty six and ninety six hundredths feet (256.96 feet) to a stone, a corner of property of Norman H. Haines and May Haines, his wife, and a corner of property of the Glovenski Machine and Tool, Inc; thence along the property of the Glovenski Machine and Tool, Inc. by the three courses and distances as established by an agreement recorded in Miscellaneous Book Volume 337, Page 676, Berks County Records, to wit; (1) recrossing the aforesaid gravel road and partly in and along Cedar Top Road, North 89 degrees 51 minutes 25 seconds West, a distance of two hundred thirty three and ninety nine hundredths feet (233.99 feet) to a point in Cedar Top Road; (2) in and along Cedar Top Road, South 78 degrees 43 minutes 30 seconds West, a distance of two hundred five feet (205.00 feet) to a point and (3) continuing in and along Cedar Top Road, North 70 degrees 14 minutes 38 seconds West, a distance of sixty six and seventy two hundredths feet (66.72) feet) to the place of beginning.

CONTAINING 2.2068 acres.

BEING KNOWN AS 1917 Cedar Top Road, Reading, PA 19607-9343.

Residential property

TITLE TO SAID PREMISES IS VESTED IN Walter W. Ecenrode, Jr. and Joan M. Ecenrode, h/w, adult individuals and sui juris, by Deed from LeRoy D. Olson and Joanne M. Olson, h/w, adult individuals and sui juris, dated 04/16/1999, recorded 04/21/1999 in Book 3067, Page 1324.

TAX PARCEL NO.: 39-4395-19-62-2268

TAX ACCOUNT: 39900226

SEE Deed Book 3067 Page 1324

To be sold as the property of Walter W. Ecenrode, Jr., Joan M. Ecenrode.

No. 10-2643

Judgment Amount: \$66,518.15

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick mansard roof dwelling house and lot or piece of ground on which the same is erected, situate on the North side of Chestnut Street, between Twelfth and Weimer Streets, No.1213 Chestnut Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by a ten feet wide alley;

ON the East by property now or late Mary A. Shaaber;

ON the South by Chestnut Street; and

ON the West by property now or late of Martin Kasprzak and wife.

CONTAINING in front on Chestnut Street, twenty feet and in depth, one hundred ten feet.

BEING KNOWN AS 1213 Chestnut Street, Reading, PA 19602-2055.

Residential property

TITLE TO SAID PREMISES IS VESTED IN Dennis P. Cruz and Jeannette Velez, by Deed from Our City-Reading, Inc., dated 11/30/2007, recorded 12/19/2007 in Book 5275, Page 357.

TAX PARCEL NO.: 03-5316-22-19-7174

TAX ACCOUNT: 03311080

SEE Deed Book 5275 Page 357

To be sold as the property of Jeannette Velez, Dennis P. Cruz.

No. 11-17459

Judgment Amount: \$254,831.18

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or tract of land, together with the improvements thereon erected, located in Township of Rockland, County of Berks and State of Pennsylvania, as surveyed by Lawson G. Dietrich, Registered Surveyor, bounded and described as follows:

BEGINNING at an iron pin in the center of a public road, leading between Pricetown and Oley Furnace, said pin being a corner in common to the lands now or late of William Steudel, Jr., and lands now or late of Nicholas I. Nahumck;

THENCE along lands now or late of Nicholas I. Nahumck North forty-four degrees East sixteen hundred and eleven and five one-hundredths feet to an iron pin;

THENCE along lands now or late of George Schlegel South forty degrees East four hundred and seventy-eight and five tenths to a point;

THENCE along lands now or late of Daniel Weidner South forty-four degrees West fourteen hundred and fifty-two feet to a point in the aforesaid public road leading between Pricetown

03/20/2014

and Oley Furnace;

THENCE along same North fifty-nine degrees thirty minutes West four hundred and ninety-eight and thirty one-hundredths feet to the iron pin, the place of BEGINNING.

CONTAINING Sixteen Acres and one hundred and twenty-two perches.

TITLE TO SAID PREMISES IS VESTED IN Gregory F. Falcone and Pamela Ann Falcone, h/w, by Deed from Gaetano Gregory Falcone, dated 07/22/2002, recorded 07/24/2002 in Book 3572, Page 1124.

BY VIRTUE OF THE DEATH of Pamela Ann Falcone on November 12, 2012, Gregory F. Falcone became sole owner of the property.

BEING KNOWN AS 46 Orchard Road, Fleetwood, PA 19522-9762.

Residential property

TAX PARCEL NO: 5450-03-00-8950

TAX ACCOUNT: 75013036

SEE Deed Book 3572 Page 1124

To be sold as the property of Gregory F. Falcone.

No. 11-23092

Judgment Amount: \$199,790.58

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground situate in Hamburg Borough, Berks County, Pennsylvania, bounded and described according to a Final Plan of Hillside Manor, Section #4, drawn by C. Wesley Seitzinger, Professional Land Surveyor, dated May 16, 1989 and revised June 13, 1989, said Plan recorded in Berks County in Plan Book 163 Page 62, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Hillside Drive (53 feet wide) said point being a corner of Lot No. 66 on said Plan; thence extending from said point of Beginning Northwestwardly along the Northeasterly side of Hillside Drive along the arc of a circle curving to the left having a radius of 177.12 feet the arc distance of 63.04 feet to a point, a corner of lands of Hillside Manor, Section No. 2 on said Plan; thence extending along said lands North 11 degrees 15 minutes 00 second East 113.40 feet to an iron pin in line of lands of Hillside Manor, Section No. 1 on said Plan; thence extending along said lands South 78 degrees 45 minutes 00 second East 107.85 feet to a point, a corner of Lot No. 66 on said Plan; thence extending along same South 31 degrees 38 minutes 35 seconds West 132.39 feet to the first mentioned point and place of BEGINNING.

CONTAINING 10,081.756 square feet of land.

BEING Lot No. 67 as shown on the above mentioned Plan.

BEING KNOWN AS 505 Hillside Court, Hamburg, PA 19526-1302.

Residential property

TAX PARCEL NO.: 46-4494-06-37-3867

TAX ACCOUNT: 46112480

SEE Deed Book 2178 Page 2060

Vol. 106, Issue 25

To be sold as the property of Gregory P. Miller,
Bernice L. Miller

No. 11-25488

Judgment Amount: \$348,799.97

William F. Colby, Jr., Esquire

Keith Mooney, Esquire

PURPART NO. 1

ALL THAT CERTAIN building and tract of land situate on the South side of Penn Avenue, in the Borough of Sinking Spring, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner of property now or late of William Miller and on the South side of Penn Avenue; thence along the South side of Penn Avenue, North eighty-six and a half degrees (86-1/2°) West, one hundred thirty-five and five-tenths feet (135.5') to a point; thence along a fifteen feet (15') wide alley and lands now or late of Elias R. Holtzman, South one-quarter degree (1/4°) West, one hundred eighty-six foot (196') to a point; thence along a fifteen feet (15') wide alley adjoining lands now or late of John S. Peifer, Ida Peifer, George Wanner, Sallie Wanner, George S. Peifer, Mary Peifer, George Cammauf and Lizzie Cammauf, respectively, South eighty-six and three-fourths degrees (86 3/4°) East, one hundred thirty-five and five-tenths feet to a point; thence along property now or late of William Miller North one degree (01°) West, one hundred eighty-six feet (186') to the place of Beginning.

PURPART NO. 2

ALL THAT CERTAIN two-story frame dwelling house and Lot or piece of ground whereon the same is erected, situate in the Borough of Sinking Spring, County of Berks and Commonwealth of Pennsylvania, known and designated as No. 456 Penn Avenue in said Borough of Sinking Spring, bounded and described as follows, to wit:

BEGINNING at a point, an iron pin in Penn Avenue, formerly the Berks and Dauphin Turnpike, thence along land now or late of Sallie Miller, South one hundred eighty-six feet (186') to an alley; thence along said alley, East forty-two foot (42') to a corner; thence along land now or late of Byron C. Blair, North one hundred and eighty-six feet (186') to a corner in said Penn Avenue, formerly the Berks and Dauphin Turnpike, thence along said Penn Avenue, formerly the Berks and Dauphin Turnpike, forty-two feet (42') West to the place of Beginning.

CONTAINING in front on said Penn Avenue forty-two feet (42') and in depth of equal width one hundred and eighty-six feet (186').

PURPART NO. 3

ALL THAT CERTAIN lot or piece of ground together with the dwelling house thereon erected, known as 458 Penn Avenue, situate in the Borough of Sinking Spring, in the County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin, a point in the

03/20/2014

Vol. 106, Issue 25

middle of the Berks and Dauphin Turnpike and in line of said (now or late of) George N. Peifer's Lot; thence by the same South one hundred eighty-six feet (186') to a fifteen feet (15') wide alley running East and West; thence along said alley East forty feet (40') to a corner and in line of (now or late of) John G. Fox's Lot; thence along the same, North one hundred eighty-six feet (186') to an iron pin, a point in the middle of said Berks and Dauphin Turnpike; thence West forty feet (40') to a point in the aforesaid turnpike and place of Beginning.

CONTAINING in width forty feet (40') and in depth one hundred eighty-six feet (186').

PURPART NO. 4

ALL THAT CERTAIN lot or triangular piece of ground, situate in the Borough of Sinking Spring, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING AT A POINT IN THE Southern line of a proposed fifteen feet (15') wide alley, said point being in line of property now or late of Richard B. Krick; thence along said Southern line of proposed fifteen feet (15') wide alley, South eighty-five and one-half degrees (85-1/2°), East one hundred forty-one and one-half feet (141-1/2') to a point in line of property now or late of Kate S. Holtzman; thence along property now or late of Kate S. Holtzman, South one-fourth degree (1°/4°), East one hundred twenty-eight feet (128') to a point in line of property now or late of Richard B. Krick; thence along property now or late of Richard B. Krick, North forty-five degrees (45°), West one hundred ninety-six and seven-tenths feet (196.7') to the place of Beginning.

CONTAINING twenty-eight and one-half (28-1/2) perches.

PURPART NO. 5

ALL THAT CERTAIN small parcel or piece of land situate in the Borough of Sinking Spring, Berks County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point a corner in line of land now or late of Elinore Miller; thence by land now or late of Elias R. Holtzman, North three-quarters of one degree (3/4°) East, two hundred fifty-two and one-tenth feet (252.1') to a point, thence by South line of a fifteen feet (15') wide alley on land donated by said George S. Peifer North eighty-five and a half degrees (85-1/2°) West one hundred forty-five feet (145') to a post; thence by land now or late of said George S. Peifer, South one-quarter degree (1/4°) East one hundred twenty-eight feet (128') to a point on bank of a quarry; thence by land now or late of Richard Krick and partly by land now or late of Elinore Miller South forty-six degrees (46°) East one hundred ninety-five and two-tenths feet (195.2') to the place of Beginning.

CONTAINING ninety-nine and eighty-four one-hundredths (99.84) square perches.

PARCEL ID: 79438609254919

ACCOUNT NUMBER: 058100

SEE Record Book 4724 Page 2180

To be sold as the premises of Joseph R. Dell.

No. 11-4059

Judgment Amount: \$68,404.81

Attorney: Shawn M. Long, Esquire

ALL THAT CERTAIN lot or piece of ground, together with the buildings and improvements thereon erected, situate on the western side of North 11th Street, between Walnut and Elm Street, being known as No. 236 North 11th Street (formerly No. 238 North 11th Street), in the City of Reading, County of Berks and Commonwealth of Pennsylvania, including the dwelling house and garage on the rear of said Lot, more particularly bounded and described as follows:

BEGINNING at a point in the Western building line of North 11th Street, being a corner of property now or late of The Reading Trust Company, being known as No. 234 North 11th Street; thence in a Westerly direction along the same, a distance of one hundred thirty-two (132) feet, two (2) inches, more or less, to property now or late of Belton L. Lutz and Sallie A. Lutz, his wife; thence in a Northerly direction along the same, a distance of twenty (20) feet, more or less, to a fifteen (15) feet wide alley; thence in a Easterly direction along the said alley a distance of twenty-two (22) feet, two (2) inches to a property now or late of said parties of the first part; thence in a Easterly direction along property now or late of the said parties of the first part a distance of one hundred and ten (110) feet, more or less, to a point in the Western building line of North 11th Street; thence in a Southerly direction along the same, a distance of twenty (20) feet to the place of beginning.

CONTAINING in front on said North 11th Street, North and South, twenty (20) feet and in depth, East and West, one hundred thirty-two (132) feet two (2) inches, more or less.

BEING PARCEL NO. 09531769110644

BEING THE SAME PREMISES which Dale R. Gresh by Deed dated October 8, 2007 and recorded October 10, 2007 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania in Record Book 5237, Page 167, granted and conveyed unto Dale R. Gresh and Susanne A. Gresh, husband and wife, their heirs and assigns, as tenants by the entirety.

To be sold as the premises of Dale R. Gresh and Susanne A. Gresh

No. 11-6830

Judgment Amount: \$334,498.47

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel of ground situate in Amity Township, Berks County, Pennsylvania bounded and described according to a Final Plan of 'Westridge Subdivision' Phase 6 and 7, recorded in Plan Book 236, Page 1, Berks

03/20/2014

County Records, as follows:

BEGINNING at a point on the Northwest side of Swatara Circle (50 feet wide) a corner in common with Lot 211 on the abovementioned Plan, thence Southwesterly side of Northwest side of Swatara Circle along the arc of a circle curving to the left having a radius of 175.00 feet an arc distance of 100.00 feet to a point a corner in common with Lot 213 on the abovementioned Plan, thence along Lot 213 North 67 degrees 39 minutes 10 seconds West a distance of 119.51 feet to a point on line of Lot 270 on the abovementioned Plan, thence along Lot 270 North 21 degrees 13 minutes 50 seconds East a distance of 25.27 feet to a point on line of lands now or late of Lawrence P Tobias, thence along said lands North 22 degrees 20 minutes 50 seconds East a distance of 164.42 feet to a point a corner in common with the aforementioned Lot 211, thence along Lot 211 South 34 degrees 54 minutes 45 seconds East a distance of 175.72 feet to a point on the Northwest side of Swatara Circle, the place of beginning.

BEING KNOWN AS 107 Swatara Circle, Douglassville, PA 19518-8777.

Residential property

TITLE TO SAID PREMISES IS VESTED IN Anthony James and Desiree Williamson, h/w, by Deed from Guwan Williamson, dated 07/01/2005, recorded 09/02/2005 in Book 4660, Page 887.

TAX PARCEL NO.: 24-5354-08-78-5719

TAX ACCOUNT: 24001515

SEE Deed Book 4660 Page 887

To be sold as the property of Anthony James, Desiree Williamson.

No. 12-07432

Judgment: \$123,024.54

Attorney: Bradley J. Osborne, Esq.

ALL THAT CERTAIN lot or piece of ground Situate in Robeson Township, Berks County, Pennsylvania, bounded and described according to a Plan of Robert Deeds Subdivision, drawn by Earl R. Felty, Professional Land Surveyor, dated August 2, 1985, said Plan recorded in Berks County in Plan Book 139, Page 15 as follows, to wit:

BEGINNING at a point of tangent in the bed of Golf Course Road T-340 (33 feet wide) said point being a corner of other lands now or late of Robert L. Deeds and Joan M. Deeds, his wife, thence extending from said point of beginning along said lands the two following courses and distances, (1) crossing the Northwesterly side of Golf Course Road North 20 degrees 46 minutes 21 seconds West 313.38 feet to a point, a corner, and (2) North 60 degrees 28 minutes East 343.23 feet to a point, a corner of Lot No. 2 on said Plan; thence extending along same South 42 degrees 44 minutes 17 seconds East and recrossing the Northwesterly side of Golf Course Road a distance of 342.57 feet to a curve in the bed of Golf Course Road; thence extending along same the five following courses and distances,

Vol. 106, Issue 25

(1) Southwestwardly along the arc of a circle curving to the right having a radius of 860.00 feet the arc distance of 98.13 feet to a point of tangent, (2) South 51 degrees 14 minutes 26 seconds West 66.59 feet to a point of curve, (3) Southwestwardly along the arc of a circle curving to the right having a radius of 345.00 feet the arc distance of 169.35 feet to a point of tangent, (4) South 79 degrees 21 minutes 55 seconds West 71.80 feet to a point of curve, and (5) Southwestwardly along the arc of a circle curving to the left having a radius of 450.00 feet the arc distance of 75.10 feet to the first mentioned point and place of Beginning.

CONTAINING 3.691 acres of Land.

BEING Lot No. 1 as shown on the abovementioned Plan.

PARCEL No. 5324-03-34-1552

BEING the same premises which the Estate of Bonnie J. Pealer, Thomas J. Pealer, Executor and Christa Jeanne McCartney-Bowman, by Deed dated December 22, 2004 and recorded in the Berks County Recorder of Deeds Office on February 22, 2005 in Deed Book 4535, Page 1050, granted and conveyed unto Kenneth I. Harman.

TAX PARCEL NO. 5324-03-34-1552

BEING KNOWN AS 1398 Golf Course Road, Birdsboro, PA 19508

Residential Property

To be sold as the property of Kenneth I. Harman

No. 12-14135

Judgment Amount: \$148,108.81

Attorney: Powers, Kirm & Javardian, LLC

ALL THAT CERTAIN lot or piece of ground, together with the 01 1/2 stucco convered concrete block dwelling house with basement garage thereon erected, situate in the Township of Richmond near the Borough of Fleetwood; in the County of Berks and State of Pennsylvania.

ON the South by a continuation of Poplar Street, Fleetwood, a public road in Richmond Township; on the West by property now or late of Edwin C. Koller and Kathryn M. Koller, his wife; on the North by property now or late of Pinnacle Equipment Corporation, between which and said Lot is a 15 foot wide alley, and on the East by property now or late Warren L. Rothermel and Florence E. Rothermel, his wife.

CONTAINING IN FRONT along said Poplar Street of public road 50 feet and in depth 185 feet to said 15-foot wide alley on the North.

BEING THE SAME PREMISES which Bradley D. Constain and Kelly A. Didyoung n/k/a Kelly A. Constain, husband and wife by Deed dated 7/18/2001 and recorded 7/25/2001 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 3370, Page 2293, granted and conveyed unto Bradley D. Constain.

BEING KNOWN AS 257 Poplar Street, Fleetwood, PA 19522.

TAX PARCEL NO. 5431-19-62-5001

03/20/2014

ACCOUNT:
SEE Deed Book 3370 Page 2293
To be sold as the property of Bradley D. Constein

No. 12-14440

Judgment Amount: \$77,662.67

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling with mansard roof and lot or piece of ground on which the same is erected, situate on the North side of Perkiomen Avenue, No. 1827, between Eighteenth and Nineteenth Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by Foprest Street;

ON the East by property now or late of Daniel P. Guldin;

ON the South by said Perkiomen Avenue; and ON the West by property now or late of Richard T. Lenhart.

CONTAINING in front on said Perkiomen Avenue twenty-six (26) feet and in depth two hundred and eighteen (218) feet

TITLE TO SAID PREMISES IS VESTED IN Gordon C. Finch, by Deed from Thomas W. Gajewski, Sr. and Wendy A. Gajewski, h/w, dated 10/28/2005, recorded 02/15/2006 in Book 4789, Page 265.

BEING KNOWN AS 1827 Perkiomen Avenue, Reading, PA 19606-1722.

Residential property

TAX PARCEL NO.: 16531633582057

TAX ACCOUNT: 16593525

SEE Deed Book 4789 Page 265

To be sold as the property of Gordon C. Finch.

No. 12-14674

Judgment: \$31,743.75

Attorney: Scott A. Dietterick, Esquire

Kimberly A. Bonner, Esquire

Joel A. Ackerman, Esquire

Ashleigh Levy Marin, Esquire

Ralph M. Salvia, Esquire

Jaime R. Ackerman, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the two-story brick mansard roof, dwelling house erected thereon, situate on the East side of Locust Street, between Green and Greenwich Streets, being No. 537, 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 Charles E. Haas, on the East by a proposed alley, on the South by property now or late of Cole W. Watson, and on the West by said Locust Street.

CONTAINING IN FRONT along said Locust Street a width of thirteen feet nine inches (13'9") more or less, and in depth of equal width eighty-

Vol. 106, Issue 25

one (81'), more or less to said proposed alley.

TOGETHER with the right, use and privilege of the fifteen feet wide alley in the rear, intended to be opened by mutual consent and an agreement recorded in Berks County Records in Misc. Book 67, Page 461, between Mary E. David and Mertz & Christman.

BEING the same premises which Robert H. Kemmerer, single, by Deed dated March 7, 2000 and recorded March 21, 2000 in and for Berks County, Pennsylvania, in Deed Book Volume 3182, Page 271, granted and conveyed unto Asuncion Chaparro.

PARCEL NO.: 5317-62-13-4346

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 537 Locust Street, Reading, PA, 19604-2730.

To be sold as the property of Asuncion Chaparro.

No. 12-16829

Judgment Amount: \$62,200.10

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two lots or parcels of land, situate, lying and being in the Township of Lower Alsace, County of Berks and State of Pennsylvania, and house erected thereon, being Lots Nos. 342 and 343 on a Map or Plan of 'Reading Gardens' dated August 5, 1912, made by A E Eliot Civil Engineer, and filed in the Recorder's Office for Berks County, Pennsylvania, in Plan Book 4, Page 8, and more particularly bounded and described as follows, to wit:

SOUTHWESTERLY by Woodland Avenue, a distance of sixty feet,

NORTHWESTERLY by Lot No. 341 on said Plan, a distance of seventy feet,

SOUTHEASTERLY by Lot No. 344 on said Plan, a distance of seventy feet, and

NORTHEASTERLY by Lots Nos. 324 and 325 on said Plan, a distance of sixty feet.

SAID two lots fronting 60 feet on the eastern side of Woodland Avenue and extending of that width in depth eastwardly a distance of seventy feet.

BEING KNOWN AS 25 Woodland Avenue, Reading, PA 19606-1053.

Residential property

TITLE TO SAID PREMISES IS VESTED IN John Matte and Carol Ann Matte, husband and wife, his/her/their/its heirs/executors and assigns, by Deed from John M. Franey, dated 11/06/2001, recorded on 12/03/2001, in Book Volume 3438, Page 1678. Carol Ann Matte was a co-record owner of the mortgaged premises. By virtue of her Death on 11/16/2011, John Matte became sole owner of the mortgaged premises as surviving by the entireties.

TAX PARCEL NO.: 23532714346363

TAX ACCOUNT: 23045020

SEE Deed Book 3438 Page 1678

To be sold as the property of John Matte.

03/20/2014

Vol. 106, Issue 25

No. 12-17129

Judgment Amount: \$209,191.76

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or Lot known as Lot #2 of Ray's Subdivision, shown on Plan No. D-028, prepared by Robert J. Fies, Registered Surveyor, dated July 4, 1989, and recorded in Plan Book 165 Page 17 Berks County Records, said Lot situate on the West side of State Highway LR 06122 known as Walnuttown Road in the Township of Ruscombmanor, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point marked by an iron pin in the westerly ultimate right-of-way line of the State Highway LR 06122 as Walnuttown Road, said point being in common with Lot #3 of Ray's Subdivision and being two hundred one and eighty-two hundredths feet (201.82 feet) North of the intersection of the western ultimate right-of-way line of Walnuttown Road and the northern ultimate right-of-way line of the Township Road T-543 known as Hartz Road; thence leaving the ultimate right-of-way line Walnuttown Road in a westerly direction along Lot #3 North eighty-four degrees forty-nine minutes forty-five seconds West (N. 84 degrees 49 minutes 45 seconds W.) a distance of two hundred fourteen and thirteen hundredths feet (214.13 feet) to an iron pin; thence along Lot #1 North forty-three degrees fifty-nine minutes thirty-four seconds West (N. 43 degrees 59 minutes 34 seconds W.) a distance of two hundred forty-four and seventy-one hundredths feet (244.71 feet) to an iron pin in line of lands of Albert W. Fick; thence along the same South eighty-six degrees twenty-eight minutes one second East (S. 86 degrees 28 minutes 01 second E.) passing through an iron pin at the ultimate right-of-way line of Walnuttown Road twenty-seven and forty-six hundredths feet (27.46 feet) from the next described corner a distance of three hundred forty-eight and eight hundredths feet (348.08 feet) to a point in the center of the aforementioned Walnuttown Road; thence along same by a line curving to the left having a radius of six hundred twenty-five and sixty-six hundredths feet (625.66 feet), a central angle of twelve degrees twenty-two minutes twenty-seven seconds (12 degrees 22 minutes 27 seconds) an arc distance of one hundred thirty-five and twelve hundredths feet (135.12 feet) a chord bearing South eighteen degrees eight minutes thirty and five tenths seconds East (S. 18 degree 08 minutes 30.5 seconds E.) and a chord distance of one hundred thirty-four and eighty-six hundredths feet (134.86 feet) to a point; thence in and along aforementioned Walnuttown Road the three (3) following courses and distances: (1) South seven degrees fifteen minutes thirty-three seconds West (S. 7 degrees 15 minutes 33 seconds W.) a distance of nine and seventy-one hundredths feet (9.71 feet) to a

point; (2) South thirty-one degrees twenty-seven minutes fifty-nine seconds East (S. 31 degrees 27 minutes 59 seconds E.) a distance of forty-five and eighty-one hundredths feet (45.81 feet) to a point; (3) North eighty-four degrees forty-nine minutes forty-five seconds West (N. 84 degrees 49 minutes 45 seconds W.) a distance of twenty-nine and seventy-seven hundredths feet (29.77 feet) to the place of BEGINNING.

CONTAINING 1.1146 acres.

TITLE TO SAID PREMISES IS VESTED IN Samuel Stancea, by Deed from Thomas E. Evans and Georgena A. Evans, h/w, dated 12/18/2009, recorded 12/23/2009 in Instrument Number 2009059026.

BEING KNOWN AS 308 Walnuttown Road, Fleetwood, PA 19522-9326.

Residential property

TAX PARCEL NO.: 76543003025034

TAX ACCOUNT NO. 76042737

INSTRUMENT # 2009059026

To be sold as the property of Samuel Stancea.

No. 12-17603

Judgment Amount: \$71,267.45

Attorney: Powers, Kirm & Javardian, LLC

ALL THAT CERTAIN two-story brick and terra cotta dwelling house and the lot or piece of ground on which the same is erected, situate on the West side of and known as No. 1320 Hampden Boulevard, (Pricetown Road), between Perry and Pike Streets, in the City of Reading, Berks County, Pennsylvania, bounded and described as follows:

ON the North by property now or late of William L. Lengel;

ON the East by said Hampden Boulevard;

ON the South by property now or late of Seth B. Bittle and Annie Bittle, his wife; and

ON the West by a 16 feet wide alley.

CONTAINING in front or width on said Hampden Boulevard 40 feet and in depth of uniform width to said alley on the West 110 feet.

BEING THE SAME PREMISES which John W. Coleman III and Vivian Coleman by Deed dated 5/17/95 and recorded 5/25/95 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 2636, Page 1589, granted and conveyed unto Richard J. Scheibner and Jessica L. Scheibner.

BEING KNOWN AS 1320 Hampden Boulevard, Reading, PA 19604.

TAX PARCEL NO. 5317-31-37-0715

ACCOUNT:

SEE Deed Book 2636 Page 1589

To be sold as the property of Richard J. Scheibner and Jessica L. Scheibner

No. 12-19003

Judgment Amount: \$37,176.57

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot of land with two-story block building and pool area erected thereon, situate on the South side of Sand Hill Road (T-566), being shown as Lot #1 of the Sketch Plan for Record of Norman A. and Lisa A. Bradley, being Plan Number 5420-04-62-9493-D-001, last revised 10/6/99, prepared by Applied Surveying Technologies, and recorded in Plan Book Volume 239, Page 17, Berks County Records, being more fully bounded and described as follows:

BEGINNING at a point at or near the centerline of Sand Hill Road (T-566), said point in line of lands in common with Helen M. Breitegam and Dennis L. Breitegam; thence along the common boundary of Breitegam, the two following courses and distances:

1) SOUTH 47 degrees 38 minutes 43 seconds West, a distance of 363 feet to an iron pipe; and
2) NORTH 48 degrees 59 minutes 49 seconds West, a distance of 116.00 feet to a steel pin;

THENCE ALONG Annexation A Lot, South 41 degrees 00 minute 57 seconds West, a distance of 345.68 feet to a steel pin in line of lands of Elton F. Strause and Eleanor M. Strause, husband and wife; thence along Strause, South 79 degrees 10 minutes 26 seconds East, a distance of 162.90 feet to a steel pipe found; thence along lands of Kevin Lightcap, et ux, the two following courses and distances, viz:

1) NORTH 20 degrees 54 minutes 34 seconds East, 226.24 feet to a concrete monument set; and
2) SOUTH 56 degrees 07 minutes 26 seconds East, 270.10 feet to a concrete monument set;

THENCE ALONG lands now or late of Brian Bates, et al, North 36 degrees 37 minutes 53 seconds East, 385.70 feet to a point at or near the centerline of Sandhill Road; thence in and along Sandhill Road, North 51 degrees 28 minutes 04 seconds West, 143.78 feet to the point and place of BEGINNING.

CONTAINING 2.41 Gross Acres, more or less.

BEING SUBJECT TO the notes and conditions as set forth according to the aforementioned Sketch Plan for Record of Norman A. and Lisa A. Bradley as recorded in Plan Book Volume 239, Page 17, Berks County Records.

TITLE TO SAID PREMISES IS VESTED IN Martin Marchiani, by Deed from Brian Bates and Raymond P. Neuheimer and Sandra L. Neuheimer, h/w, dated 12/10/1999, recorded 12/21/1999 in Book 3156, Page 1143.

BEING KNOWN AS 238 Sandhill Road, Fleetwood, PA 19522-8837.

Residential property

TAX PARCEL NO.: 76-5420-04-72-4656

TAX ACCOUNT: 76000428

SEE Deed Book 3156 Page 1143

To be sold as the property of Martin Marchiani.

No. 12-2007

Judgment Amount: \$969,465.73

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THOSE CERTAIN premises lying a short distance northeast of Epler's Church, together with the stone house and other buildings and improvements located thereon, situate in Bern Township, Berks County, Pennsylvania, consisting of the combined total of the following seven (7) tracts:

TRACT NO. 1

ALL THAT CERTAIN tract consisting of nine (9) acres, one hundred forty-four and nine-tenths (144.9) perches, said tract being more fully described in a certain Deed from John Rick and Carrie Whitner Rick, his wife, et al, to Carrie Whitner Rick, dated July 24, 1923 and recorded in Deed Book Volume 572, Page 596, Berks County Records

TRACT NO. 2

ALL THAT CERTAIN tract consisting of fifty-six and three-tenths (56.3) perches, said tract being more fully described in a certain Deed from John L. Fry, single man, to Carrie Whitner Rick, dated October 6, 1923 and recorded in Deed Book Volume 579, Page 344, Berks County Records

TRACT NO. 3

ALL THAT CERTAIN tract consisting of one (1) acre, ninety-one and six tenths (91.6) perches, said tract being more fully described in a certain Deed from Ferdinand Thun and Anna H. Thun, his wife, et al, to Carrie Whitner Rick, dated June 7, 1924 and recorded in Deed Book Volume 594, Page 387, Berks County Records

TRACT NO. 4

ALL THAT CERTAIN tract of seven (7) acres, one hundred eighteen and five tenths (118.5) perches, said tract being more fully described in a certain Deed from John L. Fry, single man, to Carrie Whitner Rick, dated September 21, 1925 and recorded in Deed Book Volume 619, Page 280, Berks County Records

TRACT NO. 5

ALL THAT CERTAIN tract consisting of two (2) acres, ninety-five and nine tenths (95.9) perches, said tract being more fully described in a certain Deed from John Rick and Carrie Whitner Rick, his wife, et al, to Carrie Whitner Rick, dated September 21, 1925 and recorded in Deed Book Volume 619, Page 282, Berks County Records

TRACT NO. 6

ALL THAT CERTAIN tract consisting of four (4) acres, one hundred forty-two (142) perches, said tract being more fully described in a certain Deed from Ontelaunee Orchards, Inc. to Carrie Whitner Rick, dated January 26, 1927 and recorded in Deed Book Volume 638, Page 704, Berks County Records

TRACT NO. 7

ALL THAT CERTAIN tract consisting of thirteen (13) acres, eighty-seven and one tenth (87.1) perches, said tract being more fully

03/20/2014

described in a certain Deed from Lela M. Fry, single woman, to Carrie Whitner Rick, dated November 22, 1947 and recorded in Deed Book Volume 1003, Page 354, Berks County Records.

BEING THE SAME PREMISES WHICH Michael S. Jemison and Kristina E. Jemison, by Deed dated December 6, 1999 and recorded December 10, 1999 in the Recorder of Deeds Office in and for Berks County, Pennsylvania in Record Book 3153, Page 2112, granted and conveyed unto Joseph G. Giorgio, Mortgagor herein

BEING KNOWN AS 1239 West Leesport Road, Leesport, PA 19533-9316.

Residential property

TITLE TO SAID PREMISES IS VESTED IN Joseph G. Giorgio, his heirs, personal representatives and assigns, by Deed from Michael S Jemison and Kristina E. Jemison, husband and wife, dated 12/06/1999, recorded on 12/10/1999 in Book 3153, Page 2112.

TAX PARCEL NO.: 27-4399-03-34-5138

TAX ACCOUNT: 27041230

SEE Deed Book 3153 Page 2112

To be sold as the property of Joseph G. Giorgio, The United States of America c/o The United States Attorney for the Eastern District of PA.

No. 12-20384

Judgment: \$70,619.20

Attorney: Law Offices of Gregory Javardian

ALL THAT CERTAIN tract or parcel of land with a two-story semi-detached frame dwelling house erected thereon, situate in the Township of Ontelaunee, County of Berks, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin along the Old Centre Turnpike, now a State Highway, said iron pin being a corner of lands now or late of Clarence H. Ritter and Esther H. Ludwig; thence along same South 62° West, 151.8 feet to an iron pin and corner of lands now or late of Harvey O. Bagenstose; thence along the same North 28° West, 60 feet to an iron pin in the Southerly line of lands now or late of Herbert Wise; thence along same North 62° East, 151.8 feet and passing through the center of the said two story frame dwelling house to an iron pin along the aforementioned Old Centre Turnpike; thence along the Westerly side of said Old Centre Turnpike South 28° East, 60 feet to the iron pin the place of BEGINNING.

CONTAINING 9,108 square feet strict measure.

BEING THE SAME PREMISES which Kerry R. Harris and Shannon M. Harris, husband and wife by Deed dated July 19, 1999 and recorded September 27, 1999 in the Office of the Recorder of Deeds in and for Berks County in Deed Book

Vol. 106, Issue 25

3128, Page 1723, granted and conveyed unto Kerry D. Harris and Shannon M. Harris, husband and wife.

BEING KNOWN AS 2032 Indian Manor Drive a/k/a 420 Indian Manor Drive, Leesport, PA 19533.

TAX PARCEL NO. 4491-14-43-2671

ACCOUNT:

SEE Deed Book 3128 Page 1723

To be sold as the property of Kerry D. Harris and Shannon M. Harris

No. 12-20464

Judgment: \$57,135.26

TD Bank, N.A. v. Improvest, LLC

Attorney: Phillip D. Berger, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN three-story brick dwelling house and lot of ground on which the same is erected, situate on the South side of Pine Street; between Fifth and Wood Streets, being No. 424-1/2 Pine 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 Pine Street;

ON the East by property now or late of Elizabeth Wilhelmina Baum;

ON the South by property now or late of S. Albright Estate; and

ON the West by property now or late of Mary Chetham.

CONTAINING in front or width on said Pine Street 11 feet 10 inches more or less, and in depth or length 66 feet 5 inches more or less.

BEING THE SAME PREMISES which Frank D. McCracken, by his Agent H. Charlene McCracken, by Deed dated 9/20/2006 and recorded 10/19/2006 in the Office for the Recorder of Deeds in and for the County of Berks, and Commonwealth of Pennsylvania in Record Book 4990, Page 2243, granted and conveyed unto Improvest, LLC.

PROPERTY known as 424 A Pine Street, Reading, PA

TAX PARCEL: 01-5306-35-77-5981

ACCOUNT: 01-604575

SEE Deed Book: 4990, Page 2243

To be sold as the property of Improvest, LLC

No. 12-20645

Judgment: \$228,307.27

Attorney: McCabe, Weissberg and Conway, P.C.

PREMISES 'A'

ALL THAT CERTAIN lot or piece of ground, situate on the Easterly side of the Public Road leading from Earlville to Amity (Legislative Route 06109) in the Township of Amity, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the center line of said Public Road leading from Earlville

03/20/2014

Vol. 106, Issue 25

to Amityville, thence along property of Jean Whitacre and land of Frederick W. Steinbach and Elizabeth Steinbach, his wife, South 57 degrees 37 minutes East 221.66 feet to a point, thence continuing along lands of Frederick W. Steinbach and Elizabeth Steinbach, his wife, the next 2 following courses and distances, viz North 33 degrees 53 minutes East 102.16 feet to a point and North 56 degrees 07 minutes West 224.42 feet to a point in the center of the aforesaid Public Road, thence along the center of said Public Road South 32 degrees 23 minutes West 108 feet to a point, the place of beginning.

PREMISES 'B'

ALL THAT CERTAIN lot or piece of ground, situate on the Easterly side of the Public Road leading from Earlville to Amityville (Legislative Route 06109) in the Township of Amity, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the center of said Public Road leading from Earlville to Amityville, thence along the center line of Public Road North 32 degrees 23 minutes East 22.15 feet to a point, thence continuing along the center line of said Public Road North 33 degrees 53 minutes East 26.63 feet to a point, thence along land of Frederick Steinbach, South 56 degrees 07 minutes East 400.00 feet to a point, thence continuing along lands of Frederick Steinbach, South 33 degrees 53 minutes West 434.70 feet to a point; thence along lands now or late of Clyde Van Reed, North 37 degrees 52 minutes West 434.70 feet to a point, thence by other lands of Jean Whitacre 57 degrees 37 minutes East 49.66 feet to a point, thence continuing by other lands of Jean Whitacre North 33 degrees 53 minutes East 102.16 feet to a point, thence continuing by other lands of Jean Whitacre North 56 degrees 07 minutes West 442.42 feet to the place of BEGINNING.

BEING PIN NO. 5366-14-23-9413 and Account No. 004375 (24)

BEING the same premises which Gregory A Kulp and Peggy A. Reinert, now by marriage Peggy A Kulp, husband and wife, by Indenture bearing date 3/25/1998 and recorded in the Office of the Recorder of Deeds, in and for the County of Berks in Land Record Book 2928 Page 2235 etc, granted and conveyed unto Ronald L. Finnegan and Susan E Makros, in fee.

TAX I.D. #24536614239413

BEING KNOWN AS: 1371 Old Airport Road, Amity, Pennsylvania 19518

TITLE TO SAID PREMISES is vested in Christopher A. Bradfield, Suzanne C. Moser, Megan Bradfield and Suzanne C. Moser by Deed from dated May 7, 2008 and recorded May 14, 2008 in Deed Book 05356, Page 0786.

To be sold as the property of Christopher A. Bradfield, Suzanne C. Moser, Megan Bradfield and Suzanne C. Moser

Weichert Financial Services v. Christopher

A. Bradfield, Megan Bradfield and Suzanne C. Moser

No. 12-20991

Judgment Amount: \$104,241.14

Attorney: Powers, Kirm & Javardian, LLC

THE LAND REFERRED TO in the commitment is described as follows:

ALL THAT CERTAIN lot or piece of land with dwelling house thereon erected, situated on the North side of West Walnut Street, No. 201 West Walnut Street, in the Borough of Kutztown, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by an alley;

ON the East by property now or late of Aaron Silsdorf;

ON the South by West Walnut Street; and

ON the West by property now or late of David Saul, deceased.

CONTAINING IN FRONT on said West Walnut Street and of uniform width, thirty and one-half feet in the depth from West Walnut Street, to said alley, one hundred sixty feet more or less.

BEING THE SAME PREMISES which Jason R. Barkley and Cyndee A. Barkley, husband and wife by Deed dated 3/16/2007 and recorded 3/22/2007 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 5097, Page 1970, granted and conveyed unto Joseph A. Walter.

BEING KNOWN AS 201 W. Walnut Street, Kutztown, PA 19530-1416.

TAX PARCEL NO. 5443-08-77-9659

ACCOUNT:

SEE Deed Book 5097 Page 1970

To be sold as the property of Joseph A. Walter

No. 12-26045

Judgment Amount: \$355,744.99

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground Situate in Amity Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of Woods Edge, Phase 3, drawn by Stackhouse, Seitz & Bensinger, dated August 6, 2002 and last revised January 31, 2003, said Plan recorded in Berks County in Plan Book 262, Page 53, as follows, to wit:

BEGINNING at a point of curve on the Southeasterly side of Pleasant View Drive (54 feet wide), said point being a corner of Lot No. 202 on said Plan; thence extending from said point of beginning along Lot No. 202 South 12 degrees 02 minutes 50 seconds East 206.01 feet to a point, a corner of Open Space on said Plan; thence extending along same South 74 degrees 20 minutes 35 seconds West 83.99 feet to a point, a corner of Lot No. 204 on said Plan; thence extending along same North 19 degrees 16

03/20/2014

minutes 00 seconds West 206.01 feet to a point of curve on the Southeasterly side of Pleasant View Drive; thence extending along same Northeastwardly along the arc of a circle curving to the right having a radius of 873.00 feet the arc distance of 110.00 feet to the first mentioned point and place of BEGINNING.

CONTAINING 20,062 square feet of Land.

BEING Lot No. 203 as shown on the abovementioned Plan.

TITLE TO SAID PREMISES IS VESTED IN Michael J. Inman and Mindy M. Bodolus-Inman, by Deed from Fiorino Grande, dated 08/31/2007, recorded 09/05/2007 in Book 5214, Page 239.

BEING KNOWN AS 300 Pleasant View Drive, Douglassville, PA 19518-9262.

Residential property

TAX PARCEL NO.: 24-5366-04-70-1586

TAX ACCOUNT: 24002086

SEE Deed Book 5214 Page 239

To be sold as the property of Mindy M. Bodolus-Inman, Michael J. Inman.

No. 12-26149

Judgment Amount: \$88,665.76

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of land situate on the southern side of Woodcrest Drive, being Lot No. 8 on Plan of Lots as laid out by Richard H. Epler, known as Sec. No. 2, Kenhorst-South and recorded in Plan Book Vol. 65, Page 2, Berks County Records, in the Borough of Kenhorst, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows to wit:

BEGINNING at a corner on the southern building line of Woodcrest Drive (60 feet wide), said corner being the northeastern corner of Lot No. 7 and the northwestern corner of the herein described Lot; thence along the aforesaid Woodcrest Drive North 66 degrees 47 minutes 20 seconds East, a distance of three and eighty eight hundredths feet (3.88 feet) to a corner at a point of curve; thence along the same by a curve bearing to the left having a radius of nine hundred nine and seventy nine hundredths feet (909.79 feet), a central angle of 3 degrees 32 minutes 2 seconds, a tangent distance of twenty eight and seven hundredths feet (28.07 feet), a distance along the arc of fifty six and twelve hundredths feet (56.12 feet) and a chord bearing of North 65 degrees 1 minute 17 seconds East a distance of fifty six and eleven hundredths feet (56.11 feet) to a corner; thence leaving the aforesaid Woodcrest Drive and along Lot No. 9, South 26 degrees 44 minutes 42 seconds East, a distance of two hundred twenty two and seven hundredths feet (222.07 feet) to a corner in line of property belonging to Frank M. Humphreys and Elizabeth H. Humphreys, his wife; thence along the same South 74 degrees 53 minutes 20 seconds West, a distance of seventy four and thirty nine hundredths feet (74.39 feet) to a corner; thence along Lot No. 7 North 23

Vol. 106, Issue 25

degrees 12 minutes 40 seconds West, a distance of two hundred nine and forty three hundredths feet (209.43 feet) to the place of Beginning.

CONTAINING: Fourteen thousand three hundred forty eight and eight hundred fifty nine thousandths (14,348.859) square feet.

BEING KNOWN AS 1334 Woodcrest Drive, Reading, PA 19607-2218.

TITLE TO SAID PREMISES IS VESTED IN Richard A. Arnold and Traci L. Arnold, h/w, by Deed from Sheldon D. H. Seltzer and Annie M. Seltzer, h/w, dated 09/25/1996, recorded 10/01/1996 in Book 2770, Page 1979.

Residential property

TAX PARCEL NO.: 54-5305-07-59-5240

TAX ACCOUNT: 54116550

SEE Deed Book 2770 Page 1979

To be sold as the property of Richard A. Arnold, Traci L. Arnold.

No. 12-3838

Judgment Amount: \$200,590.92

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

PURPART NO. 1

ALL THOSE CERTAIN two building Lots, together with the two and a half-story, brick dwelling house and other buildings thereon erected, Numbered 18 Seminary Avenue situate on the South side of Seminary Avenue, in the Village of Hyde Park, Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, being Lots Nos. 8 and 9, on the Plan of Lots laid out by Adam Rothermel Bounded and described as follows, to wit:

ON the North by said Seminary Avenue,

ON the East by Purpart No. 2, hereinafter described,

ON the South by a twenty feet (20 feet) wide alley, and

ON the West by property now or late of George McKently, Sr.

CONTAINING in front in all on said Seminary Avenue forty feet (40 feet) and in depth of equal width two hundred feet (200 feet)

PURPART NO. 2

ALL THOSE CERTAIN two building Lots of ground situate on the South side of Seminary Avenue, in the Village of Hyde Park, Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, being Lots Nos 10 and 11 on the Plan of Lots laid out by Adam Rothermel, bounded on the North by said Seminary Avenue, on the West by Purpart No. 1, above described

CONTAINING in front along said Seminary Avenue forty feet (40 feet) and in depth two hundred feet (200 feet)

TITLE TO SAID PREMISES VESTED IN Robert Focht and Anita Focht, husband and wife, given by Terrance J. Maltby and Dona S. Maltby, husband and wife, dated 10/25/2006, and recorded 10/30/2006 in Book 5001 Page 21 Instrument #2006084454

03/20/2014

BEING KNOWN AS 18 Seminary Avenue,
Reading, PA 19605-2622.

Residential property

TAX PARCEL NO.: 66531809054913

TAX ACCOUNT: 66409800

SEE Deed Book 5001 Page 0219

To be sold as the property of Robert Focht
a/k/a Robert M. Focht, Anita Focht a/k/a Anita
L. Focht.

No. 12-4440

Judgment Amount: \$243,196.46

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot of ground situate on the Northern side of Farr Place, Northwest of Farr Road, in the Eighteenth Ward, City of Reading, Berks County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northern property line of Farr Place, as shown on topographical survey of the City of Reading, two hundred ninety-nine and fifty one-hundredths feet (299.50 feet) Northwest of the Northeast property line intersection of Farr Road and Farr Place; thence in a Northeasterly direction along property now or late of Caleb B. Dowd and wife, forming an interior angle tangent angle of ninety degrees (90 degrees) four minutes (4 minutes) with the Northern property line of Farr Place a distance of one hundred eighty-eight and ninety-one hundredths feet (188.91 feet) to a point a corner of property now or late of Paul E. Glase and wife; thence in a Westerly direction partly along residue property of the Thun Investment Company and property now or late of J. J. O'Connell and wife, respectively, forming an interior angle of seventy-two degrees (72 degrees) nineteen minutes (19 minutes) forty-one seconds (41 seconds) with the last described line a distance of one hundred five and sixty-six one-hundredths feet (105.66 feet) to a point, thence in a Southwesterly direction along residue property of the Thun Investment Company forming an interior angle of ninety-six degrees (96 degrees) fifty-five minutes (55 minutes) two seconds (2 seconds) with the last described line a distance of one hundred sixty-six and thirty-six one hundredths feet (166.36 feet) to a point on the Northern property line of Farr Place, thence along same in a Southeasterly direction by an arc curving to the right having a radius of three hundred seventy-five and thirty-six one-hundredths (375.36 feet) forming an interior tangent angle of ninety degrees (90 degrees) with the last described line, a distance along the arc of seventy feet (70 feet) to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED
IN Gregory G. Protzman, by Deed from Kara E.

Vol. 106, Issue 25

Protzman and Gregory G. Protzman, w/h, dated
05/14/2008, recorded 06/04/2008 in Book 5367,
Page 710.

BEING KNOWN AS 824 Farr Place, Reading,
PA 19611-1710.

Residential property

TAX PARCEL NO.: 18530653041795

TAX ACCOUNT: 18373325

SEE Deed Book 5367 Page 710

To be sold as the property of Gregory G.
Protzman.

No. 12-5533

Judgment Amount: \$149,903.46

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story dwelling being known as No. 502 North 25th Street, and the lot or piece of ground upon which the same is erected, situate on the North side of North 25th Street, in the suburb of Pennside, in the Township of Lower Alsace, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by a 10 feet wide alley;

ON the East by property now or late of Joseph
Boote;

ON the South by said North 25th Street; and
ON the West by property now or late of Jacob
B. Schaeffer

BEING Lot No. 28, in a Plan of Lots laid out
by the said Jacob B. Schaeffer.

THE West side of said lot being 60 feet East from the intersection of High Street with North 25th Street and containing in front along North 25th Street a width of 50 feet and in depth of equal width to said 10 feet wide alley 120 feet.

THEREON ERECTED A DWELLING
HOUSE KNOWN AS: 502 North 25th Street,
Reading, PA 19606

TAX PARCEL #23531720908116

ACCOUNT:

SEE Deed Book Instrument #2009053669

PAGE INSTRUMENT #2009053669

Sold as the property of: Michael A. Robertson

No. 12-5536

Judgment: \$123,321.53

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

ALL THOSE CERTAIN, lots or pieces of ground on which is erected a two and one-half story brick semi-detached dwelling house and garage, known as No. 2448 Cleveland Avenue, West Wyomissing, situate in the Township of Spring, County of Berks and Commonwealth of Pennsylvania, as shown by the Map or Plan surveyed by William H. Dechant, C.E. and bearing date April, 1914 and Map or Plan surveyed by William H. in the Recorder's Office of Berks County, Commonwealth of Pennsylvania, in Plan Book Volume 2, Page 44, and being further known as Lot No. 456 and westerly half portion of Lot No. 454 on

03/20/2014

Cleveland Avenue on said Plan known as "West Wyomissing" said lots being bounded:

ON the North by Cleveland Avenue;

ON the East by remaining half portion of Lot No. 454;

ON the South by a twelve foot wide alley; said
ON the West by Lot No. 458.

HAVING a total frontage of thirty feet on Cleveland Avenue and a depth of equal width of one hundred and twenty-five feet.

BEING the same premises which Harold J. Schell, by Deed Dated March 13, 2003 and recorded April 10, 2003 in Book 3735, Page 1447, granted and conveyed unto Harold J. Schell and John Stephan Schell, his in fee

TAX I.D. #80-4386-1285-4911

BEING KNOWN AS: 2448 Cleveland Avenue, Reading, Pennsylvania 19609.

TITLE TO SAID PREMISES is vested in Chandrica P. Jaigobind by Deed from Harold J. Schell and John Stephan Schell dated June 4, 2005 and recorded August 5, 2005 in Deed Book 04639, Page 1757.

To be sold as the property of Chandrica P. Jaigobind

Deutsche Bank National Trust Company, on behalf of the Certificateholders of the Morgan Stanley ABS Capital I Inc. Trust, 2007-HE3, Mortgage Pass Through Certificates, Series 2007-HE3 v. Chandrica P. Jaigobind

No. 12-5936

Judgment: \$89,894.63

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

ALL THAT CERTAIN lot or piece of ground upon which is erected a three-story brick dwelling house being known as No. 1020 North Eleventh Street, situate on the West side of said Eleventh Street between Spring and Robeson Streets in the City of Reading, County of Berks, and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of Albert B. Kuhns, being Premises No. 1022 North Eleventh Street.

ON the East by said North Eleventh Street.

ON the South by property now or late of Francis A. Reber, being Premises No. 1018 North Eleventh Street.

CONTAINING in front on said North Eleventh Street in width for breadth fifteen (15') feet and in depth or length of equal width or breadth one hundred and ten (110') feet to said fourteen (14') feet wide alley.

TAX PARCEL ID NO. 13-5317-45-15-0932

BEING THE SAME PREMISES which Jean Trout, Frederick A. Trout and Ted Bathhold, Executors of the Estate of Ruth M. Barhold, deceased, by Deed dated July 21, 1993, and recorded August 4, 1993, in the Office of the Recorder of Deeds in and for the City of Reading, County of Berks, Pennsylvania, in Deed Book Volume 2443, Page 1913, granted and conveyed unto Juvenal Adame and Heron Adame, in fee.

Vol. 106, Issue 25

BEING KNOWN AS: 1020 North 11th Street, Reading, Pennsylvania 19604.

THE SAID Maria Awilda Erchevarria has departed this life on January 6th, 2011. Thus vesting property in Carmen L. Mercedes, Anna F. Lebron, Eugene Lebron, Known Surviving Heir of Maria Awilda Erchevarria and All Unknown Surviving Heir of Maria Awilda Erchevarria by operation of law.

TITLE SAID PREMISES to be invested in Carmen L. Mercedes and Maria Awilda Erchevarria by Deed from Juvenal Adame and Heron Adame dated on February 23, 2007 and recorded on March 12th, 2007 in Book 05089, and Page 0205.

To be sold as the property of Carmen Mercedes, Maria Awilda Erchevarria, Anna F. Lebron, known surviving heirs of Maria Erchevarria, Deceased Mortgagor and Real Owner, Eugene Lebron, known surviving heir of Maria Erchevarria, Deceased Mortgagor and Real Owner and all unknown surviving heirs of Maria Erchevarria, Deceased Mortgagor and Real Owner.

Christiana Trust, A Division of Wilmington Savings Fund Society, FSB, as Trustee for Stachwich Mortgage Loan Trust, Series 2012-6 v. Carmen Mercedes, Anna F. Lebron Known Surviving Heir of Maria Awilda Erchevarria, Deceased Mortgagor and Real Owner Eugene Lebron, known Surviving Heir of Maria Awilda Erchevarria, Deceased Mortgagor and Real Owner All Unknown Surviving Heirs of Maria Awilda Erchevarria, Deceased Mortgagor and Real Owner.

No. 12-5938

Judgment: \$93,742.95

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

ALL THAT CERTAIN two-story brick dwelling house, being the Western half of a twin house, with slate roof, situate on the North side of Seminary Avenue, being known as No. 33, in the Village, of Hyde Park, Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the East by property now or late of John Angstadt;

ON the North by an eight (8) feet wide alley;

ON the West by property, now or late, of George Rolland;

ON the South by said Seminary Avenue.

CONTAINING in front on said Seminary Avenue, twenty-eight (28) feet, and in depth of equal width, seventy-two (72) feet to said eight (8) feet wide alley.

BEING THE SAME PREMISES which Jacob Stefan and Anna M. Stefan, his wife, by Deed dated 9/18/1950 and recorded 9/18/1950 in the Office for the Recorder of Deeds in and for the County of Berks, and Commonwealth of Pennsylvania in Deed Book 1072, Page 252, granted and conveyed unto Edward E. Hill and Janet M. Hill, his wife.

03/20/2014

Vol. 106, Issue 25

TAX I.D. #: 66-5318-0906-4166

BEING KNOWN AS: 33 Seminary Avenue,
Reading, Pennsylvania 19605.

TITLE TO SAID PREMISES is vested in Erin E. Sola by Deed from Edward E. Hill dated July 22, 2005 and recorded August 29, 2005 in Deed Book 4656, Page 1644.

To be sold as the property of Erin E. Sola
The Bank Of New York Mellon f/k/a The Bank Of New York AS trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-9 v. Erin E. Sola

No. 12-6227

Judgment Amount: \$136,065.14

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THOSE CERTAIN lots or pieces of ground, together with the one-story frame bungalow erected thereon situate on the South side of Highwood Avenue, between Jackson Street and Commonwealth Boulevard, in the Borough of Kenhorst, County of Berks and Commonwealth of Pennsylvania, being Lots No. 583, 584, 585, 586, 587 and the Eastern one half of Lot No. 588 on the Plan of Farview Hills, recorded in Plan Book Vol. 4, Page 34, Berks County Records, more fully bounded and described as follows, to wit:

ON the North by Highwood Avenue;

ON the East by Lot No. 582 on said Plan;

ON the South by Lots No. 635, 636, 637, 638, 639 and 649, and

ON the West by the remaining one-half of Lot No 588 on said Plan.

CONTAINING in front on said Highwood Avenue a total frontage of 110 feet and in depth of equal width 115 feet.

TITLE TO SAID PREMISES IS VESTED in Faith Zahorchak and William G. Zahorchak, III, h/w, by Deed from Wendy L. Sweetwood, dated 05/23/2005, recorded 07/01/2005 in Book 4618, Page 1903.

BEING KNOWN AS 936 Highwood Ave.,
Reading, PA 19607-1729.

Residential property

TAX PARCEL NO.: 54530619511699

TAX ACCOUNT: 54069000

SEE Deed Book 4618 Page 1903

To be sold as the property of William G. Zahorchak, III, Faith Zahorchak.

No. 12-7395

Judgment Amount: \$49,160.96

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story with mansard roof, brick with stone front dwelling house and the lot or piece of ground upon which the same is erected, situate on the South side of and being Premises No. 1040 Perry Street between Mulberry and North Eleventh Streets, in the City of Reading, Berks County, Pennsylvania,

bounded and described as follows, to wit:

ON the North by said Perry Street;

ON the East by property now or late of George D. Horst;

ON the South by a six feet wide alley; and

ON the West by property now or late of George D. Horst.

CONTAINING in front on said Perry Street in width or breadth fourteen feet four inches (14 feet 4 inches) and in depth to said six feet wide alley one hundred five feet (105 feet).

TOGETHER with the free and uninterrupted use of the six feet wide alley on the South of premises hereby conveyed in common with the owners or occupiers of the premises adjacent thereto. Provided, however, that no garbage cans, ash barrels, or any refuse whatever is to be kept or stored in said six feet wide alley by the Grantees herein, their heirs and assigns.

TITLE TO SAID PREMISES IS VESTED IN Katherine L. Dunkle, by Deed from Richard W. Heiser and Elaine J. Heiser, h/w, dated 07/31/2003, recorded 08/20/2003 in Book 3843, Page 1140.

BEING KNOWN AS 1040 Perry Street,
Reading, PA 19604-2041.

Residential property

TAX PARCEL NO.: 17531737079225

TAX ACCOUNT: 17597025

SEE Deed Book 3843 Page 1140

To be sold as the property of Katherine L. Dunkle.

No. 13-02896

Judgment: \$19,931.66

Attorney: Shawn J. Lau, Esquire

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground upon which the same is erected, situate on the South side of Cotton Street, between Eleventh and Twelfth Streets, being No. 1122 Cotton Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded:

ON the North by said Cotton Street;

ON the South by a ten-foot alley;

ON the East by property now or late of Daniel James; and

ON the West by property now or late of Michael Knechel.

CONTAINING in front on said Cotton Street, thirteen (13) feet nine (9) inches, and in depth one hundred ten (110) feet, more or less

TAX PARCEL: #10531630172795

ACCOUNT: 10327875

SEE Deed Book 1376 Page 0779

To be sold as the property of Bruce Carlton Marple a/k/a Bruce Marple and Kimberly Rose Marple a/k/a Kimberly Marple by virtue of an installment sales contract with Deed owner Le Verne Helfrich a/k/a Levern H. Helfrich a/k/a Levern Helfrich a/k/a La Verne Helfrich

03/20/2014

Vol. 106, Issue 25

No. 13-05554

Judgment Amount: \$70,532.23

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and lot or piece of ground, being No. 457, situate on the East side of North Thirteenth Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of Ada M. Schenck and Anna L. Stetler;

ON the East by an alley;

ON the South by property now or late of Edward W. Jeffries; and

ON the West by said North Thirteenth Street. CONTAINING in front on said North Thirteenth Street fifteen feet and in depth one hundred feet to said alley.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 457 North 13th Street, Reading, PA 19604

TAX PARCEL #11531762222983

ACCOUNT: 11203925

SEE Deed Book 5055, Page 2326

Sold as the property of: Herminia Martinez

No. 13-12942

Judgment Amount: \$146,327.75

Attorney: Robert W. Williams, Esquire

Premises A

ALL THAT CERTAIN one and one-half story frame dwelling, together with the lot or piece of ground upon which the same is erected, situated on the East side of Hancock Boulevard, between Harding Avenue and High Boulevard, known as 1610 Hancock Boulevard, in the Borough of Kenhorst, in the County of Berks and Commonwealth of Pennsylvania, said Lot or piece of ground being further known as Lots Nos. 235 and 236 as known on a Map or Plan of "Ridge Park" which said Map or Plan is recorded in the Recorder's Office of Berks County, in Plan Book No. 4 Page 40, and being more particularly bounded and described as follows to wit:

ON the North by Lot No. 237 as shown on said Map or Plan;

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

ON the South by Lot No. 234 as shown on Map or Plan; and

ON the West by said Hancock Boulevard.

CONTAINING in front on said Hancock Boulevard, in width or breadth, North and South forty (40) feet and in depth or length of equal width or breadth, East and West, one hundred ten (110) feet, more or less, to said fifteen (15) feet wide alley on the East.

BEING THE SAME PREMISES which Grace M. Drexler, A/K/A Grace M. Beard, by Deed dated 2/25/1987 and recorded 3/3/1987 in the Office for the Recorder of Deeds in and for the County of Berks, and Commonwealth of Pennsylvania in Record Book 1926, Page 1422, granted and conveyed unto Grace M. Beard,

Janice A. Bilski and Sharon L. Conroe.

Premises B

ALL THOSE CERTAIN lots or pieces of ground, situate in the Borough of Kenhorst, County of Berks and Commonwealth of Pennsylvania (as shown by the Map or Plan surveyed by E. Kurtz Wells and bearing date January, 1923, said Map or Plan intended to be recorded) and being further known as Lots Nos. 237 and 238 in said Plan known as "Ridge Park" more particularly described as follows, to wit:

ON the North by Lot No. 239;

ON the East by a 15 feet wide alley;

ON the South by Lot No. 236; and

ON the West by Hancock Boulevard.

HAVING A TOTAL FRONTAGE on Hancock Boulevard of 40 feet and extending in depth of equal width 110 feet to said alley.

EXCEPTING THEREOUT AND THEREFROM the northern 15 feet of Lot No. 238 above described.

BEING THE SAME PREMISES which Janice A. Bilski, Sharon L. Berry, formerly Sharon L. Conroe and Sharon D. Kleckner, by Deed dated 11/6/2007 and recorded 11/8/2007 in the Office for the Recorder of Deeds in and for the County of Berks, and Commonwealth of Pennsylvania in Record Book 5253, Page 250, granted and conveyed unto Dennis A. Mullarky, Jr.

TITLE TO SAID PREMISES vested in Bruce Spatz by Deed from Dennis A. Mullarky, Jr. dated 06/06/2008 and recorded 06/11/2008 in the Berks County Recorder of Deeds in Book 5372, Page 90.

To be sold as the property of Bruce Spatz

No. 13-13151

Judgment Amount: \$287,985.80

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN tract of land located West of the intersection of Pony Road (T-566) and Bellemans Church Road (SR 4019) in the Township of Centre, County of Berks and Commonwealth of Pennsylvania, known as Lot No. 2, as shown on the Final Plan of Hartman Annexation as prepared by Blue Marsh Surveyors on Plan No. 315, Page 95, dated June 2, 1995 and recorded in Plan Book Volume 215, Page 47, Berks County Records, more fully described as follows, to wit:

BEGINNING at a 30 inch oak tree at the Northwest corner of the herein described tract, said tree is also the Northeast corner of Lot No. 1 of this subdivision, and also in line with property belonging to Larry C and Marilyn L Zimmerman (DBV 1323-467),

THENCE EXTENDING along the South line of property belonging to Larry C. and Marilyn Zimmerman South 86 degrees 28 minutes 19 seconds East for a distance of 752.30 feet to an iron pin approximately 45 feet North of the centerline of Bellemans Church Road near the intersection of Pony Road (T-911),

03/20/2014

Vol. 106, Issue 25

THENCE CROSSING Bellemans Church Road and extending in Pony Road (T-911) the two following courses and distances (1) South nine degrees thirty-five minutes thirty-three seconds West for a distance of 261.10 feet to a point, and (2) South 21 degrees 29 minutes 30 seconds West for a distance of 124.33 feet to a point in said road,

THENCE LEAVING Pony Road and extending along the property belonging to George C. and Jeannette M. Stein (DBV 1539, Page 890) and along the South side of a wooded area, the following three courses and distances (1) North seventy-four degrees thirty-seven minutes thirty seconds West for a distance of 166.29 minutes to a point, (3) North 71 degrees 30 minutes 00 seconds West for a distance of 30.50 feet to a point, (2) North 77 degrees 30 minutes 00 seconds West for a distance of 166.29 feet to a point, and (3) North 71 degrees 02 minutes 00 seconds West for a distance 411.79 feet to an iron pin,

THENCE ALONG Lot No. 1 of this subdivision North 18 degrees 27 minutes 37 seconds West for a distance of 254.62 feet to the 30 inch oak tree, the place of Beginning.

CONTAINING in area 4.881 acres
EXCEPTING AND RESERVING THEREOUT AND THEREFROM ALL THAT CERTAIN place, parcel or lot of land situate at the Intersection of Pony Road (T-911) and Belleman's Church Road (LR 06045) in the Township of Center, County of Berks and Commonwealth of Pennsylvania, being Parcel B (Annexation Parcel) as shown on the Annexation Plan of Larry & Marilyn Zimmerman, prepared by Paul R. Grubs Associates and recorded in Plan Book Volume 304, Page 69, Berks County Records, more fully bounded and described as follows, to wit:

BEGINNING at a 30 inch oak tree at the northwest corner of the herein described lot and a corner in common with lands of now or late Donald L. Hartman and Janice A. Hartman and lands of Larry C. Zimmerman and Marilyn L. Zimmerman to which this lot is to be annexed; thence along lands of Zimmerman South 86 degrees 28 minutes 19 seconds East, a distance of 417.39 feet to a point in the cartway of Belleman's Church Road; thence leaving Belleman's Church Road and through the bed of Pony Road (West) South 36 degrees 42 minutes 44 seconds East, a distance of 98.25 feet to a point, a spike; thence leaving Pony Road (West) and through lands of John B. Schlotter, III and Kim L., Schlotter North 86 degrees 28 minutes 19 seconds West, a distance of 456.50 feet to a point, an iron pin in line of lands of now or late Donald L. Hartman and Janice A. Hartman; thence along same North 14 degrees 27 minutes 37 seconds West, a distance of 78.85 feet to the point and place of BEGINNING.

CONTAINING in area 32,769 square feet
BEING KNOWN AS 32 Pony Road,
Mohrsville, PA 19541-8964.

Residential property

TITLE TO SAID PREMISES IS VESTED IN Ken D. Riegel and Pamela A. Riegel, h/w, by Deed from Ken D. Riegel and Pamela A. Riegel, h/w, dated 07/18/2007, recorded 07/20/2007 in Book 5183, Page 1699.

TAX PARCEL NO.: 36-4471-04-74-2113

TAX ACCOUNT: 36000416

SEE Deed Book 5183 Page 1699

To be sold as the property of Pamela A. Riegel a/k/a Pamela Ann Riegel, Ken D. Riegel, a/k/a Ken David Riegel.

No. 13-13362

Judgment: \$143,651.72

Attorney: Udren Law Offices, P.C.

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

ALL THAT CERTAIN interior lot or piece of ground with the townhouse erected thereon situate in Exeter Township, Berks County, Pennsylvania bounded and described according to a Spot Survey of Building 39 of Laurel Springs, drawn by Thomas Richard Gibbons, Professional Land Surveyor, dated October 10, 1988, being a portion of Plan recorded in Plan Book 40, Page 7, as follows, to wit:

BEGINNING at an interior point, said point being measured the six following courses and distances from the point of intersection with the Southwesterly corner of Lot No. 147 on the Plan of Pheasant Run, Section 2, makes with the Northeasterly corner of Lot No. 148 on the Plan of Pheasant Run, Section 2 (recorded in Plan Book 139, Page 31) on said Plan (1) departing said point through lands now or late of Neversink Road, Inc., North 63 degrees 14 minutes 27 seconds West 227.68 feet to a point, a corner of Building 39 Unit 1, as shown on said Plan of "Laurel Springs", (2) along the same North 36 degrees 24 minutes 33 seconds East 22.00 feet to the point, a corner of said Lot, (3) along the same North 53 degrees 35 minutes 27 seconds West, 2.00 feet to a point in line of Building 39, Unit 2, (4) along the same North 36 degrees 24 minutes 33 seconds East 22.00 feet to a point, a corner of said Lot, (5) along the same North 53 degrees 35 minutes 27 seconds West, 2.00 feet to the point of Beginning, said point being in line of Building 39, Unit 3, (6) along the same and along Building 39, Unit 4, North 36 degrees 24 minutes 33 seconds East, 44.00 feet, to the point of Beginning, said point being a corner of Building 39, Unit 4, thence extending from the Beginning point along the same North 53 degrees 35 minutes 27 seconds West 32.00 feet to a point in line of lands now or late of Neversink Road, Inc.; thence extending along the same North 36 degrees 24 minutes 33 seconds East, 22.00 feet to a point, thence extending partly along the same and partly along Building 39, Unit 6, South 53 degrees 35 minutes 27 seconds East 24 feet to a point in line of lands now or late of Neversink Road, Inc.; thence extending

03/20/2014

along the same South 36 degrees 24 minutes 33 seconds West 22.00 feet to a point; thence extending along the same North 53 degrees 35 minutes 27 seconds West 2.00 feet to the point and place of Beginning.

BEING Building 39, Unit 5 as shown on the abovementioned Plan

BEING KNOWN AS: 39-5 Mint Tier Court, Reading, PA 19606

PROPERTY ID NO.: 43532506388028

TITLE TO SAID PREMISES IS VESTED IN Nancy L. Klopp by Deed from Stephen A. Lattanzio and Rosemarie A. Lattanzio, husband and wife dated 05/14/2004 recorded 05/25/2004 in Deed Book 4067 Page 2355.

To be sold as the property of: Nancy L. Klopp

No. 13-13363

Judgment: \$127,092.27

Attorney: Udren Law Offices, P.C.

ALL THAT CERTAIN two-story brick dwelling house and garage and the lot of ground whereon the same are erected, being 2436 Cleveland Avenue, in the Village of West Wyomissing, Township of Spring, County of Berks and Commonwealth of Pennsylvania, said premises being shown on a Plan of Lots surveyed by William H. Dechant, C.E., dated April 1914 and recorded in Plan Book 2 Page 44, bounded and described as follows:

ON the North by Cleveland Avenue;

ON the East by property of John Keffer;

ON the South by a twelve feet wide alley; and

ON the West by property of George W. Kern.

HAVING A TOTAL FRONTAGE on Cleveland Avenue of thirty feet (30') and extending in depth of equal width one hundred and twenty-five feet (125') to said twelve feet wide alley.

AS DESCRIBED IN Mortgage Instrument #2009051380

BEING KNOWN AS: 2436 Cleveland Avenue, West Lawn, PA 19609

PROPERTY ID NO.: 80-4386-12-85-5932

TITLE TO SAID PREMISES is vested in Judith Rojas and Jose Torres by Deed from Joseph A. Vazquez dated 10/30/2009 recorded 11/02/2009 in Deed Book Instrument #2009051379.

To be sold as the property of: Judith Rojas and Jose Torres

No. 13-13671

Judgment Amount: \$80,147.72

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN three-story brick dwelling house and lot of ground upon which the same is erected, situate on the West side of North Fourth Street, being No 312 North Fourth Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Vol. 106, Issue 25

ON the North by property now or late of Mrs. R. Griffith;

ON the South by property now or late of E E Kahler;

ON the East by said North Fourth Street; and ON the West by a ten foot alley.

CONTAINING in front on said North Fourth Street, sixteen feet, six inches, more or less, and in depth East and West, one hundred feet, more or less.

BEING KNOWN AS 312 North 4th Street, Reading, PA 19601-3217.

Residential property

TITLE TO SAID PREMISES IS VESTED IN Gilberto Marmolejos, by Deed from James Valdez, dated 04/26/2007, recorded 05/03/2007 in Book 5126, Page 2088.

TAX PARCEL NO.: 06-5307-74-72-2016-01-01

TAX ACCOUNT: 06064350

SEE Deed Book 5126 Page 2088

To be sold as the property of Gilberto Marmolejos.

No. 13-14454

Judgment Amount: \$225,155.24

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or parcel of land situate in the Township of Douglas, County of Berks and Commonwealth of Pennsylvania, bounded and described in accordance with a survey made by George F. Shaner, R. E. as follows to wit:

BEGINNING at a corner of lands of Joseph E. Young, said point being in the middle of a public road (33 feet wide) leading from the Poole Hill to Amityville, thence along lands of Joseph E. Young, North 75 degrees 0 minutes East, 227.09 feet to a corner of other lands of George E. Sherman, thence along the same North 14 degrees 58 minutes West 200 feet, and South 75 degrees 2 minutes West, 227.09 feet to a corner in the middle of the aforesaid public road, thence along the middle of the said road, South 14 degrees 58 minutes East, 200 feet to the place of beginning.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 347 Douglass Drive, Douglassville, PA 19518

TAX PARCEL #41536416943110

ACCOUNT: 41024900

SEE Deed Book 5016, Page 0083

Sold as the property of: Raymond Leftridge and Veronica Leftridge

No. 13-14661

Judgment Amount: \$102,937.46

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN parcel of ground on the northeastern side of Huntzinger Road (T-372) situate in South Heidelberg Township, Berks County, Pennsylvania, being known as Lot #4 of

03/20/2014

the Final Plan of Fox Hill-Phase I, recorded in Plan Book 157 Page 35, Berks County Records, prepared by Ludgate Engineering Corporation, Plan No. D-3409, dated July 25, 1988, and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the northeastern right of way line of Huntzinger Road, (T-372, 60 feet wide) a corner of Lot #5;

THENCE along Lot #5, North 52 degrees 43 minutes 00 seconds East, 359.55 feet to a point a corner of Lot #1;

THENCE along Lot #1, South 58 degrees 15 minutes 00 seconds East, 80.00 feet to a point, a corner of Lot #3;

THENCE along Lot #3, South 14 degrees 23 minutes 15 seconds West, 331.91 feet to a point on the northeastern right of way line of Huntzinger Road;

THENCE along the northern right-of-way line of Huntzinger Road, the three following courses and distance:

(1) BY a curve to the right having an initial radius bearing of North 18 degrees 10 minutes 00 seconds East, a radius of 1,105.00 feet, a central angle of 06 degrees 26 minutes 25 seconds and an arc length of 124.21 feet to a point of tangency.

(2) NORTH 65 degrees 23 minutes 35 seconds West, 78.19 feet to a point of curvature.

(3) BY a tangent curve to the right having a radius of 224.00 feet a central angle of 28 degrees 06 minutes 35 seconds and arc length of 109.90 feet to a point, the place of Beginning.

CONTAINING: 1.53 Acres.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 514 Huntzinger Road, Wernersville, PA 19565

TAX PARCEL #51435502770135

ACCOUNT: 51035000

SEE Deed Book 2255, Page 1113

Sold as the property of: Thomas J. Motley and Susan L. Motley

No. 13-14826

Judgment: \$151,965.90

Attorney: Bradley J. Osborne, Esq.

ALL THAT CERTAIN lot or piece of ground situate in Cumru Township, Berks County, Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Mohnton Lawn Addition, drawn by J. Roy Wise, Inc., Engineering, Surveying, Planning, dated May 1, 1980, said Plan recorded in Berks County in Plan Book 107, Page 8, as follows, to wit:

BEGINNING at a point of curve on the Easterly side of Grove Avenue (54 feet wide), said point being a corner of Lot No. 33 on said Plan, thence extending from said point of beginning along Lot No. 33 North 84° 13' 53" East 123.00 feet to a point, a corner of Lot No. 35 on said Plan, thence extending along same South 40° 43' 30" West 123.00 feet to a point of curve on the Northeasterly side of Grove Avenue, thence extending Northwestwardly and Northwardly

Vol. 106, Issue 25

along the Northeasterly and Easterly side of Grove Avenue along the arc of a circle curving to the right having a radius of 123.00 feet the arc distance of 93.40 feet to the first mentioned point of and place of BEGINNING.

BEING Lot No. 34 as shown on the abovementioned Plan.

BEING the same premises which Pequod Inc., A PA Corp., by Deed dated 4/28/06 and recorded in the Berks County Recorder of Deeds Office on 5/8/06 in Deed Book 4870, Page 2409, granted and conveyed unto Michael J. Torres and Jeneake Y. Torres.

TAX PARCEL NO 39-4395-13-14-3541

BEING KNOWN AS 413 Grove Avenue, Mohnton, PA 19540

Residential Property

To be sold as the property of Michael J. Torres and Jeneake Y. Torres

No. 13-14959

Judgment Amount: \$229,688.17

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate on the southern side of West Vine Street, between Maple Street and the boundary line between the Borough of Fleetwood and Richmond Township, in the Borough of Fleetwood, County of Berks and Commonwealth of Pennsylvania, being the westernmost thirty feet (30 feet) of Lot No. N27 and the easternmost seventy feet (70 feet) of Lot No. N28, as shown on a revised Plan of Building Lots, as originally laid out by the Fleetwood Real Estate Company, now belonging to Otto E. Nygaard, said revised Plan of Building Lots being recorded in Miscellaneous Book Vol. 198, Page 399, Berks County Records, bounded on the North by the aforesaid West Vine Street, on the East by other property of Otto E. Nygaard, on the South by a twenty foot (20 foot) wide alley known as Liberty Alley, and on the West by other property of Otto E. Nygaard and being more fully bounded and described as follows, to wit:

BEGINNING at a corner in the southern topographical building line of West Vine Street, a distance of two hundred eighty feet (280 feet) westwardly from the beginning of a curve having a radius of twenty feet (20 feet) connecting the southern topographical building line of the aforesaid West Vine Street with the western topographical building line of Maple Street; thence

1. In a westerly direction along the southern topographical building line of the West Vine Street, a distance of one hundred feet no inches (100.0 feet) to a corner; thence

2. Leaving and making a right angle with the aforesaid West Vine Street and in a southerly direction along other property of Otto E. Nygaard, a distance of one hundred forty-two feet seven inches (142' 7") to a corner on the North side of Liberty Alley-this last described line being also the boundary line between the easternmost

03/20/2014

Vol. 106, Issue 25

seventy feet (70') and the westernmost ten feet (10') of Lot No. N28; thence

3. In an easterly direction on the North side of Liberty Alley, making a right angle with the last described line, a distance of one hundred feet no inches (100' 0") to a corner; thence

4. Leaving and making a right angle with the aforesaid Liberty Alley and in a northerly direction, a distance of one hundred forty-two feet seven inches (142' 7") to and making a right angle with the aforesaid West Vine Street at the place of Beginning; this last described line being also the boundary line between the easternmost fifty feet (50') and the westernmost thirty feet (30') of Lot No. N27.

BEING KNOWN AS 418 West Vine Street, Fleetwood, PA 19522-1216.

Residential property

TITLE TO SAID PREMISES IS VESTED IN Anthony J. Yost and Sheri D. Yost, h/w, by Deed from Perry L. Wiltrout and Heather M. Wiltrout, h/w, dated 06/30/2004, recorded 07/16/2004 in Book 4107, Page 1771.

TAX PARCEL NO.: 44-5431-14-44-8007

TAX ACCOUNT: 44076300

SEE Deed Book 4107 Page 1771

To be sold as the property of Anthony J. Yost, Sheri D. Yost

No. 13-15392

Judgment: \$164,635.94

Attorney: Bradley J. Osborne, Esq.

PREMISES A

ALL THAT CERTAIN lot or piece of ground, together with the one and one-half story, brick dwelling house and the one story brick garage erected thereon and being No. 1616 Fayette Avenue erroneously described in prior Deed as 1610 Fayette Avenue, situate in the Borough of Kenhorst (formerly Cumru Township), County of Berks, and Commonwealth of Pennsylvania, as shown by the Map or Plan surveyed by E. Kurtz Wells and bearing date July 22, 1926, said Map or Plan being recorded in Plan Book Volume 8, Page 4, and being further known as the southern five feet (5') of Lot No. 198 and the northern twenty-eight feet (28') of Lot No. 199 in said Plan known as Ridge Park Addition, Section No. 2 more particularly bounded and described as follows, to wit:

ON the North by property of Aaron L. Becker and Sadie C. Becker, his wife;

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

ON the South by other property of Eugene Walter and Emma Walter, his wife; and

ON the West by Fayette Avenue, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the eastern building line of Fayette Avenue, said point being one hundred fifty-five feet zero inches (155' 0") South of the southern building line of Milford Avenue; thence in an easterly direction at right angles to the said eastern building line of Fayette Avenue and along a line running parallel to and five feet

(5') North of the dividing line between Lots Nos 198 and 199, a distance of one hundred ten feet zero inches (110' 0") to the western side of fifteen feet (15') wide alley; thence in a southerly direction at right angles to the last described line, along the western side of a said fifteen feet (15') wide alley, a distance of thirty-three feet zero inches (33' 0") to a point; thence in a westerly direction at right angle to the western side of said fifteen feet (15') wide alley and along a line running parallel to and twenty-eight feet (28') South of the dividing line between Lot No. 198 and Lot No. 199 a distance of one hundred ten feet zero inches (110' 0") to the eastern building line of Fayette Avenue; thence in a northern direction along said eastern building line of Fayette Avenue, a distance of thirty-three feet zero inches (33' 0") to the place of beginning.

PREMISES B

ALL THAT CERTAIN lot or piece of ground situate on the East side of Fayette Avenue, between Milford Avenue and High Boulevard, in the Borough of Kenhorst, in the County of Berks, and Commonwealth of Pennsylvania, said Lot or piece of ground being further known as the southern twelve feet (12') of Lot No. 199 and the northern twenty feet (20') of Lot No. 200 as shown on a Map or Plan of Ridge Park Addition and being in Section 2 which said Map or Plan as recorded in the Recorder's Office of Berks County, PA in Plan Book Volume 8, Page 4 and being bounded and described as follows, to wit:

ON the North by the northern twenty-eight (28') of Lot No. 199 as shown on said Map or Plan;

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

ON the South by the southern twenty feet (20') of Lot No. 200 as shown on said Map or Plan; and

ON the West by said Fayette Avenue

CONTAINING in front on said Fayette Avenue in width or breadth, thirty-two feet (32') and in depth or length of equal width or breadth, one hundred ten feet (110') to said fifteen feet (15') wide alley on the East.

BEING the same premises which Jason D. Royle and Holly L. Royle, formerly Holly L. Weber, husband and wife, by Deed dated 5/5/08 and recorded in the Berks County Recorder of Deeds Office on 5/9/08 in Deed Book 5353, Page 2300, granted and conveyed unto Jack R. Ambrose.

TAX PARCEL NO. 54-5305-06-38-1953

BEING KNOWN AS 1616 Fayette Avenue, Reading, PA 19607

Residential Property

To be sold as the property of Jack R. Ambrose.

No. 13-15572

Judgment: \$118,550.18

Attorney: Martha E. Von Rosenstiel, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN ranch type dwelling house together with the lot or piece of ground on which the same is erected, situate in the

03/20/2014

Vol. 106, Issue 25

Borough of Birdsboro, County of Berks and State of Pennsylvania, and being known as 507 West Eighth Street, Birdsboro, Pennsylvania, being Lot Number 2 of the Plan of Lots of Paul Seidel dated November 5, 1973 and recorded in Plan Book Volume 38 Page 19 Berks County Records more particularly bounded and described as follows:

BEGINNING at a point, said point being the intersection of the Northern building line of West Eighth Street with the Eastern building line of Madison Street; thence along the said Eastern building line of Madison Street making a 90 degree angle with the Northern building line of West Eighth Street a distance of 123.49 feet to a point in line of lands late of Paul Seidel and Mary H. Seidel; thence along same in an Easterly direction forming a right angle with the last described line a distance of 126.05 feet to a point in line of lands late of John R. Whalen and Sarah Whalen his wife; thence in and along property of late John R. Whalen and Sarah Whalen, his wife and along other property late of Paul Seidel and Mary H. Seidel his wife forming an interior angle of 83 degrees 4 minutes 15 seconds with the last described line a distance of 124.40 feet to a point in the Northern building line of West Eighth Street; thence in and along the said Northern building line of West Eighth Street forming an interior angle of 96 degrees 55 minutes 45 seconds with the last described line a distance of 111.04 feet to a point, the place of beginning.

TOGETHER with a certain 15 feet wide easement for sanitary sewer, which transverses Premises 722 Jefferson Street, Birdsboro, Pennsylvania as set forth in Deed to James M. Fasig and Karen L. Fasig his wife dated October 25, 1985 and recorded in Deed Book Volume 1886 Page 485 Berks County Records as more fully described on Final Plan of Lots laid out by Paul Seidel dated December 13, 1973 and recorded in Plan Book Volume 38 Page 19 Berks County Records.

BEING PIN NO. 5334-16-83-7117 and Account No. 020095

BEING the same premises which Mary H. Crosby, Executrix of the Estate of Mary H. Seidel, deceased, by Indenture bearing date 04/30/2002 and recorded in the Office of the Recorder of Deeds, in and for the County of Berks in Deed Book 3534 Page 168 etc., granted and conveyed unto Barbara Ann Snyder, in fee.

TITLE TO SAID PREMISES IS VESTED IN Veronica Kelly-Morgan and Robert Morgan, w/h, by Deed from Barbara Ann Snyder and Barry A. Snyder, dated 10/31/2006, recorded 11/08/2006 in Book 5007, Page 538.

PARCEL IDENTIFICATION NO: 31-5334-1683-7117

To be sold as the property of Veronica Kelly-Morgan and Robert Morgan

No. 13-16845

Judgment Amount: \$184,078.13

Attorney: Udren Law Offices, P.C.

ALL THAT CERTAIN lot or parcel of ground situate in the Borough of Sinking Spring, Berks County, Pennsylvania, bounded and described according to a Final Plan of Lenape Valley recorded in Plan Book 220 Page 42, Berks County Records, as follows:

BEGINNING AT A POINT on the southwest side of Oneida Drive (54' wide) a corner in common wit Lot 102 on the above mentioned Plan; thence southeasterly along the southwest side of Oneida Drive along the arc of a circle curving to the left having a radius of 177.00 feet an arc distance of 35.06 feet to a point a corner in common with Lot 100 on the abovementioned Plan, thence along Lot 100 South 57° 11' West a distance of 167.12 feet to a point in a 20 feet wide storm drainage easement and a corner in common with Lot 100 on the abovementioned Plan; thence in and through said 20 feet wide storm drainage easement and along Lot 126 South 82° 15' 25" West a distance of 64.02 feet to a point a corner in common with Lot 122 on the abovementioned Plan; thence along Lot 122 and along Lot 121 on the above mentioned Plan, still in and through said 20 feet wide storm drainage easement North 18° 50' West a distance of 52.61 feet to a point a corner in common with the aforementioned Lot 102; thence along Lot 102 North 68° 32' East a distance of 220.25 feet to a point on the southwest side of Oneida Drive, the place of beginning.

CONTAINING 12,004 square feet being Lot 101 on the abovementioned Plan.

NOTHING SHALL BE placed, planted, constructed and/or installed within any easements shown on the Final Plan of Lenape Valley recorded in Plan Book 220, Page 42, Berks County Records, which would, within the sole discretion of the Township of Spring and/or Borough of Sinking Spring, hinder the purposes for which such easements were created the grantee, for and on behalf of the grantee and grantee's heirs, personal representatives, successors and assigns, by the acceptance of this Deed, covenants and agrees, which covenants shall constitute covenants running with the land, to pay to the Lenape Valley Homeowners Association such annual assessments of charges, and special assessments as may be assessed against him, her, it, them or said lot in accordance with that certain declaration of covenants, restrictions, easements, charges and liens for Lenape Valley Subdivision bearing date 2/12/97 as recorded in Record Book 2808 Page 679, Berks County Records, as amended, the By-Laws of the Lenape Valley Homeowners Association, and any other rules or regulations promulgated by said association, and to pay such assessments or charger at the time and place, and in the manner prescribed by the said declaration and the By-Laws and rules and regulations of the said association.

03/20/2014

Vol. 106, Issue 25

BEING KNOWN AS PARCEL #4386-13-23-0214

AS DESCRIBED IN Mortgage Book 5353, Page 1327

BEING KNOWN AS: 384 Oneida Drive, Sinking Spring, PA 19608

PROPERTY ID NO.: 79-4386-13-23-0214

TITLE TO SAID PREMISES is vested in Michael K. Hafer and Suzanne E. Hafer, husband and wife by Deed from Raymond S. Reifsnnyder, III and Elizabeth C. Reifsnnyder, husband and wife dated 04/25/2008 recorded 05/08/2008 in Deed Book 5353 Page 1322.

To be sold as the property of: Michael K. Hafer and Suzanne E. Hafer, husband and wife.

No. 13-16992

Judgment: \$142,417.48

Attorney: Leon P. Haller, Esquire

ALL THAT CERTAIN one and one half story stone bungalow and garage, situate on the East side of the Kutztown Road, in Rosedale Addition (formerly in Muhlenberg Township) now in the Borough of Laureldale, County of Berks and State of Pennsylvania, and the Lots or pieces of ground upon which the same are erected, being Lots Nos. 243, 242, the Northern one half of Lot No. 241 and part of Lot No. 238 (as shown by the Map or Plan of said Rosedale Addition, and recorded in the Recorder's Office of Berks County in Plan Book No. 2, Page 29) laid out by the Rosedale Land and Improvement Company and known as Rosedale Addition, said Lots being bounded and described as follows, to wit:

ON the North by Lot No. 244 on said Plan;

ON the South by the Southern one half of Lot No. 241, the property now or late of Edwin Althouse and wife; and

ON the East by other lot of said Edwin Althouse and wife; and

ON the West by said Kutztown Road.

CONTAINING in front on said Kutztown Road in width or breadth North and South fifty (50) feet and in length or depth of equal width or breadth one hundred twenty five (125) feet more or less.

HAVING THEREON ERECTED a dwelling house known as: 3305 Kutztown Road, Reading, PA 19605

PARCEL I.D. 57530808986750

BEING THE SAME premises which Laraine M. Hagans, Executrix of the Estate of Walter W. Burkett a/k/a Walter William Burkett, Deceased, by Deed dated 04/29/10 and recorded 05/07/10 in Berks County Instrument No. 2010017258, granted and conveyed unto Andres Perez-Torres.

To be sold as the property of Andres Perez-Torres.

No. 13-17396

Judgment Amount: \$165,721.51

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground with the building thereon erected situate and known as Park Manor Development, Block C, Lot #15, also known as 432 Calyn Court, situated in Cumru Township, Berks County, PA., bounded and described as follows:

BEGINNING at a point on the Southerly right-of-way line of Calyn Court, said point also being the Westerly property corner of Lot #16; thence along Lot #16 South forty-seven (47) degrees twenty-six (26) minutes twenty-one (21) seconds East a distance of one hundred three and five hundredths (103.05) feet to a point, said point being the Southerly property corner of Lot #16 and a point on the Northerly property line of Lot #12; thence along the Northerly property line of Lots #12 and #13 South fifty-four (54) degrees one (1) minute twelve (12) seconds West a distance of eighty and forty-one hundredths (80.41) feet to a point on the Northerly property line of Lot #13, also being the Easterly property corner of Lot #14; thence along Lot #14 North thirty-five (35) degrees fifty-eight (58) minutes forty-eight (48) seconds West a distance of one hundred and no hundredths (100.00) feet to a point, said point being the Northerly property corner of Lot #14, also being a point on the Southerly right-of-way line of Calyn Court North fifty-four (54) degrees one (1) minute twelve (12) seconds East a distance of fifty and no hundredths (50.00) feet to a point on the Southerly right-of-way line of Calyn Court a distance of ten and no hundredths (10.00) feet, said arc having a radius of fifty and no hundredths (50.00) feet, internal angle being eleven (11) degrees twenty-seven minutes (27) thirty-three (33) seconds to the place of BEGINNING.

CONTAINING seven thousand thirty and nine hundred fifty-seven (7,030.957) square feet, also being one hundred sixty-one thousandths (.161) acres.

TITLE TO SAID PREMISES IS VESTED IN Brian G. Pawling and Amanda J. Pawling, h/w, by Deed from Renee H. Cataldi, dated 11/10/2006, recorded 11/17/2006 in Book 5014, Page 1729.

BEING KNOWN AS 432 Calyn Court, Reading, PA 19607-3209.

Residential property

TAX PARCEL NO.: 39-4395-15-52-4930

TAX ACCOUNT: 39022502

SEE Deed Book 5014 Page 1729

To be sold as the property of Brian G. Pawling, Amanda J. Pawling.

No. 13-17613

Judgment Amount: \$40,505.35

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house, No. 404, and the Lot or piece

03/20/2014

of ground upon which the same is erected, situate on the West side of Rehr Street, between Muhlenberg and Cotton Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the West side of Rehr Street twenty-four feet (24') South from Muhlenberg Street; thence West at right angles to said Rehr Street, along property now or late of the Union Association, seventy-three feet (73') to a four feet (4') wide alley; thence South along the same twelve feet (12') to property now or late of Elizabeth Kutz; thence East along the same seventy-three feet (73') to Rehr Street; thence North along the same twelve feet (12') to the place of beginning.

BEING Lot No. 3 on Plan of Building Lots laid out by Printz and Rehr, said Plan being recorded in Plan Book Volume 3, Page 5, Berks County Records.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 404 Rehr Street, Reading, PA 19606

TAX PARCEL #16531631374939

ACCOUNT: 16610050

SEE Deed Book Instrument #2010010137

PAGE INSTRUMENT #2010010137

Sold as the property of: Samantha Williams

No. 13-19525

Judgment: \$114,021.91

Attorney: Leon P. Haller, Esquire

ALL THAT CERTAIN lot or piece of ground, together with the dwelling house thereon erected, situate on the Southern side of Filbert Avenue between High Street and Prospect Street, being House No. 2818 Filbert Avenue, being further known as Lot No. 2818 Filbert Avenue, as shown on Plan of Parkway Acres, Inc., First Addition, said Plan being recorded in the Recorder's Office of Berks County, at Reading, in Plan Book 6, Page 69; situate in Lower Alsace Township, Berks County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the southern lot line of Filbert Avenue, 50 feet wide, said point being 279.59 feet West of the intersection of the said southern lot line of said Prospect Street, with the western lot line of Filbert Avenue, 50 feet wide, East as laid out on the Plan of Lots of Parkway Acres, Inc.;

THENCE in a westerly direction along the said southern lot line of Filbert Avenue, the distance of 54 feet to a point;

THENCE in a southerly direction by a line at right angles to Filbert Avenue, the distance of 100 feet to a point;

THENCE in an easterly direction by a line at right angles to the last described line, the distance of 54 feet to a point;

THENCE in a northerly direction by a line at right angles to the last described line, the distance of 100 feet to the place of beginning.

Vol. 106, Issue 25

UNDER AND SUBJECT to agreements, covenants, conditions, easements, encumbrances and rights of way of record.

HAVING THEREON ERECTED a dwelling house known as: 2818 Filbert Avenue, Reading, PA 19606

PARCEL I.D. 23532605193152

BEING THE SAME premises which Thomas W. Gajewski, Sr. and Wendy A. Gajewski by Deed dated 07/07/04 and recorded in Berks County Record Book 4112, Page 1697, granted and conveyed unto Matthew R. Anderson and Jessica D. Kobryn, as joint tenants with the right of survivorship.

To be sold as the property of Matthew R. Anderson and Jessica D. Kobryn

No. 13-19651

Judgment Amount: \$40,992.47

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel, situated in the City of Reading, County of Berks and Commonwealth of Pennsylvania.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 436 South 16th Street, Reading, PA 19606

TAX PARCEL #16531632378808

ACCOUNT: 16226075

SEE Deed Book 3788, Page 63

To be sold as the property of: Ramon Alvarez

No. 13-19749

Judgment Amount: \$77,562.23

Attorney: Powers, Kirm & Javardian, LLC

ALL THE 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 East side of North Eleventh Street, between Oley and Douglass Streets and numbered "seven hundred fifty three" in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows to wit:

ON the North by property now or late of Thomas O'Neil;

ON the East by a ten feet wide alley;

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

ON the West by said North Eleventh Street.

CONTAINING in front or width on said North Eleventh Street, thirteen (13) feet two (2) inches, and in depth one hundred and ten (110) feet.

BEING THE SAME PREMISES which Patricia F. Pelker by Deed dated 5/18/07 and recorded 5/31/07 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 5146, Page 1289, granted and conveyed unto Brian J. Conner and Jenifer L. Conner.

BEING KNOWN AS 753 N. 11th Street, Reading, PA 19606.

TAX PARCEL NO. 12-5317-53-14-1499

ACCOUNT:

03/20/2014

SEE Deed Book 5146 Page 1289

To be sold as the property of Brian J. Conner
and Jenifer L. Conner

No. 13-19762

Judgment Amount: \$77,940.65

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN message and tract of land, upon which the same is erected, situate in Amity Township, Berks County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner in the centerline of the public road leading from Monocacy to State Highway Traffic Route #422; thence along the same North 85 degrees 30 minutes East, 58 feet to a corner of other lands of Russell Trace and Edna Trace, his wife; thence along the same South 6 degrees West 200 feet to a corner; and South 85 degrees 30 minutes West 52 feet to a corner of land now or late of Albert H. Amole; thence along the same North 5 degrees 30 minutes East 200 feet to beginning.

BEING KNOWN AS 732 Monocacy Creek Road, Birdsboro, PA 19508-1501.

Residential property

TITLE TO SAID PREMISES IS VESTED IN Cyndia L. Ressler, by Deed from Donna L. Kandler, Executrix Under the Last Will and Testament of Lester L. Hunsberger, dated 01/20/2009, recorded 01/23/2009 in Instrument Number 2009002649.

TAX PARCEL NO.: 24-5354-15-54-8944

TAX ACCOUNT: 24033700

SEE Deed Instrument Number 2009002649

To be sold as the property of Cyndia L. Ressler.

No. 13-19881

Judgment: \$185,261.95

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

ALL THAT CERTAIN two-story brick dwelling house and lot or piece of ground upon which the same is erected situate along East Main Street, being House Number 312 East Main Street, in the Borough of Kutztown, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the curb line of East Main Street and extending thence along the same southeastwardly one hundred and fifty-seven feet more or less to a public alley, thence along the same southwestwardly twenty-six feet and eight inches to property now or late of Edwin A. Siegfried, thence along the same northwestwardly one hundred and fifty-seven feet more or less to a point in the aforementioned curb line of East Main Street, and thence along said curb line of East Main Street Northeastwardly twenty-six feet and eight inches to the place of beginning.

BEING PARCEL NUMBER: 5443-08-99-7510

BEING THE SAME PREMISES which Charles A. Lutz, by Deed dated August 6, 1958,

Vol. 106, Issue 25

and recorded in Deed Book Volume 1305, Page 336, Berks County Records, granted and conveyed unto Lloyd H. Berger and Eleanor M. Berger, husband and wife, in fee.

AND THE SAID Lloyd H. Berger being so thereof seized of the above described premises departed this life on 10/4/2002, whereupon title became vested in the said Eleanor M. Berger, as the surviving tenant by the entirety.

BEING KNOWN AS: 312 East Main Street, Kutztown, Pennsylvania 19530.

TITLE TO SAID PREMISES is vested in Robert C. Weller and Lisa R. Weller by Deed from Eleanor M. Berger dated July 18, 2003 and recorded October 24, 2003 in Deed Book 3911, Page 1809.

To be sold as the property of Robert C. Weller and Lisa R. Weller

JPMorgan Chase Bank, N.A. v. Robert C. Weller and Lisa R. Weller

No. 13-20187

Judgment Amount: \$96,281.41

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick and frame dwelling House No. 2127 Cleveland Avenue and the Lot or piece of ground on which the same is erected, situate on the North side of Cleveland Avenue, between Marwood and West Lawn Avenues, in the Village of West Wyomissing, in the Township of Spring, County of Berks and Commonwealth of Pennsylvania being part of Plot Number 21, as shown on the Plan of 'West Lawn', South of the Lebanon Valley Branch of the Reading Company, laid out for Dill and Fenstermacher in November 1910, filed in the Recorder's Office at Reading, in Berks County, in Plan Book Volume 4, Page 18, bounded and described as follows, to wit:

BEGINNING at a point in the Northern building line of Cleveland Avenue, said point being the Southeast corner of property now or late of Nicholas J. Pitcherell which property is numbered 2129 Cleveland Avenue, and which point is 135 feet East of the Western boundary line of said Plot No. 21, thence Northwardly along the same at right angles to said Cleveland Avenue, a distance of 135 feet to a corner in the Southern side of a 15 feet wide alley, thence Eastwardly along the same, parallel to Cleveland Avenue and at right angles to last described line, a distance of 20 feet to a corner of property now or late of Edwin A. Mengel; thence Southwardly along the same at right angles to said 15 feet wide alley, a distance of 135 feet to a corner in aforesaid building line of Cleveland Avenue; thence Westwardly along the same at right angles to last described line a distance of 20 feet to the place of BEGINNING.

CONTAINING in width along said Cleveland Avenue 20 feet and in depth of equal width 135 feet to said 15 feet wide alley.

TITLE TO SAID PREMISES IS VESTED

03/20/2014

IN Lisa Nevada, by Deed from Joseph T. Gillen and Henrietta A. Gillen, h/w, dated 12/15/2005, recorded 02/02/2006 in Book 4774, Page 1427.

BEING KNOWN AS 2127 Cleveland Avenue, West Lawn, PA 19609-2005.

Residential property

TAX PARCEL NO.: 80439609160351

TAX ACCOUNT: 80013700

SEE Deed Book 4774 Page 1427

To be sold as the property of Lisa Nevada.

No. 13-20565

Judgment: \$39,974.38

Attorney: Leon P. Haller, Esquire

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground upon which the same is erected, situate on the North side of Elm Street between Tenth and Mulberry Streets, it being No. 1013 Elm Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

ON the North by property now or late of J. Howard Jacobs;

ON the East by property now or late of John Larkins;

ON the South by said Elm Street; and

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

CONTAINING in front on Elm Street, East and West, a width of breadth of fifteen (15) feet and in depth of an equal width, North and South, eighty two (82) feet more or less.

HAVING THEREON ERECTED a dwelling house known as: 1013 Elm Street, Reading, PA 19604

PARCEL I.D. 09531769017946

BEING THE SAME PREMISES WHICH Raymond T. Chelius by Deed dated 07/29/05 and recorded 09/22/05 in Berks County Record Book 4671, Page 618, granted and conveyed unto Francisco Miranda.

To be sold as the property of Francisco Miranda.

No. 13-21089

Judgment: \$53,838.52

Attorney: Bradley J. Osborne, Esq.

ALL THAT CERTAIN two-story frame dwelling house and the lot or piece of ground, upon which it is erected, situate on the South side of a public road, leading from Mohnton to Reading, in the Township of Cumru, County and stated of aforesaid, bounded and described as follows, to wit:

BEGINNING at a corner of property now or late of Mary M. Griffith; thence along said property South seventy-eight degrees East one hundred sixty feet to an alley; thence along said alley South twelve degrees West thirty feet, to a corner of property now or late of Amos M. Martin; thence along the same North seventy-eight degrees West one hundred sixty feet to a

Vol. 106, Issue 25

point, in the South side of said public road; thence along said public road North twelve degrees East thirty feet, to the place of BEGINNING.

BEING the same premises which Annette R. Shutt, by Deed dated 8/4/97 and recorded in the Berks County Recorder of Deeds Office on 8/15/97 in Deed Book 2857, Page 1668, granted and conveyed unto David H. Krommes and Sue Ann Krommes, husband and wife.

TAX PARCEL NO. 39-4395-19-52-2197

BEING KNOWN AS 844 Scenic Drive, Mohnton, PA 19540

Residential Property

To be sold as the property of Sue Ann Krommes

No. 13-21090

Judgment: \$222,547.93

Attorney: Bradley J. Osborne, Esq.

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Leesport, Berks County, Pennsylvania, bounded and described according to a Final Plan of the Bert Grande Subdivision, drawn by 13th Floor Architects, dated November 12, 1994 and revised March 10, 1995, said Plan recorded in Berks County in Plan Book 208, Page 55 as follows, to wit:

BEGINNING at a point on the title line in the bed of Washington Street (43 feet wide) said point being a corner of Lot No. 3 on said Plan,

THENCE extending from said point of beginning along Lot No 3 and crossing the northeasterly side of Washington Street, North 78 degrees 15 minutes 00 seconds East 188.27 feet to a point in line of Tract 6 on said Plan,

THENCE extending along same the following two courses and distances

(1) SOUTH 11 degrees 45 minutes 00 seconds East 90.00 feet to a point, a corner, and

(2) RE CROSSING the northeasterly side of Washington Street South 78 degrees 15 minutes 00 seconds West 188.27 feet to a point on the title line in the bed of Washington Street,

THENCE extending along same North 11 degrees 45 minutes 00 seconds West, 90.00 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 4 as shown on the abovementioned Plan

BEING the same premises which Empire Wrecking Co. of Reading, PA, by Deed dated 3/21/97 and recorded in the Berks County Recorder of Deeds Office on 3/26/97 in Deed Book 2817, Page 1646, granted and conveyed unto Steven D. Brumbach and Erica L. Brumbach, husband and wife.

TAX PARCEL NO. 92449007686964

BEING KNOWN AS 29 Washington Street, Leesport, PA 19533

Residential Property

To be sold as the property of Steven D. Brumbach and Erica L. Brumbach

03/20/2014

Vol. 106, Issue 25

No. 13-21568

Judgment Amount: \$208,106.68

Attorney: Udren Law Offices, P.C.

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Wernersville, Berks County, Pennsylvania, bounded and described according to a Final Plan of Rosewood, drawn by Systems Design Engineering, Inc., dated May 24, 1993 and last revised January 30, 2002, said Plan recorded In Berks County in Plan Book 257 Page 75, as follows, to wit:

BEGINNING at a point of tangent on the Northwestern side of Wernersville Boulevard (56 feet wide), said point being the arc distance of 39.41 feet measured along the arc of a circle curving to the right having a radius of 25.00 feet from a point of curve on the Southwesterly side of Lincoln Drive (56 feet wide); thence extending from said point of beginning along the Northwestern side of Wernersville Boulevard the three following courses and distances, (1) South 32 degrees 12 minutes 15 seconds West 34.00 feet to a point of curve, (2) Southwestwardly along the arc of a circle curving to the right having a radius of 122.00 feet the arc distance of 20.62 feet to a point of tangent, and (3) South 41 degrees 53 minutes 15 seconds West 4.82 feet to a point, a corner of Lot No. 12 on said Plan; thence extending along same the two following courses and distances, (1) North 48 degrees 06 minutes 45 seconds West 39.69 feet to a point, a corner, and (2) North 57 degrees 19 minutes 49 seconds West 84.04 feet to a point In line of lands now or late of Steven Homyack and Margaret A. Homyack; thence extending along said lands North 32 degrees 40 minutes 10 seconds East 76.36 feet to a point on the Southwesterly side of Lincoln Drive; thence extending along same South 58 degrees 06 minutes 45 seconds East 99.96 feet to a point of curve on the Southwesterly side of Lincoln Drive, thence leaving the Southwesterly side of Lincoln Drive along the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 39.41 feet to the first mentioned point and place of beginning.

CONTAINING 9,668 square feet of land.

BEING Lot No. 13 as shown on the above mentioned Plan.

BEING KNOWN AS: 270 Wernersville Boulevard, Wernersville, PA 19565

PROPERTY ID NO.: 90-4366-10-46-1722

TITLE TO SAID PREMISES IS VESTED IN Emilio Guilbe and Noemi Rivas by Deed from Integrity Home Builders, Limited, a Pennsylvania Business Corporation dated 03/10/2004 recorded 03/17/2004 in Deed Book 4017 Page 841.

To be sold as the property of: Emilio Guilbe and Noemi Rivas

No. 13-22240

Judgment Amount: \$64,512.69

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story stone front, with mansard roof, brick dwelling house, with two-story back building attached, and the lot or piece of ground upon which the same is erected, situate on the West side of McKnight Street, between Douglass and Windsor Streets, and Numbered 840 McKnight 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 S. Maud Cleaver, on the East by McKnight Street, on the South by property now or late of William G. Krick, and on the West by a ten (10) feet wide alley.

CONTAINING in front on said McKnight Street, fourteen (14) feet, and in depth one hundred twenty-nine (129) feet and six (06) inches.

TITLE TO SAID PREMISES IS VESTED IN Jay A. Decker and Maxine E. Decker, as tenants in common, by Deed from Jay A. Decker, dated 05/13/2008, recorded 05/28/2008 in Book 5363, Page 618.

BEING KNOWN AS 840 McKnight St., Reading, PA 19601-2020.

Residential property

TAX PARCEL NO.: 15530749552040

TAX ACCOUNT: 15493450

SEE Deed Book 5363 Page 618

To be sold as the property of Jay A. Decker, Maxine E. Decker.

No. 13-22242

Judgment Amount: \$80,036.01

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two and one-half story brick and cement-plaster dwelling house and Lot or piece of ground on which the same is erected, situate on the North side of Holland Square, between Shillington Boulevard and Lake View Drive, being House Numbered 713 Holland Square, in the Borough of West Reading, County of Berks, and State of Pennsylvania, and more particularly described as follows:

BEGINNING at a point on the North property line of Holland Square for the Southwest corner of this survey and the Southeast corner of Lot No. 715, said point being seventy feet (70') Eastward from the Northeast corner of Lake View Drive and Holland Square, thence Northward along the East line of said Lot No. 715 a distance of ninety feet (90') to the South line of a nine feet six inch (9' 6") wide alley for the Northwest corner of this survey, thence Eastward, with an interior angle of ninety degrees (90 degrees) along said South line of alley, a distance of thirty-seven feet six inches (37' 6") to the Northeast corner of this survey, and the Northwest corner of Lot No. 711,

03/20/2014

thence Southward with an interior angle of ninety degrees (90 degrees) along the West line of said Lot No. 711, a distance of ninety feet (90') to the North line of Holland Square for the Southeast corner of this survey, thence Westward with an interior angle .of ninety degrees (90 degrees) along said North line of Holland Square, a distance of thirty-seven feet six inches (37' 6") to the place of BEGINNING.

BEING KNOWN AS 713 Holland Square, Reading, PA 19611-1031.

Residential property

TITLE TO SAID PREMISES IS VESTED IN Carol E. Simpson, by Deed from Miriam S. Brubaker, dated 11/12/2003, recorded 11/21/2003 in Book 3933, Page 2234.

TAX PARCEL NO.: 93-5306-05-09-7770

TAX ACCOUNT: 93058800

SEE Deed Book 3933 Page 2234

To be sold as the property of Carol E. Simpson.

No. 13-22649

Judgment: \$103,694.78

Attorney: James T. Shoemaker, Esquire

ALL THAT CERTAIN lot or piece of ground, together with the improvements thereon erected, being Lot No. 38 as shown on the revised Plan of Hawk Ridge, said Plan recorded in Plan Book Volume 196 Page 20, Berks County Records, situate on the Westerly side of Redtail Court, in the Borough of Hamburg, County of Berks and Commonwealth of Pennsylvania and having thereon erected a dwelling house known as 1 Redtail Court, Hamburg, PA 19526.

TAX PARCEL NO. 46449410365539

ACCOUNT: 46000122

SEE Deed Book: 2571 Page 0549

To be sold as the property of Eric D. Honsberger

No. 13-22804

Judgment: \$106,898.87

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

ALL THAT CERTAIN messuage, tenement, and lot of ground, together with the two-story brick dwelling house and other improvements erected, thereon, being No. N. Centre Avenue, situate in the Borough of Leesport, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the center turnpike in line of lands of now or late Susan Potteiger thence by the said turnpike Southeast 18 feet to a point in lands late of Frederic Dammel, now or late John W. Oxenrider; thence by the same, Southwest 200 feet to a public alley; thence by the same, Northwest 18 feet to a corner of lands of the late Frederic Border, now or late Susan Potteiger, thence by the same, Northeast 200 feet to the place of Beginning.

CONTAINING fourteen perches more or less.

TOGETHER with the right and privilege of an alley of that width of three feet and extending

Vol. 106, Issue 25

to the front and rear of the walls of the dwelling house and premises herein described a distance of three feet for the joint use of the owners hereof theirs heirs and assigns and the through the said alley free of charge in common with owners and occupiers of the ground or premises adjacent to said alley on the Southeast.

BEING THE SAME PREMISES WHICH RYAN R. REESER, BY Deed dated 3/2/2006 and recorded 3/20/2006 in the Office for the Recorder of Deeds in and for the County of Berks, and Commonwealth of Pennsylvania in Recorder Book 4827, Page 1407, granted and conveyed unto David Shuey.

TAX I.D. #92449119613513

BEING KNOWN AS: 56 North Centre Avenue, Leesport, Pennsylvania 19533.

TITLE TO SAID PREMISES is vested in Jesse S. Wunder and Jenelle K. Wunder by Deed from David Shuey dated March 5, 2007 and recorded March 9, 2007 in Deed Book 5087, Page 1914.

To be sold as the property of Jesse S. Wunder and Jenelle K. Wunder

JPMorgan Chase Bank, National Association
v. Jesse S. Wunder and Jenelle K. Wunder

No. 13-23029

Judgment Amount: \$342,646.89

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land together with the improvements thereon erected being Lot No. 3 of Final Subdivision Plan laid out by the Borough of Wyomissing Hills, recorded in Plan Book Volume 183, Page 8, Berks County Records, situate on the Western side of Wingert Road (50 feet wide), in the Borough of Wyomissing, formerly the Borough of Wyomissing Hills, as shown on Plan 7227-005-C-001, prepared by Spotts, Stevens & McCoy, Inc., Consulting Engineers, Reading Pennsylvania, and being more fully bounded and described as follows, to wit:

BEGINNING at a corner on the Western topographical building line of Wingert Road (50 feet wide), said corner being the Northeastern corner of Lot No. 257, Section No. 5 of Wellington Downes and recorded in Plan Book Volume 125, Page 91, Berks County Records; thence leaving Wingert Road and along Lot No 257, North forty-four degrees twenty-seven minutes four seconds West (N. 44 degrees 27 minutes 04 seconds W.) a distance of one hundred twenty and zero hundredths feet (120.00 feet) to a corner; thence along Lot No. 1 North forty-five degrees thirty-two minutes fifty-six seconds East (N. 45 degrees 32 minutes 56 seconds E.), a distance of ninety and zero hundredths feet (90.00 feet) to a corner; thence along Lot No. 4 South forty-four degrees twenty-seven minutes four seconds East (S. 44 degrees 27 minutes 04 seconds E.), a distance of one hundred twenty and zero hundredths feet (120.00 feet) to a corner, said corner being on the Western topographical

03/20/2014

building line of Wingert Road; thence along the same, South forty-five degrees thirty-two minutes fifty-six seconds West (S. 45 degrees 32 minutes 56 seconds W.), a distance of ninety and zero hundredths feet (90.00 feet) to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Michael R. Raymo and Debora N. Raymo, by Deed from Mark R. Bell and Christine A. Bell, h/w, dated 05/26/2006, recorded 07/05/2009 in Book 4913, Page 753.

BEING KNOWN AS 54 Wingert Road, Wyomissing, PA 19610-1950.

Residential property

TAX PARCEL NO.: 96-4396-06-29-6920

TAX ACCOUNT: 96970365

SEE Deed Book 4913 Page 753

To be sold as the property of Michael R. Raymo, Debora N. Raymo.

No. 13-23765

Judgment Amount: \$21,220.96

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground on which the same are erected, situate on the West side of Rose Street No. 226, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of Mary C. Krause;

ON the West by a ten feet side alley;

ON the South by property now or late of Alfrondi Karamidas; and

ON the East by said Rose Street.

CONTAINING in front on said Rose Street North and South fifteen (15 feet) and in depth East and West one hundred ten feet (110 feet).

TOGETHER with the right and privilege of using the alley two feet four inches in width running along the South side of the premises herein described to the depth of thirty-six feet four inches in common with the owners and occupants of the premises adjoining on the South.

TITLE TO SAID PREMISES IS VESTED IN Lidia Damaso, by Deed from Alvis L. Harrison and Mary Harrison, his wife, dated 06/04/2004, recorded 06/24/2004 in Book 4091, Page 2302.

BEING KNOWN AS 226 Rose Street, Reading, PA 19601-3285.

Residential property

TAX PARCEL NO.: 06-5307-74-61-9652

TAX ACCOUNT: 06621100

SEE Deed Book 4091 Page 2302

To be sold as the property of Lidia Damaso.

No. 13-23848

Judgment Amount: \$100,603.73

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of land

Vol. 106, Issue 25

together with a two-story brick and frame house and other improvements erected thereon located on the North side of Fox Run, a 53 feet wide street and being Lot No. 22, Block M, on the Plan of Mountain Park Development Section 3, recorded in Plan Book Volume 64, Page 2 Berks County Records, and situate in the Township of Exeter, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the North right-of-way of Fox Run, a 53.00 feet wide street a, corner of Lot No. 21, Block M, on the abovementioned recorded Plan; said point being the southwesternmost corner of the herein described Lot; thence extending in a northeasterly direction long Lot No. 21 passing through a party wall on a line bearing North 46 degrees 04 minutes 20 seconds East a distance of 120.00 feet to a point in line of property belonging to Dykes J. Riggs and Elaine C. Riggs, his wife, thence extending in a southeasterly direction along property belonging to Dykes J. Riggs and Elaine C. Riggs, his wife, on a line bearing South 43 degrees 55 minutes 40 seconds East a distance of 20.00 feet to a point a corner of Lot No. 23; thence extending in a southwesterly direction along Lot No. 23 passing through a party wall on a line bearing South 46 degrees 04 minutes 20 seconds West a distance of 120.00 feet to a point on the North right of way line of Fox Run; thence extending in a northwesterly direction along the North right of way line of Fox Run on a line bearing North 43 degrees 55 minutes 40 seconds West, a distance of 20.00 feet to the place of Beginning.

CONTAINING in area 2,400 square feet of land.

THEREON ERECTED a dwelling house known as: 1300 Fox Run, Reading, PA 19606

TAX PARCEL #43532715527708

ACCOUNT: 43014500

SEE Deed Book 5003, Page 2095

Sold as the property of: Joy L. Nemec

No. 13-23849

Judgment Amount: \$171,028.42

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel, situated in the Amity Township, County of Berks and Commonwealth of Pennsylvania.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 240 Valley Road, Birdsboro, PA 19508

TAX PARCEL #24534511761637

ACCOUNT: 24045580

SEE Deed Book 4827, Page 28

To be sold as the property of Jamie Mirenda and Mariah Stehle Mirenda

03/20/2014

Vol. 106, Issue 25

No. 13-23850

Judgment Amount: \$155,570.25

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

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

BEGINNING at a point on the Southwesterly side of Timber Lane (53 feet wide) said point being a corner of Lot No. 17 Block H on said Plan; thence extending from said point of beginning Southeastwardly along the Southwesterly side of Timber Lane along the arc of a circle curving to the left having a radius of 555.26 feet the arc distance of 70.04 feet to a point, a corner of Lot No. 19 Block H on said Plan; thence extending along same Southwestwardly 106.90 feet to a point in line of Lot No. 14 Block H on said Plan; thence extending partly along same and partly along Lot No. 15 Block H Northwestwardly along a line forming an interior angle of 87 degrees 27 minutes 43 seconds with the last described line 65.90 feet to a point, a corner of Lot No. 15 Block H on said Plan, thence extending along same Northwardly along a line forming an interior angle of 169 degrees 17 minutes 53 seconds with the last described line 17.73 feet to a point, a corner of Lot No. 17 Block H on said Plan; thence extending along same Northeastwardly along a line forming an interior angle of 96 degrees 00 minute 42 seconds with the last described line 105.17 feet to the first mentioned point and place of BEGINNING.

CONTAINING 8,172.13 square feet of land.

BEING Lot No. 18 Block H as shown on the abovementioned Plan.

BEING KNOWN AS 904 Timber Lane, Sinking Spring, PA 19608-9447.

Residential property

TITLE TO SAID PREMISES IS VESTED IN Clarence C. Stafford, Jr. and Thelma J. Stafford, h/w, by Deed from E. Kuser, Inc., a Pennsylvania Corporation, dated 08/28/1986, recorded 08/29/1986 in Book 1906, Page 659.

TAX PARCEL NO.: 80438510458327

TAX ACCOUNT: 80530175

SEE Deed Book 1906 Page 659

To be sold as the property of Clarence C. Stafford, Jr, Thelma J. Stafford.

No. 13-23882

Judgment Amount: \$101,210.54

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the two-story semi-detached brick dwelling house erected thereon, situate on the western side of and known as No. 314 South Sterley Street, a short distance south-

wardly from Madison Street, in the Borough of Shillington, County of Berks and Commonwealth of Pennsylvania, bounded on the North by No. 312 South Sterley Street, property of Robert S. Krebs and Betty A. Krebs, his wife; on the East by the aforesaid South Sterley Street (50 feet wide); on the South by No. 316 South Sterley Street, property of George L. Smith and Beatrice M. Smith, his wife; and on the West by a twenty feet (20 feet) wide alley, and being more fully bounded and described in accordance with a survey made by Walter E. Spotts and Associates, Registered Professional Engineers and Land Surveyors, in October 1955, as follows, to wit:

BEGINNING at a corner marked by a drill hole cut in concrete in the western topographical building line of South Sterley Street, as laid out on the topographical survey of the Borough of Shillington, a distance of one hundred fifty feet seven and three-eighths inches (150 feet 7-3/8 inches) southwardly from the southwestern topographical building corner of the intersection of the aforesaid South Sterley Street and Madison Street; thence in a southerly direction along the western topographical building line of the aforesaid South Sterley Street, a distance of seventeen feet eleven inches (17 feet 11 inches) to a corner marked by an iron pin; thence leaving and making an interior angle of eighty-nine degrees fifty-eight and one-half minutes (89 degrees 58-1/2 minutes) with the aforesaid South Sterley Street and in a westerly direction along No. 316 South Sterley Street, property of George L. Smith and Beatrice M. Smith, his wife, passing through the centerline & the nine inch (9 inch) brick party wall between the dwellings, a distance of one hundred eighty-five feet no inches (185 feet 0 inches) to a corner marked by an iron pin on the eastern side of a twenty feet (20 feet) wide alley; thence in a northerly direction along same, making an interior angle of ninety degrees one and one-half minutes (90 degrees 1-1/2 minutes) with the last described line, a distance of seventeen feet eleven inches (17 feet 11 inches) to a corner marked by an iron pin; thence leaving and making an interior angle of eighty-nine degrees fifty-eight and one-half minutes (89 degrees 58-1/2 minutes) with the aforesaid twenty feet (20 feet) wide alley and in an easterly direction along No. 312 South Sterley Street, property of Robert S. Krebs and Betty A. Krebs, his wife, a distance of one hundred eighty-five feet no inches (185 feet 0 inches) to and making an interior angle of ninety degrees one and one-half minutes (90 degrees 1-1/2 minutes) with the aforesaid South Sterley Street at the place of beginning.

CONTAINING three thousand three hundred fifteen and twenty hundredths (3,315.20) square feet.

BEING KNOWN AS 314 South Sterley Street, Shillington, PA 19607-2527.

Residential property

TITLE TO SAID PREMISES IS VESTED

03/20/2014

Vol. 106, Issue 25

IN Lani L. Goldsborough, by Deed from Scott E. Derr and Tina L. Derr, h/w, dated 11/23/1998, recorded 12/18/1998 in Book 3016, Page 1977.

TAX PARCEL NO.: 77-4395-11-57-1009

TAX ACCOUNT: 77050490

SEE Deed Book 3016 Page 1977

To be sold as the property of L. L. Goldsborough a/k/a Lani L. Goldsborough.

No. 13-24074

Judgment Amount: \$239,069.38

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel of ground situate in South Heidelberg Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of 'Heidelberg Run East' recorded in Plan Book 234, Page 33, Berks County Records, as follows:

BEGINNING at a point on the southeast side of Primrose Lane (54 feet wide) a corner in common with Lot 193 on the abovementioned Plan; thence northeasterly along the southeast side of Primrose Lane the following three courses and distances: (1) North 51 degrees 24 minutes 06 seconds East a distance of 8.27 feet to a point, (2) along the arc of a circle curving to the right having a radius of 273.00 feet an arc distance of 43.43 feet to a point and (3) North 60 degrees 31 minutes 03 seconds East a distance of 79.26 feet to a point a corner in common with Lot 195 on the abovementioned Plan; thence along Lot 195 in and through a 20 feet wide drainage easement South 29 degrees 28 minutes 57 seconds East a distance of 68.23 feet to a point; thence still along Lot 195 and along Lot 205 on the abovementioned Plan and in and through a 20 feet wide drainage easement South 48 degrees 31 minutes 36 seconds West a distance of 119.11 feet to a point, a corner in common with the aforementioned Lot 193; thence along Lot 193 North 38 degrees 35 minutes 54 seconds West a distance of 89.35 feet to a point on the southeast side of Primrose Lane, the place of Beginning.

CONTAINING 10,000 square feet.

BEING Lot 194 on the abovementioned Plan.

TITLE TO SAID PREMISES IS VESTED IN Allen B. Morris and Angelita Morris, h/w, by Deed from Forino Co., LP, a Pennsylvania Limited Partnership, Successor by name change and merger to Forino Developers Co., by its Attorney in Fact, John G. Smith, dated 09/17/2002, recorded 10/03/2002 in Book 3615, Page 448.

BEING KNOWN AS 12 Primrose Lane, Reading, PA 19608-9379.

Residential property

TAX PARCEL NO.: 51-4376-03-41-4088

TAX ACCOUNT: 51000952

SEE Deed Book 3615 Page 468

To be sold as the property of Allen B. Morris, Angelita Morris.

No. 13-24488

Judgment Amount: \$95,861.52

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two and one-half story brick dwelling and frame garage, and the lot of ground upon which the same are erected, situate on the North side of West First Street, being known as No 613 West First Street, in the Borough of Birdsboro, Berks County, Pennsylvania, bounded and described more particularly as follows, to wit:

ON the North by the right-of-way of the Pennsylvania Railroad Company,

ON the East by property now or late of the William Herflicker Estate (Paul R. Van Pelt, et ux),

ON the South by West First Street, and

ON the West by property of Arthur J. Fecera and Catherine M. Fecera, his wife.

CONTAINING in front on West First Street one hundred feet (100 feet), more or less, and in depth of equal width to the right-of-way of the Pennsylvania Railroad Company one hundred eleven feet (111 feet), more or less.

BEING KNOWN AS 613 West 1st Street, Birdsboro, PA 19508-2103.

Residential property

TAX PARCEL NO.: 31-5334-12-95-3515

TAX ACCOUNT: 31003330

SEE Deed Book 4761 Page 779

To be sold as the property of Ryan A. Salata.

No. 13-24594

Judgment Amount: \$46,418.62

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling House No. 809, and the lot of ground on which the same is erected, situate on the North side of Douglass Street, between North Eighth and North Ninth Streets, in the City of Reading, County of Berks, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the North side of Douglass Street, 57 feet 4 inches East of the Northeast corner of North Eighth and Douglass Streets; thence northwardly at right angles with Douglass Street, along property now or late of Mary A. Lacey, 79 feet 00 inches to a four feet wide alley, thence Eastwardly along said four feet wide alley, 14 feet 6 inches to a point; thence Southwardly along property now or late of Lamer Westfall and Emma Westfall, his wife, 79 feet 00 inches to the North side of Douglass Street; thence Westwardly along the North side of Douglass Street, 14 feet 6 inches to the place of beginning.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 809 Douglass Street, Reading, PA 19601

TAX PARCEL #12530760946750

ACCOUNT: 12347900

03/20/2014

SEE Deed Book 4802, Page 0777
Sold as the property of: Mee L. Her

No. 13-24726

Judgment Amount: \$163,858.71

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

PURPART NO. 1:

ALL THAT CERTAIN two and one-half story brick dwelling and the Lot or piece of ground upon which the same is erected, being known as No 859 Lobelia Avenue, between Rosewood Road and Stoudt's Ferry Bridge Road, as shown on the Plan of "Riverview Park", Section 2, said Plan recorded in Plan Book Volume 7, Page 32, Berks County Records, in the Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point on the northerly lot line of Lobelia Avenue, eastwardly a distance of two hundred five feet (205') from the intersection of the easterly lot line of Rosewood Road with the northerly lot line of Lobelia Avenue; thence in a northerly direction, forming a right angle with the northerly lot line of Lobelia Avenue, a distance of one hundred fifty feet (150') to a point; thence in an easterly direction, forming a right angle with the last described line, a distance of sixty-six feet one and five-eighths inches (66' 1-5/8") to a point; thence in a southerly direction, forming a right angle with the last described line, a distance of one hundred fifty feet (150') to a point on the northerly lot line of Lobelia Avenue, forming a right angle with the last described line, a distance of sixty-six feet one and five-eighths inches (66' 1-5/8") to the place of BEGINNING.

PURPART NO. 2:

ALL THAT CERTAIN Lot or piece of ground situate on the North side of Lobelia Avenue, between Stoudt's Ferry Bridge and Rosewood Roads, as shown on the Plan of "Riverview Park", Section 2, said Plan recorded in Plan Book Volume 7, Page 32, Berks County Records, in the Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point on the northerly lot line of Lobelia Avenue eastwardly a distance of two hundred seventy-one feet and thirteen hundredths of one foot (271.13') from the intersection of the easterly lot line of Rosewood Road with the northerly lot line of Lobelia Avenue; thence in a northerly direction, forming a right angle with the northerly lot line of Lobelia Avenue, a distance of one hundred fifty feet (150') to a point; thence in an easterly direction, forming a right angle with the last described line, a distance of nine feet (9') to a point; thence in a southerly direction, forming a right angle with the last described line, a distance of one hundred fifty feet (150') to a point on the northerly lot line of Lobelia Avenue; thence in a westerly direction along the northerly lot line of Lobelia Avenue,

Vol. 106, Issue 25

forming a right angle with the last described line, a distance of nine feet (9') to the place of BEGINNING.

THEREON ERECTED A DWELLING
HOUSE KNOWN AS: 859 Lobelia Avenue,
Reading, PA 19605

TAX PARCEL #66530917001423

ACCOUNT: 66101500

SEE Deed Book Instrument #2012033873

PAGE INSTRUMENT #2012033873

Sold as the property of: Franklin Heredia,
Partners For Payment Relief De III, LLC and
Diosely Valdez

No. 13-24947

Judgment Amount: \$194,870.42

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the buildings erected thereon, being No. 478 East Main Street, Borough of Kutztown, Berks County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the curb line of the public road leading from Kutztown to Allentown (now East Main Street) and extending; thence along property of the Kutztown Park Association eastward one hundred eighty feet (180') to a twenty feet (20') wide alley; thence along the same northward fifty-six feet (56') to property now or late of Annie R. Gernert, thence along the same westward one hundred eighty feet (180') to the curb line of said public road (now East Main Street), and thence along the same southward fifty-six feet (56') to the place of BEGINNING.

CONTAINING ten thousand eighty square feet (10,080 sq. ft.) more or less

THEREON ERECTED A DWELLING
HOUSE KNOWN AS: 478 East Main Street,
Kutztown, PA 19530.

TAX PARCEL #55545417005500

ACCOUNT: 55003975

SEE Deed Book Instrument #2009020209

PAGE INSTRUMENT #2009020209

Sold as the property of: Darcy J. Calkins and
Katherine L. Calkins

No. 13-2502

Judgment: \$195,139.92

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

ALL THAT CERTAIN tract or land situate in the Township of Tulpehocken, County of Berks and Commonwealth of Pennsylvania, located about one-half mile East of the Village of Rehrersburg and fronting on the South side of the public road, namely Legislative Route 310, and West of the intersection of said and Traffic Route 419, bounded and described as follows, to wit:

BEGINNING at a point in Legislative Route 310, said point being one hundred eighty-two and sixty-hundredths feet (182.60') West of the center of Traffic Route Route 419; thence along other land of which this was a part, South

03/20/2014

Forty-one degrees (41') thirty-eight minutes (38') West, three hundred thirty-five and fifty-five three degrees (73') fifteen minutes (15') West one hundred eighty-five feet (185') to an iron stake; thence North sixteen degrees (16') forty-five minutes (45') East three hundred feet (300') to a point in the public road, Legislative Route 310; thence in and along said road, South Seventy-three degrees (73') fifteen minutes (15') East, three hundred twenty-four and five tenths feet (324.5') to the place of beginning.

CONTAINING 1.670 acres of land as per survey and description of Eliot K. Ziegler, R.S. July 3, 1971.

BEING THE SAME PREMISES which Troy L. Brown and Lisa M. Brown his wife, by Deed dated 10/22/1989 and recorded 10/26/1989 in Record Book Volume 2101, Page 1369, Berks County Records, granted and conveyed unto Troy L. Brown.

TAX I.D. #86-4421-00-21-3839

BEING KNOWN AS: 18 New Schaefferstown Road, Rehrersburg, Pennsylvania 19550.

TITLE TO SAID PREMISES IS VESTED in Troy L. Brown and Lori A. Felty by Deed from dated February 16, 1999 and recorded February 23, 1999 in Deed Book 3042, Page 554.

To be sold as the property of Troy L. Brown and Lori A. Felty

Wells Fargo Bank, N.A. v. Troy L. Brown and Lori A. Felty

No. 13-25067

Judgment Amount: \$180,196.10

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel of ground situate in Spring Township, Berks County, Pennsylvania bounded and described according to a Final Plan for Martin Farm Subdivision recorded in Plan Book 205 Page 40, Berks County Records, as follows:

BEGINNING at a point on the northeast side of Wyoming Drive a corner in common with Lot 3 on the abovementioned Plan thence along the Northeast side of Wyoming Drive the following two (2) courses and distances' 1) northwesterly along the arc of a circle curving to the left having a radius of 370.00 feet an arc distance of 23.94 feet to a point and 2) North 75 degrees West a distance of 54.12 feet to a point a corner in common with Lot 5 on the abovementioned Plan, thence along Lot 5 .North 15 degrees East a distance of 125.00 feet to a point in line of lands now or late of Kevin J. Timochenko and Michele Menet, thence partially along the same South 75 degrees East a distance of 86.18 feet to a point a corner in common with the aforementioned Lot 3, thence along Lot 3 South 18 degrees 42 minutes West a distance of 126.04 feet to a point on the northeast side of Wyoming Drive, the place of BEGINNING.

CONTAINING 10,273.00 square feet

BEING LOT 4 on the abovementioned Plan.

Vol. 106, Issue 25

NOTHING shall be placed, planted, constructed and/or installed within any easements shown on the Final Plan for Martin Farm Subdivision recorded in Plan Book 205 Page 40, Berks County Records, which would, in the sole discretion of the Township of Spring, hinder the purposes for which such easements were created

TITLE TO SAID PREMISES IS VESTED IN Robertico Martinez and Maria I. Martinez, h/w, by Deed from Kathleen M. Kendall, dated 08/14/2006, recorded 08/30/2006 in Book 4955, Page 2144.

BEING KNOWN AS 3107 Wyoming Drive, Sinking Spring, PA 19608-2123.

Residential property

TAX PARCEL NO.: 80-4386-14-22-9797

TAX ACCOUNT: 80000706

SEE Deed Book 4955 Page 2144

To be sold as the property of Robertico Martinez, Maria I. Martinez.

No. 13-2528

Judgment: \$398,165.53

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

ALL THAT CERTAIN lot or piece of ground, together with the improvements thereon erected, in the Township of Robeson, County of Berks and State of Pennsylvania, being No. 37 as shown on the Final Plan of "Briarwood" Section II, made by Frankhouser Associates, Inc. on September 7, 1976, last reviewed revised January 4, 1977, and recorded in the Office of the Recorder of Deeds in the Berks County in Plan Book Volume 61, Page 17, bounded and described as follows, to wit:

BEGINNING at an iron pin on the Southeasterly building line of Briarwood Drive South (26 feet wide) and said point being also at a corner of residue lands now or late of Edward H. Cone and Keith L. Thomas, Co-partners trading as C&T; thence extending from said point of beginning and along said Lands South 36 degrees 48 minutes 10 seconds East 201.14 feet to an iron pipe at the last mentioned lands of following two (21) courses and distances; (1) No. 36 on said Plan; thence extending along the last mentioned lot North 36 degrees 48 minutes 10 seconds West 393.80 feet to an iron pin the extending along the same North 53 degrees 11 minutes 50 seconds East 315.12 feet to the first mentioned point and place of beginning.

CONTAINING in area 2.951 acres of land and being known and numbered 5 Briarwood Drive South.

BEING THE SAME PREMISES WHICH Robert M. Conley and Diane S. Conley, his wife, by Deed dated May 7, 1984 and recorded May 11, 1984, in Deed Book 1851, Page 906, in Berks County, granted and conveyed unto Wilhelm Wolllein and Margot H. Wolllein, his wife.

TAX I.D. #5331-01-26-6086

BEING KNOWN AS: 560 Briarwood Drive, Elverson, Pennsylvania 19520.

TITLE TO SAID PREMISES is vested in Robert L. Cabanya by Deed from Wilhelm

03/20/2014

and Margaret Wollein dated July 30, 1999 and recorded August 2, 1999 in Deed Book 3107 , Page 1346.

To be sold as the property of Robert L. Cabanya

JPMorgan Chase Bank, National Association
s/b/m/t Chase Home Finance LLC v. Robert L. Cabanya

No. 13-25409

Judgment Amount: \$101,436.20

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story: mansard roofed brick dwelling House No. 320 and Lot of ground upon which the same is erected, situate on the West side of Hoskins Place, between Perkiomen Avenue and Forrest Street, in the City of Reading, Berks County and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point, the intersection of the Westerly line of Hoskins Place with the Southerly line of Forrest Street; thence Westwardly along Forrest Street, eighty-two feet seven and three-eighths inches, more or less, to property now or late of Prints and Kehr.; thence Southwardly along the same, twelve feet four and seven-eighths inches more or less to a point in line of property of Frank Decker and wife; thence Eastwardly along the same eighty-two feet two and one-half inches, more or less, to Hoskins Place; thence North-wardly along the same, fifteen feet seven and one-half inches, more or less, to the place of beginning.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 320 Hoskins Place, Reading, PA 19602

TAX PARCEL #16531632481368

ACCOUNT: 16430300

SEE Deed Book Instrument #2010035531

PAGE INSTRUMENT #2010035531

Sold as the property of: Fiordaliza Sanchez

No. 13-25412

Judgment Amount: \$279,594.90

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in the Union Township, Berks County, Pennsylvania, bounded and described according to the Plan of Monocacy Woods, prepared by Kent Surveyors dated July 20, 1992 and last revised November 11, 1994 and recorded in Berks County in Plan Book 219, Page as follows, to wit:

BEGINNING at a point on the northerly side of Wahl Street, said point being a corner of Lot No. 14 on said Plan; thence extending from said point of beginning along Lot No. 14, North 02 degrees 06 minutes 37 seconds West, 200.00 feet to a point in line of Lot No. 19 on said Plan; thence extending along said Lot No. 19, South 85 degrees 39 minutes 08 seconds East, 110.00

Vol. 106, Issue 25

feet to a point a corner of Lot No. 16 on said Plan; thence extending along same, South 02 degrees, 06 minutes 37 seconds East 204.30 feet to a point on the northerly side of Wahl Street; thence extending along same, South 87 degrees 53 minutes 23 seconds West 110.00 feet to the first mentioned point and place of Beginning.

CONTAINING 0.510 acres.

BEING Lot No. 15

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 31 Wahl Street, Douglassville, PA 19518

TAX PARCEL #88534416821501

ACCOUNT: 88000183

SEE Deed Book 2977, Page 2329

Sold as the property of: Jocelyn Goodman and Clifford G. Goodman

No. 13-25622

Judgment Amount: \$64,861.39

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick semi detached dwelling house and the Lot or piece of ground upon which the same is erected, situate on the East side of North Twelfth Street, between Amity and Union Street, being No. 1519 North Twelfth Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the East line of North Twelfth Street, two hundred seventy feet North from the Northeast corner of Twelfth and Amity Streets, a corner of property now or late of Samuel M. Sherman; thence East along the same one hundred five feet to an alley; thence North along same thirty feet to a corner of property now or late of John N. Kelner and wife; thence West along the same one hundred five feet to the East building line of North Twelfth Street; thence South along the same thirty feet to the place of Beginning.

CONTAINING in front, North and South along said North Twelfth Street thirty feet, and in depth East and West, of uniform width, one hundred five feet to said alley.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1519 North 12th Street, Reading, PA 19604

TAX PARCEL #17531730187733

ACCOUNT: 17197850

SEE Deed Book 3829, Page 2077

Sold as the property of: David D. Ramirez

No. 13-25624

Judgment: \$152,119.21

Attorney: Udren Law Offices, P.C.

ALL THAT CERTAIN lot or piece of ground with the improvements erected thereon situate in Richmond Township, Berks County, Pennsylvania, bounded and described according to a Sketch Plan for Record of Donald C. Heffner Estate, drawn by Roger A. Fry, Professional Land

03/20/2014

Vol. 106, Issue 25

Surveyor, dated September 18, 1987, and revised December 4, 1987, said Plan recorded in Berks County in Plan Book 155, Page 19, as follows, to wit: Beginning at a point on the Westerly side of Pennsylvania State Highway L.R. 06122 (33 feet wide) said point being a corner of lands now or late of Earl W. Quillman and Marlon L. Quillman, his wife, thence extending from said point of beginning along said lands the two following courses and distances; (1) South 83 degrees 06 minutes 20 seconds West 122.00 feet to an iron pipe (Found) a corner, and (2) South 04 degrees 45 minutes East 64.00 feet to an iron pin in line of lands now or late of Lester T. Noll and Diane J. Noll, his wife; Thence extending along said lands South 83 degrees 06 minutes 20 seconds West 69.50 feet to an iron pin in line of lands now or late of Richard L. Brunner and Deanna R. Brunner, his wife; Thence extending along said lands the two following courses and distances; (1) North 14 degrees 00 minutes 05 seconds West 29.42 feet to an iron pin, a corner, and (2) South 46 degrees 56 minutes 20 seconds West 16.25 feet to an iron pin, a corner of lands now or late of Morris Scrause; Thence extending along said lands the two following courses and distances; (1) North 32 degrees 19 minutes West 134.54 feet to an iron pin, a corner, and (2) North 45 degrees 46 minutes 30 seconds East 14.02 feet to an iron pin, a corner of Tract A on said Plan; Thence extending along same North 76 degrees 31 minutes 35 seconds East 112.89 feet to an iron pin, a corner of lands now Of lee of Betty J. Schuchi; Thence extending along said lands the two following courses and distances; (1) South 36 degrees 00 minutes 25 seconds East 62.72 feet to an Iron pin, a corner, and (2) North 69 degrees 00 minutes 00 seconds East 125.50 feet to an iron pin on the Westerly side of Pennsylvania State Highway LR. 06122; Thence extending along same South 04 degrees 45 minutes East 87.00 feet to the first mentioned point and place of beginning. Containing 25,247 square feet of land.

BEING "Residue Property" as shown on the above mentioned Plan.

BEING KNOWN AS TAX PARCEL NUMBER. 5431-17-01-6806.

BEING KNOWN AS: 895 Pleasant Hill Road, Fleetwood, PA 19522

PROPERTY ID NO.: 72041362

TITLE TO SAID PREMISES IS VESTED IN Thomas R. Hafer and Heather Hafer by Deed from Peter Kunkelman a/k/a Peter Kunkelman dated 03/31/2005 recorded 06/16/2005 in Deed Book 4605 Page 1215 or at Instrument Number 200533927.

To be sold as the property of: Thomas R. Hafer and Heather Hafer

No. 13-25939

Judgment: \$173,739.83

Attorney: Richard M. Squire & Associates, LLC

ALL THAT CERTAIN tract or lot of ground situate in the Village of Shartlesville, in the Township of Upper Bern, County of Berks, Commonwealth of Pennsylvania, having thereon erected a One-Story and Two-Story Frame and detached improvements known as 26 North 1st Street, Shartlesville, PA 19554

TAX PARCEL 4453-15-64-2502 & Account No. 28-014040

TAX PARCEL 4453-15-64-2672 & Account No. 28-014041

TAX PARCEL 4453-15-64-2495 & Account No. 28-000143

DEED BOOK 4996, Page 982

To be sold as the property of Mehmet Ozturk

No. 13-26307

Judgment: \$165,504.22

Attorney: Bradley J. Osborne, Esq.

ALL THAT CERTAIN lot of ground together with an existing dwelling and other improvements thereon situate on the Northern side of Berg Street (T-935.33' wide) in the Township of Richmond, County of Berks, Commonwealth of Pennsylvania, being shown as Lot 1 on the final subdivision plan entitled "Stewart R. Berg, Jr." with the last Revision date of 11/22/99, as prepared by Applied Surveying Technologies, being Plat Number 5431-17-10-5444-D-002 and recorded in Plan Book Volume 241, Page 6, Berks County Records.

BEGINNING at a steel pipe found on the Northern right-of-way of Berg Street, said pipe being a corner of lands of Sin D. Thomas, thence along Thomas North 11 degrees 22 minutes 57 seconds East, a distance of 130.03 feet to a concrete monument, set in line of lands of Arthur G. Rauenzahn and Lorraine V. Rauenzahn; thence along Rauenzahn South 79 degrees 55 minutes 32 seconds East, a distance of 67.71 feet to a steel pin, set, a corner of Lot 2 of the same subdivision, thence along Lot 2 South 10 degrees 06 minutes 45 seconds West, a distance of 130.04 feet to a steel pin, set on the Northern right-of-way of Berg Street, thence along the Northern right-of-way of Berg Street North 79 degrees 53 minutes 15 seconds West, a distance of 70.59 feet to the point of BEGINNING.

BEING the same premises which Matthew E. Yocum, by Deed dated 6/9/05 and recorded in the Berks County Recorder of Deeds Office on 8/25/05 in Deed Book 4654, Page 132, granted and conveyed unto Matthew E. Yocum and Lisa Yocum, his wife.

TAX PARCEL NO. 72543117104444

BEING KNOWN AS 22 Berg Road, Fleetwood, PA 19522

Residential Property

To be sold as the property of Lisa Yocum

03/20/2014

Vol. 106, Issue 25

No. 13-26663

Judgment Amount: \$124,131.66

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, being known as House No. 3208 Noble Street, situate on the western side of Noble Street, North of Emerson Avenue, in the Borough of Laureldale, County of Berks and State of Pennsylvania; being further known as the northern portion of Lot No. 344 and the southern portion of Lot No. 343, as shown on Plan of Belmont, said Plan being recorded in the Records Office of Berks County, at Reading, in Plan Book Volume 4, Page 13; more particularly bounded and described as follows, to wit:

BEGINNING at a point in the western side of Noble Street two hundred one feet five and five-eighths inches (201' 5-5/8") North of the northwest corner of Noble Street and Emerson Avenue;

THENCE in a westerly direction, at right angles to the western side of Noble Street, a distance of one hundred eight feet five and one-eighth inches (108' 5-1/8") to a point;

THENCE in a northerly direction, and making an interior angle of eighty-nine degrees fifty-five minutes (89° 55') with the last described line, a distance of thirty-one feet eight and three-fourths inches (31' 8-3/4") to a point;

THENCE in an easterly direction, and making an interior angle of ninety degrees five minutes (90° 05') with the last described line, a distance of one hundred eight feet four and five-eighths inches (108' 4-5/8") to a point in the western side of Noble Street;

THENCE in a southerly direction along the same, at right angles to the last described line, a distance of thirty-one feet eight and three-fourths inches (31' 8-3/4") to the place of BEGINNING.

THEREON erected a dwelling house known as: 3208 Noble Street, Reading, PA 19605

TAX PARCEL #57530808874702

ACCOUNT: 57119500

SEE Deed Book Instrument #2009029459

PAGE INSTRUMENT #2009029459

Sold as the property of: Marsha E. Fuentes

No. 13-3228

Judgment Amount: \$284,116.44

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot Or Piece Of Ground Situate In Amity Township, Berks County, Pennsylvania, Bounded And Described According To A Final Plan Of Woods Edge Phase 2B, Drawn By Stackhouse, Seitz & Bensinger, Dated December 18, 2000 And Last Revised March 12, 2001, Said Plan Recorded In Berks County In Plan Book 248, Page 51, As Follows, To Wit:

BEGINNING At A Point On The Northwestern Side Of Township Road T-478, Known As

Worman Road (50 Feet Wide), Said Point Being A Corner Of Lot No. 142 On Said Plan; Thence Extending From Said Point Of Beginning Along Lot No. 142 North 72 Degrees 36 Minutes 21 Seconds West 210.00 Feet To A Point In Line Of Lot No. 130 On Said Plan; Thence Extending Along Same North 17 Degrees 23 Minutes 39 Seconds East 100.00 Feet To A Point, A Corner Of Lot No. 144 On Said Plan, Thence Extending Along Same South 72 Degrees 36 Minutes 21 Seconds East 210.00 Feet To A Point On The Northwestern Side Of Worman Road, Thence Extending Along Same South 17 Degrees 23 Minutes 39 Seconds West 100.00 Feet To The First Mentioned Point And Place Of Beginning.

BEING Lot No. 143 As Shown On The Above Mentioned Plan

THEREON ERECTED a dwelling house known as: 156 Worman Road, Douglassville, PA 19518

TAX PARCEL #24536604920448

ACCOUNT: 24000776

SEE Deed Book Instrument #2007019002

PAGE INSTRUMENT #2007019002

Sold as the property of: Barrington Goldson and Jacqueline Goldson

No. 13-3494

Judgment Amount: \$112,805.87

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground with a stucco bungalow located thereon situate on the West side of Pennwyn Terrace formerly Grandview Court, North of Fairview Avenue being Lot No. 8, as shown on a Plan of Lots laid out by Harvey J. Bernhardt, in the Borough of Mt. Penn, Berks County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the West side of said Pennwyn Terrace formerly Grandview Court and Lot No. 7 about to be conveyed to William Heaton and wife, said point being one hundred forty five (145) feet six (6) inches North of the northwest building corner of Pennwyn Terrace formerly Grandview Court and Fairview Avenue the last mentioned building corner being two hundred ninety-nine (299) feet West of the northwest building corner of Fairview Avenue and Twenty-Fifth Street as laid out on the topographical survey of the Borough of Mt. Penn; thence westwardly along the northern side of said Lot No. 7 at right angles to Pennwyn Terrace formerly Grandview Court and parallel to Fairview Avenue and distance of sixty (60) feet to a corner in line of property of Louisa Bergendahl, thence northwardly along same and parallel to Pennwyn Terrace formerly Grandview Court a distance of thirty-three (33) feet four and one-half (4 1/2) inches to a corner, property now or late of James Texter Estate; thence eastwardly the same making an interior angle with last mentioned line of 91 degrees 5 minutes a distance of sixty (60) feet and one eight (1/8) inch to a point in the

03/20/2014

western line of said Pennwyn Terrace formerly Grandview Court, thence along said Pennwyn Terrace formerly Grandview Court, southwardly making an interior angle with last mentioned line of 88 degrees 55 minutes a distance of thirty-four (34) feet six and one-eighth (6-1/8) inches to a point and place of beginning.

THEREON ERECTED A DWELLING
HOUSE KNOWN AS: 18 Pennwyn Terrace,
Mount Penn, PA 19606

TAX PARCEL #64531612877355

ACCOUNT: 64088000

SEE Deed Book 5279, Page 1915

Sold as the property of: Dawn L.N. Bates

No. 13-3855

Judgment Amount: \$125,311.74

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the brick dwelling house thereon erected (being the Southwestern half of a twin dwelling), Situate on the Southeastern side of North Reading Avenue, between Sixth Street and Spring Street, and known as No. 212 North Reading Avenue, in the Borough of Boyertown, Berks County, Pennsylvania, bounded and described as follows; to wit:

BEGINNING at a corner on building range on the Southeastern side of North Reading Avenue, at a corner lot of Edgar Y. Moyer (formerly F.M. Herb); thence along said building range in a Southwestwardly direction 47 feet 06 inches to a corner lot of Edgar M. Heydt; thence along the same in a Southeastwardly direction 145 feet to a said alley, 47 feet 6 inches to a corner of lot of Edgar Y. Moyer (formerly F.M. Herb) thence along the same and passing through the middle partition wall of the double brick dwelling house in a Northwestwardly direction 145 feet to the place of beginning.

BEING KNOWN AS 212 North Reading Avenue, Boyertown, PA 19512-1014.

Residential property

TITLE TO SAID PREMISES IS VESTED IN Gretchen L. Dodge and William F. Bayler, single persons by Deed from Karen L. Bush, a/k/a Karen L. Bush-Lutz, dated 12/19/2005, recorded 02/09/2006 in Book 4782, Page 239.

TAX PARCEL NO.: 33-5387-20-92-7406

TAX ACCOUNT: Scase.parcelNumber2

SEE Deed Book 4782 Page 239

To be sold as the property of Gretchen L. Dodge, William F. Bayler.

No. 13-4864

Judgment Amount: \$250,413.07

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel, situated in the Maiden Creek Township, County of Berks and Commonwealth of Pennsylvania.

THEREON ERECTED A DWELLING

Vol. 106, Issue 25

HOUSE KNOWN AS: 112 Regent Street,
Blandon, PA 19510

TAX PARCEL #61542113148371

ACCOUNT: 61001527

SEE Deed Book 5101, Page 1049

To be sold as the property of: Jean D. Fresnel
and Marie N. Fresnel

No. 13-4900

Judgment Amount: \$142,391.35

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THOSE two tract or pieces of ground, with the improvements thereon erected situate in the Township of Marion, County of Berks and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

PURPART NO. 1

ALL THAT CERTAIN tract or piece of ground, situate in the Township of Marion, County of Berks and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the middle of a private driveway, said point being North 89 degrees 56-1/2 minutes East, a distance of 15 feet 2-3/4 inches from an iron pin, a corner of property now or late of Francis Geissler and property now or late of Raymond C. Williams; thence along the middle of said private driveway, and along property now or late of Raymond C. Williams, North 89 degrees 56-1/2 minutes East, a distance of 66 feet 1-1/2 to a corner of residue property now or late of Russell H. Geissler, thence along the same, North 10 degrees 14 1/2 minutes East, a distance of 235 feet 5 inches to property now or late of John D. Geissler, thence along other property now or late of John D. Geissler, South 28 degrees 01 minute West, a distance of 213 feet 4-3/4 inches to a point in the Eastern side of a 15 feet wide right of way, thence along the same, South 10 degrees 20-1/2 minutes West, a distance of 44 feet 3/4 inch to the place of BEGINNING.

CONTAINING 9,075.75 square feet.

PURPART NO. 2

ALL THAT CERTAIN tract or piece of ground, situate in the Township of Marion, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows:

BEGINNING at a pin set forth a corner in line of lands now or late of Russell Geissler, thence along land now or late of Russell Geissler, South 27 degrees 48 minutes West, 213.3 feet to an iron pin on the East side of a 15 foot wide drive; thence along the East side of said drive, North 10 degrees 09 minutes East, 208.5 feet to a pin; thence along other land now or late of Horace B. Rutt, South 75 degrees 15 minutes East, 64.7 feet to the place of BEGINNING.

CONTAINING 6,721 square feet.

BEING KNOWN AS 22 Shady Cabin Circle,
Womelsdorf, PA 19567-9132.

Residential property

TITLE TO SAID PREMISES IS VESTED IN Lindsay Mountz and Alice Lynn Mountz,

03/20/2014

daughter and mother, by Deed from John P. Sonon, dated 09/12/2008; recorded 09/16/2008 in Book 5417, Page 1557.

TAX PARCEL NO.: 62-4338-17-02-7066

TAX ACCOUNT: 62001935

SEE Deed Book 5417 Page 1557

To be sold as the property of Lindsay Mountz and Alice Lynn Mountz.

No. 13-5309

Judgment: \$86,647.06

Attorney: Phillip D. Berger, Esquire

LEGAL DESCRIPTION

Susquehanna Bank, successor to Susquehanna Patriot Bank Wyomissing

v.

Peter R. Van Sant

ALL THAT CERTAIN tract of land, situate in Tulpehocken Township, Berks County, Pennsylvania, being Lot 1 of the Final Subdivision Plan of Jay L. and Sharon A. Zeigler, prepared by Fisher Engineering, Inc., Project Number 3-0410, dated November 11, 2004 and recorded in the Berks County Recorder of Deeds Office in Plan Book 300, Page 299 and being more fully bounded and described as follows (all bearings are based upon geodetic North):

BEGINNING at the northwest corner thereof, a point marked by a concrete monument (set) in the eastern ultimate right of way line of State Route 419;

THENCE leaving said Route 419, along Lot 2 of the aforesaid Final Subdivision Plan of Jay L. & Sharon A. Zeigler, North 73 degrees 21 minutes 16 seconds East for a distance of 523.60 feet to an iron pin (set);

THENCE along land of the F.A. Giorgio Real Estate Corporation, South 16 degrees 45 minutes 27 seconds East for a distance of 248.00 feet to an iron pin (found);

THENCE along land of Francisco Aparicio and Fidelia Sanchez, South 73 degrees 27 minutes 04 seconds West for a distance of 475.00 feet to a concrete monument (set);

THENCE along the eastern ultimate right of way line of State Route 419 aforesaid, North 28 degrees 20 minutes 37 seconds West for a distance of 144.14 feet to an iron pin (set) at a point of curvature;

THENCE along the same, by a curve to the right having a radius of 2824.90 feet and an arc length of 107.91 feet, being subtended by a chord of North 27 degrees 14 minutes 58 seconds West for a distance of 107.90 feet to the point of beginning.

TOGETHER with and subject to covenants, easements, and restrictions of record.

Said property contains 2.842 acres more or less.

BEING PART OF PARCEL NO. 4421-00-20-1661

BEING THE SAME PREMISES WHICH Jay L. Zeigler and Sharon A. Zeigler, h/w, by Deed dated 8/31/2005 and recorded 10/19/2005

Vol. 106, Issue 25

in the Office for the Recorder of Deeds in and for the County of Berks, and Commonwealth of Pennsylvania in Record Book 4688, Page 1462, granted and conveyed unto Peter R. Van Sant.

PROPERTY KNOWN AS Lot 1, Route 419, Tulpehocken Township, Pennsylvania

TAX PIN: 86442000295509

ACCOUNT: 86000258

SEE Deed Book: 4688, Page 1462

To be sold as the property of Peter R. Van Sant

No. 13-557

Judgment: \$53,799.98

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

ALL THAT CERTAIN two-story mansard roof dwelling house and lot or piece of ground situate on the North side of Perry Street, No. 561, between Church and Sixth Streets, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by a ten (10) feet wide alley,
ON the East and West by property now or late of William E. Fisher and

ON the South by the said Perry Street.

CONTAINING in front on Perry Street twelve (12) feet three (3) inches, more or less, and in depth of equal width one hundred (100) feet to said wide alley

TOGETHER with the use of the joint alley in common with the owners or occupiers of the house on the East, and together with the free and uninterrupted use forever of the ten feet wide alley on the North in common with the owners and occupiers of the land adjacent to said alley;

TAX ID: 14-5307-43-87-3451

BEING KNOWN AS: 561 Perry Street, Reading, Pennsylvania 19601.

TITLE SAID TO BE INVESTED in Emily M. O'Connell by Deed from James D. O'Connell and Emily M. O'Connell his wife dated on 06/10/1998 and recorded on 06/19/1998 in Book Number: 2949 and Page Number 2168.

THE SAID Emily O'Connell has departed this life on 1/25/201. Thus vesting property to Barbara O'Connell known surviving heirs of Emily M. O'Connell, deceased mortgagor and real owner and Unknown surviving heirs of Emily M. O'Connell, deceased mortgagor and real owner by operation of law.

To be sold as the property of unknown surviving heirs of Emily M. O'Connell, deceased mortgagor and real owner and Barbara O'Connell, known surviving heir of Emily M. O'Connell, deceased mortgagor and real owner

OneWest Bank, FSB v. Barbara O'Connell known surviving heirs of Emily M. O'Connell, deceased mortgagor and real owner and unknown surviving heirs of Emily M. O'Connell, deceased mortgagor and real owner

03/20/2014

Vol. 106, Issue 25

No. 13-5739

Judgment: \$68,909.61

Attorney: Udren Law Offices, P.C.

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground on which the same is erected, situate on the North side of Franklin Street between Tenth and Maple Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, being no. 1009 Franklin Street, bounded and described as follows, to wit:

ON the North by property now or late of Emma A. Herbat; on the East by property now or late of Magdalena Bucholz; on the South by said Franklin Street; and on the West by property now or late of Lizzie Dietrich. Containing in front on said Franklin Street, twenty (20) feet and in depth, ninety (90) feet, more or less.

AS DESCRIBED in Mortgage 4047, Page 575.

BEING KNOWN AS: 1009 Franklin Street, Reading, PA 19602

PROPERTY ID NO.: 5316-21-09-6688

TITLE TO SAID PREMISES IS VESTED IN Sunilda Del Rosario by Deed from Noemi Rivas and Emilio Guilbe dated 04/23/2004 recorded 04/29/2004 in Deed Book 4047 Page 571.

To be sold as the property of: Sunilda Del Rosario

No. 13-5823

Judgment: \$313,430.77

Attorney: Udren Law Offices, P.C.

ALL THAT PARCEL of land in Township of Longswamp, Berks County, Commonwealth of Pennsylvania, as more fully described in Deed Book 2280, Page 1395, ID# 59033325, being known and designated as metes and bounds property.

DEED from David L. Bucar and Debra L. Bucar as set forth in Deed Book 2280, Page 1395 dated 02/28/1992 and recorded 03/06/1992, Berks County Records, Commonwealth of Pennsylvania.

BEING KNOWN AS: 20 Clearview Drive, Mertztown, PA 19539

PROPERTY ID NO.: 5473-01-18-3680

TITLE TO SAID PREMISES IS VESTED IN William H. Harrison, III and Bonnie J. Harrison, husband and wife, their heirs and assigns by Deed from David L. Bucar and Debra L. Bucar, husband and wife dated 02/28/1992 recorded 03/06/1992 in Deed Book 2280 Page 1395.

To be sold as the property of: William H. Harrison, III and Bonnie J. Harrison, husband and wife, their heirs and assigns

No. 14-465

Judgment Amount: \$376,679.99

Attorney: William F. Colby, Jr., Esquire

PARCEL NUMBER: 28-4453-12-75-6986

ALL THAT CERTAIN Lot #2 on a Subdivision Plan known as "Hawkeye-Jensen, Inc.", recorded

in Plan Book Volume 254, Page 33, Berks County Records, in the Township of Upper Bern, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at an iron pin set on the right-of-way line of Feick Industrial Drive Extension, said pin being also in line with an area reserved for future access; thence extending along said future access area the two following courses and distances: (1) along the arc of a curve to the right having a radius of 20.00 feet, a central angle of 37 degrees 21 minutes 58 seconds and an arc length of 13.04 feet to an iron pin; (2) North 24 degrees 18 minutes 52 seconds East for a distance of 175.15 feet to an iron pin; thence along property belonging to Laura Kauffman, South 65 degrees 41 minutes 08 seconds East for a distance of 459.22 feet to an iron pin; thence along property belonging to Jill Berger, South 12 degrees 11 minutes 08 seconds East for a distance of 273.58 feet to an iron pin; thence along the North right-of-way for State Highway I-78 and along the arc of a curve to the left having a radius of 11389.19 feet, a central angle of 02 degrees 55 minutes 37 seconds, an arc length of 581.83 feet, a chord bearing of South 74 degrees 31 minutes 41 seconds West for a distance of 581.77 feet to an iron pin; thence along Lot #2 of Shartlesville Industrial Park Section II, North 05 degrees 53 minutes 48 seconds West for a distance of 368.49 feet to an iron pin; thence along the arc of the cul-de-sac for Feick Industrial Drive Extension along a curve to the left having a radius of 600.00 feet, a central angle of 93 degrees 55 minutes 52 seconds and an arc length of 98.36 feet to the place of Beginning.

CONTAINING in area 5.59 acres.

BEING THE SAME PREMISES WHICH Lester H. Feick, Executor of the Estate of Lester L. Feick, deceased granted and conveyed unto Hawkeye- Jensen, Inc. by Deed dated February 14, 2002 and recorded in Record Book 3489, Page 531, Berks County Records.

To be sold as the premises of Hawkeye-Jensen, Inc.

No. 2011-27979

Judgment Amount: \$149,777.87

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story message, being No. 344 South Reading Avenue, and lot of land situate on the East side of South Reading Avenue, in the Borough of Boyertown, County of Berks, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on building range on the East side of South Reading Avenue and also a corner of other land now or late of the said Allen M. Irely and running thence by land now or late of Allen M. Irely and through the middle of the partition wall of said house in a Southeastwardly

03/20/2014

Vol. 106, Issue 25

direction 140 feet to a corner at an intended alley 16 feet wide; thence along the same, on the West side of said alley, in a Southwestwardly direction, 15 feet to a corner of other land now or late of the said Allen M. Irey; thence by the same, and through the middle of the partition wall of said house in a Northwestwardly direction 140 feet to a corner in building range on the East side of South Reading Avenue; thence along the same on building range in a Northeastwardly direction 15 feet to the place of beginning.

ALSO ALL THAT CERTAIN lot or piece of ground situate in the Borough of Boyertown, County of Berks, and State of Pennsylvania, lying to the rear of Premises No. 344 South Reading Avenue and separated therefrom by a 16 feet wide alley, bounded and described as follows, to wit:

BEGINNING at a point at the Southern side of said 16 feet wide alley; thence along the same, North 68 degrees 30 minutes East, 15 feet to a corner of lot about to be conveyed to Charles G. Romig and Mary A. Romig, his wife; thence along the same, South 23 degrees East, 89 feet and 4 inches to a corner in a line of lands now or late of Horace F. Tyson; thence along the same, South 56 degrees 42 minutes West, 13 feet 11 inches to a corner of lot about to be conveyed to Russell G. Fronheiser and Bertha F. Fronheiser, his wife; thence along the same, North 23 degrees 40 minutes West, 92 feet and 4 inches to the place of beginning.

BEING KNOWN AS 344 South Reading Avenue, Boyertown, PA 19512-1812.

Residential property

TITLE TO SAID PREMISES IS VESTED IN Brian R. Sierocinski and Johanna M. Sierocinski, by Deed from Kenneth E. Booher, dated 05/22/2006, recorded 06/16/2006 in Book 4901, Page 908.

TAX PARCEL NO.: 33-5386-07-69-9999

TAX ACCOUNT: 33100300

SEE Deed Book 4901 Page 908

To be sold as the property of Brian R. Sierocinski and Johanna M. Sierocinski.

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, May 9, 2014 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.

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, April 2, 2014, 9:30 A.M. for audit, confirmation and distribution. At that time and place parties interested and claimants against the respective estates will be heard.

15. MASSI, PHYLLIS - Linda Dell'Elmo, Extx., Eric J. Fabrizio, Esq.

16. TRUMBAUER, RONALD C.A. - Zachary T. Trumbauer, Admr., William R. Blumer, Esq.

Last day for filing Accounts for May 2014 is March 27, 2014.

Larry Medaglia

Register of Wills and

Clerk of the Orphans' Court
Berks County, Pennsylvania

CERTIFICATE OF AUTHORITY

Notice is hereby given that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on December 23, 2013, by **Ascend Eagle Incorporated**, a foreign corporation formed under the laws of the State of California, where its principal office is located at 828 San Pablo Avenue, Pinole, CA 94564, for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988.

The Ascend Eagle Incorporated registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in 3 Dutch Ct., Sinking Spring, Berks County, PA 19608..

The purposes for which it was (is to be)

03/20/2014

organized are: Wholesaler Dental Supplies.

The said Certificate of Authority was filed with and approved by the Department of State, at Harrisburg, PA on December 23, 2013.

CHARTER APPLICATION

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 **JHKA Associates Inc.**

The Articles of Incorporation have been filed on December 16, 2013.

The purposes for which it was (is to be) organized are: To start a new bar & restaurant business.

Joshua Rosdil

3446 Gray Street

Laureldale, PA 19605

CHARTER APPLICATION 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 February 28, 2014, 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: **Clare of Assisi House.**

The purpose for which the nonprofit corporation has been organized is for transitional residential and living services for prison released qualifying women and related family assistance.

Paul T. Essig, Esq.

ESSIG VALERIANO, P.C.

Suite 101, 1100 Berkshire Boulevard

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 November 19, 2013, 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: **Wernersville Business Association, Inc.**

The purposes for which it was organized are: Promotion of community and business development in western Berks County.

Andrew S. George, Esq.

Vol. 106, Issue 25

MOGEL, SPEIDEL, BOBB & KERSHNER

520 Walnut Street

Reading, PA 19601

CIVIL ACTION

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY
PENNSYLVANIA
CIVIL ACTION-LAW
NO. 10-24671

City of Reading vs. Jean St. Louis

Notice is given that the above was named as defendant in a civil action by plaintiff to recover 2006-2008 trash fees for property located at 1112A Cotton Street, Reading, PA, Tax Parcel No. 10-5316-29-17-2725. A Writ of Scire Facias for \$906.30 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.

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 Plaintiff. You may lose money, property or other rights important to you.

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

Lawyers' Referral Service

Berks County Bar Association

544 Court St.

Reading, PA 19601

(610) 375-4591

<http://www.berksbar.com>

Portnoff Law Associates, Ltd.

P.O. Box 391

Norristown, PA 19404-0391

(866) 211-9466

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY
PENNSYLVANIA
CIVIL ACTION-LAW
NO. 11-17163

City of Reading vs. Lizbeth I. Kelly

Notice is hereby given that the above was named as defendant in a civil action instituted by plaintiff. This is an action to recover delinquent real estate taxes for the year 2010, for the property located at 518 S. 14 1/2 Street, Reading, Pennsylvania, Tax Parcel No. 16-5316-31-27-8675. A tax claim in the amount of \$922.13 was filed on or about July 8, 2011 for this claim and a Writ of Scire Facias was filed.

03/20/2014

Vol. 106, Issue 25

You are hereby notified to plead to the writ in this case, on or before 20 days from the date of this publication or a Judgment will be entered.

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 without further notice for the relief requested by the plaintiff. You may lose property or other rights important to you.

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

Lawyers' Referral Service
Berks County Bar Association
544 Court St.
Reading, PA 19601
(610) 375-4591
<http://www.berksbar.com>
Portnoff Law Associates, Ltd.
P.O. Box 391
Norristown, PA 19404-0391
(866) 211-9466

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY
PENNSYLVANIA
CIVIL ACTION-LAW
NO. 13-25863

IN RE: TRAILER ON 15312 KUTZTOWN
ROAD, LOT B16, UNIT 96, KUTZTOWN,
PA 15930

Petition of Nicholas Prikis/Kutztown Airport
Trailer Park

NOTICE

To: Unknown Persons Who May Claim an
Interest

YOU ARE HEREBY NOTIFIED that on or about February 6, 2014, Petitioner, Kutztown Airport Trailer Park, filed a Petition for Issuance of Title by Court Order in the Court of Common Pleas of Berks County, PA, docketed No. 14-1628, wherein Petitioner seeks to obtain an Order of Court evidencing his ownership interest in a trailer which currently sits at 15312 Kutztown Road, Lot B16, Unit 96, Kutztown, PA 15930 (parcel ID number 63-5443-19-62-2370T33).

If you claim an interest in said Vehicle, YOU ARE HEREBY NOTIFIED to file and answer to the above referenced Petition on or before twenty (20) days from the date of this publication and attend an evidentiary hearing scheduled on April 14, 2014 at 9:30 a.m. before the Honorable Jeffrey K. Sprecher in Berks County Courthouse in Courtroom 9 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 petitioner. 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.

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

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

BECKER, VIRGINIA F., dec'd.

Late of 1443 Moss Street, Reading.
Executors: CAROL A. GENSEMER,
4509 Hillside Road, Reading, PA 19606;
JUNE L. STUART,
911 South 12th Street, Allentown, PA 18103
and
RICHARD L. BECKER,
803 Apple Drive, Wyomissing, PA 19610.
ATTORNEY: WALTER M. DIENER, JR.,
ESQ.,
KOZLOFF STODT,
2640 Westview Drive,
Wyomissing, PA 19610

BRIDEGAM, RUTH P., dec'd.

Late of 211 Hartz Road, Fleetwood.
Executor: POUL A. BRIDEGAM,
211 Hartz Road, Fleetwood, PA 19522.
ATTORNEY: MARK R. SPROW, ESQ.,
DERR, HAWMAN & DERR,
522 Washington Street, P.O. Box 1179,
Reading, PA 19603

DALTON, MARGARET, dec'd.

Late of 500 E. Philadelphia Ave.,
Cumru Township.

03/20/2014

Vol. 106, Issue 25

Executor: RICHARD DALTON,
c/o 534 Court St., Reading, PA 19601.
ATTORNEY: ELENI DIMITRIOU
GEISHAUSER, ESQ.,
534 Court Street,
Reading, PA 19601

DAVIS, MICHAEL A., dec'd.

Late of 311 Telford Avenue,
Spring Township.
Executors: MABEL E. DAVIS,
311 Telford Avenue, West Lawn, PA 19609
and
PAUL W. DAVIS, JR.,
2408 Garden Lane, West Lawn, PA 19609.
ATTORNEY: JONATHAN B. BATDORF,
ESQ.,
317 E. Lancaster Avenue,
Shillington, PA 19607

KEIM, MARY JANE, dec'd.

Late of Maidencreek Township.
Executor: KIRK R. TRATE,
23 Larchwood Road,
Wyomissing, PA 19610.
ATTORNEY: ANDREW S. GEORGE,
ESQ.,
MOGEL, SPEIDEL, BOBB &
KERSHNER,
520 Walnut Street,
Reading, PA 19601

KERSIKOSKI, ANDREW J., dec'd.

Late of Exeter Township.
Administratrix: JUNE KERSIKOSKI,
c/o Elizabeth B. Place, Esq.,
17 S. 2nd St., 6th Fl.,
Harrisburg, PA 17101-2039.
ATTORNEY: ELIZABETH B. PLACE,
ESQ.,
Skarlatos Zonarich LLC,
17 S. 2nd St., 6th Fl.,
Harrisburg, PA 17101-2039

KOCH, DELORIS I., dec'd.

Late of 1109 Chestnut Street, Reading.
Executor: CALVIN FIDLER,
c/o Thomas L. Klonis, Esquire,
536 Court Street, Reading, PA 19601.
ATTORNEY: THOMAS L. KLONIS, ESQ.,
536 Court Street, Reading, PA 19601

KUHNS, LEONA C., dec'd.

Late of 120 Trexler Avenue, Kutztown.
Executors: PHIL K. ROTH,
125 Juliet Avenue, Topton, PA 19562 and
MARY CLAIRE ROTH,
125 Juliet Avenue, Topton, PA 19562.
ATTORNEY: JAMES E. SHER, ESQ.,
SHER & ASSOCIATES, P.C.,
15019 Kutztown Road,
Kutztown, PA 19530

MCCARTY, PAUL

**also known as McCARTY, PAUL
BERNARD, dec'd.**

Late of 1321 Beaumont Avenue,
Muhlenberg Township.
Executor: MICHAEL C. SPINKA,
1401 Hirsch Street, Temple, PA 19560.

ATTORNEY: LAWRENCE J.
VALERIANO, JR., ESQ.,
ESSIG VALERIANO, P.C.,
Suite 101, 1100 Berkshire Boulevard,
Wyomissing, PA 19610

MOYER, VIRGINIA W., dec'd.

Late of Richmond Township.
Executrices: DOLORES M. MOYER and
LORI A. BLATT,
c/o 7535 Windsor Drive, Suite 200,
Allentown, PA 18195.
ATTORNEY: EDWARD H. BUTZ, ESQ.,
Lesavoy Butz & Seitz LLC,
Suite 200, 7535 Windsor Drive,
Allentown, PA 18195

NUNEMAKER, SAMUEL C., dec'd.

Late of 129 Houck Road,
Ruscombmanor Township.
Executrix: SHERRY L. ALLUSHUSKI,
2624 Garfield Avenue, West Lawn, PA
19609.
ATTORNEY: WALTER M. DIENER, JR.,
ESQ.,
KOZLOFF STOUTD,
2640 Westview Drive,
Wyomissing, PA 19610

PEIFFER, DONALD C., dec'd.

Late of 66 Penn Street, Lenhartsville.
Executrix: SHIRLEY C. PEIFFER,
66 Penn Street, Lenhartsville, PA 19534.
ATTORNEY: RUSSELL E. FARBIARZ,
ESQ.,
ANTANAVAGE, FARBIARZ &
ANTANAVAGE, PLLC,
64 North Fourth Street,
Hamburg, PA 19526

PSAROS, HELEN A., dec'd.

Late of Exeter Township.
Executrix: CYNTHIA C. PETRAKIS,
809 N. 26th St., Reading, PA 19606.
ATTORNEY: SOCRATES J.
GEORGEADIS, ESQ.,
4 Park Plaza, 2nd Floor,
Wyomissing, PA 19610

REID, CATHERINE A., dec'd.

Late of Wernersville.
Executor: DOUGLAS O. REID,
74 Cannonball Road,
Wanaque, NJ 07465.
ATTORNEY: JACK G. MANCUSO, ESQ.,
BRUMBACH, MANCUSO & FEGLEY,
P.C.,
50 N. 5th Street, P.O. Box 8321,
Reading, PA 19603-8321

REINERT, DOROTHY W., dec'd.

Late of 120 Trexler Avenue,
Borough of Kutztown.
Executrix: LINDA L. STUMP,
c/o Brian F. Boland, Esq.,
Kozloff Stoutd,
2640 Westview Drive,
Wyomissing, PA 19610.
ATTORNEY: BRIAN F. BOLAND, ESQ.,
KOZLOFF STOUTD,

03/20/2014

Vol. 106, Issue 25

2640 Westview Drive,
Wyomissing, PA 19610

SARANGOULIS, ELIZABETH A., dec'd.

Late of 2900 Lawn Terrace, Laureldale.
Executrices: LINDA L. SARANGOULIS,
925 North 12th Street, Reading, PA 19604
and

NANCY J. SARANGOULIS,
328 Carsonia Avenue, Reading, PA 19606.
ATTORNEY: TERRY D. WEILER, ESQ.,
1136 Penn Avenue,
Wyomissing, PA 19610

SHAFFER, BERNARD JOHN, JR., dec'd.

Late of 1176 Ashbourne Drive, Reading.
Executrix: JOAN A. SHAFFER.

1176 Ashbourne Drive,
Reading, PA 19605

SNEERINGER, NORMA L.

**also known as SNEERINGER, NORMA
LOUISE, dec'd.**

Late of 5501 Perkiomen Avenue,
Exeter Township.
Executor: JOHN R. SNEERINGER,
62 Bent Brook Circle, Reading, PA 19606.
ATTORNEY: PAUL T. ESSIG, ESQ.,
ESSIG VALERIANO, P.C.,
Suite 101, 1100 Berkshire Boulevard,
Wyomissing, PA 19610

TORRES, ZORAIDA A., dec'd.

Late of 239 S. 8th Street, Reading.
Administratrix: CECELIA BRIOSO,
272 Bartlett St., Reading, PA 19611.
ATTORNEY: ANTHONY B. REARDEN,
III, ESQ.,
525 Elm Street,
Reading, PA 19601

URIBE, YOHANY

**also known as MOTA, YOHANY
MACIEL URIBE, dec'd.**

Late of 1134 Locust Street, Reading.
Administrator: PATRICK T. BARRETT,
ESQUIRE,

1100 Berkshire Blvd., Suite 101,
Wyomissing, PA 19610.

ATTORNEY: PATRICK T. BARRETT,
ESQ.,
ESSIG VALERIANO, P.C.,
Suite 101, 1100 Berkshire Boulevard,
Wyomissing, PA 19610

WANG, MARIE P.

**also known as WANG, MARIE
PATRICIA, dec'd.**

Late of Wyomissing.
Executrix: DEBORAH M. WANG,
1960 Meadow Lane, Reading, PA 19610.
ATTORNEY: JACK G. MANCUSO, ESQ.,
BRUMBACH, MANCUSO & FEGLEY,
P.C.,
50 N. 5th Street, P.O. Box 8321,
Reading, PA 19603-8321

WILHELM, MILDRED R., dec'd.

Late of Upper Tulpehocken Township.
Executors: PHILIP J. WILHELM,
BARBARA S. STOUTD and

GLORIA A. KAUFFMAN,
c/o James R. Clark, Esquire,
277 Millwood Road, Lancaster, PA 17603.
ATTORNEY: JAMES R. CLARK, ESQ.,
277 Millwood Road,
Lancaster, PA 17603

WOLF, EMERSON A., dec'd.

Late of 316 Amy Court, Apt. 1,
Spring Township.
Executrices: TERESA L. HECKMAN,
111 High Boulevard, Reading, PA 19607 and
ROBERTA M. SHAEFFER,
18 Beechnut Drive, New Providence, PA
17560.

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

**WOLSZCZENSKI, JACQUELINE M.,
dec'd.**

Late of 2000 Perkiomen Avenue, Apt. No.
405,
Reading.
Executrix: MS. LISA M. FREEMAN,
5971 Four Point Road, Bethel, PA 19507.
ATTORNEY: GILBERT M. MANCUSO,
ESQ.,
BRUMBACH, MANCUSO & FEGLEY,
P.C.,
P.O. Box 8321,
Reading, PA 19603-8321

ZIEGLER, ROY FRANKLIN, JR.

also known as ZIEGLER, ROY F., dec'd.

Late of Bern Township.
Executrix: NANCY L. SMITH,
839 Warren Street, Reading, PA 19601.
ATTORNEY: RICHARD L.
GESCHWINDT, ESQ.,
203 East Noble Avenue,
Shoemakersville, PA 19555

Second Publication**BROWN, ROBERT L., dec'd.**

Late of Hamburg.
Administratrix: JENNIFER BROWN
WEGMAN,
520 S. 4th St.,
Hamburg, PA 19526.
ATTORNEY: MARK H. KOCH, ESQ.,
KOCH & KOCH,
217 N. 6th Street,
P.O. Box 8514,
Reading, PA 19603

BRUNNER, THOMAS A., dec'd.

Late of Spring Township.
Executrix: LORI L. CONNER,
2027 Noble Street,
West Lawn, PA 19609.
ATTORNEY: ANDREW S. GEORGE,
ESQ.,
MOGEL, SPEIDEL, BOBB &
KERSHNER,
520 Walnut Street,

03/20/2014

Vol. 106, Issue 25

Reading, PA 19601

CONRAD, MARY E., dec'd.

Late of Kutztown.

Executors: RICHARD F. CONRAD,

879 Tower Road,

Alburtis, PA 18011 or

ROBERT L. CONRAD,

305 Walnut Street,

Alburtis, PA 18011.

ATTORNEY: LEE A. CONRAD, ESQ.,

3 North Main Street,

Topton, PA 19562

CROUTHAMEL, ANNABELLE L.**also known as CROUTHAMEL,****ANABELLE L., dec'd.**

Late of Borough of Laureldale.

Executor: ROBERT B. CROUTHAMEL,

512 Elizabeth Avenue,

Laureldale, PA 19605.

ATTORNEY: ANDREW S. GEORGE,

ESQ.,

MOGEL, SPEIDEL, BOBB &

KERSHNER,

520 Walnut Street,

Reading, PA 19601

DOERRMANN, DOROTHY M., dec'd.

Late of 1011 Berks Road,

Borough of Leesport.

Executrix: DARLENE J. IMBESI,

2303 Gring Drive,

Reading, PA 19609.

ATTORNEY: ROBERT R. KREITZ, ESQ.,

ROLAND STOCK, LLC,

627 North Fourth Street,

P.O. Box 902,

Reading, PA 19603

DOMBROSKI, LORRAINE C., dec'd.

Late of Borough of Womelsdorf.

Executrices: MARY ANN KEPPLEY,

59 Main Street,

Womelsdorf, PA 19567 and

DEBRA A. REBER,

2311 Klinger Hollow Road,

Liverpool, PA 17045.

ATTORNEY: ELIZABETH ROBERTS

FIORINI, ESQ.,

Fiorini Law, P.C.,

1150 W. Penn Avenue,

Womelsdorf, PA 19567

FETTER, GREGORY RUSSELL, dec'd.

Late of 1003 Whitford Drive,

Muhlenberg Township.

Administratrix: MICHELE J. FETTER,

1003 Whitford Drive,

Reading, PA 19605.

ATTORNEY: LAWRENCE J.

VALERIANO, JR., ESQ.,

ESSIG VALERIANO, P.C.,

Suite 101, 1100 Berkshire Boulevard,

Wyomissing, PA 19610-1221

GEHRINGER, ANGELA K., dec'd.

Late of Borough of Bally.

Executors: MARIAN GEHRINGER and

JOSEPH GEHRINGER,

c/o E. Kenneth Nyce Law Office, LLC,

105 East Philadelphia Avenue,

Boyertown, PA 19512.

ATTORNEY: JESSICA R. GRATER, ESQ.,

E. KENNETH NYCE LAW OFFICE, LLC,

105 East Philadelphia Avenue,

Boyertown, PA 19512

KNOUSE, MORRIS E., dec'd.

Late of 711 State Street,

Shillington.

Executrix: LISA REITER,

2528 Jefferson Ave.,

West Lawn, PA 19609.

ATTORNEY: BRIAN R. OTT, ESQ.,

BARLEY SNYDER,

50 N. 5th Street, P.O. Box 942,

Reading, PA 19603-0942

KUCZAWA, SOPHIE, dec'd.

Late of 208 West 40th Street,

Exeter Township.

Executrix: JEAN A. GRETH,

1064 Imperial Drive, Mohnton, PA 19540.

ATTORNEY: RAYMOND

BUTTERWORTH, ESQ.,

1105 Berkshire Boulevard, Suite 312,

Wyomissing, PA 19610

LAKE, ETHEL R., dec'd.

Late of Borough of Boyertown.

Executors: JOHN CHARLES LAKE and

DAVID ALLEN LAKE,

c/o Dick, Stein, Schemel, Wine & Frey, LLP,

J. Edgar Wine, Esquire,

119 North Second Street,

McConnellsburg, PA 17233.

ATTORNEY: J. EDGAR WINE, ESQ.,

Dick, Stein, Schemel, Wine & Frey, LLP,

119 North Second Street,

McConnellsburg, PA 17233

NUSS, GERALDINE R., dec'd.

Late of 249 Blimline Road,

Brecknock Township.

Executrix: KAREN B. MOHN,

249 Blimline Road,

Mohnton, PA 19540.

ATTORNEY: BRIAN F. BOLAND, ESQ.,

KOZLOFF STOUTD,

2640 Westview Drive,

Wyomissing, PA 19610

PHILISTINE, JOAN MARIE, dec'd.

Late of Alsace Township.

Executrix: ROBIN A. REEDY,

211 Silk Drive,

West Reading, PA 19611.

ATTORNEY: SOCRATES J.

GEORGEADIS, ESQ.,

Four Park Plaza, Second Floor,

Wyomissing, PA 19610

SCHAFER, WILLIAM FRANKLIN**also known as SCHAFER, WILLIAM****F., dec'd.**

Late of 4579 North Twin Valley Road,

Elverson.

Executrix: LEONA M. SCHAFER,

4579 North Twin Valley Road,

03/20/2014

Vol. 106, Issue 25

Elverson, PA 19520.
ATTORNEYS: JAY W. WALDMAN,
ESQUIRE,
WALDMAN LAW GROUP, P.C.,
3 Park Plaza,
Wyomissing, PA 19610 and
JOSEPH L. HAINES, ESQUIRE,
P.O. BOX 8536,
38 North Sixth Street,
Reading, PA 19603-8536

YOUSE, ELEANORE MARIE, dec'd.

Late of 117 Montrose Blvd.,
Cumru Township.
Executrix: KATHY ANN YOUSE,
309 Governor Drive,
Shillington, PA 19607.
ATTORNEY: BETSY HAWMAN SPROW,
ESQ.,
DERR, HAWMAN & DERR,
522 Washington Street,
P.O. Box 1179,
Reading, PA 19603

Third and Final Publication**ADAMS, ROSEMARY G., dec'd.**

Late of 409 East Locust Street,
Fleetwood.
Executor: KYLE H. WETHERHOLD,
413 East Locust Street,
Fleetwood, PA 19522.

BOWEN, EMILY E.

**also known as BOWEN, EMILY
ELIZABETH, dec'd.**
Late of 196 Manbeck Road,
Jefferson Township.
Administrator: DAVID R. GARRISON,
310 Sycamore Street,
Mohnton, PA 19540.
ATTORNEY: ROBIN S. LEVENGOOD,
ESQ.,
1136 Penn Avenue,
Wyomissing, PA 19610

CAFURELLÓ, ANDREW P., dec'd.

Late of 636 Fern Avenue,
City of Reading.
Executor: ANTHONY ELMO,
247 Overlook Road,
Morgantown, PA 19543.
ATTORNEY: ROBIN S. LEVENGOOD,
ESQ.,
1136 Penn Avenue,
Wyomissing, PA 19610

DENNIS, ELLEN M., dec'd.

Late of Douglass Township.
Executrices: PATRICIA E. STOUT,
738 White Pine Lane,
Pottstown, PA 19464 and
NANCY J. DENNIS,
719 Constitution Ave.,
Douglassville, PA 19518.
ATTORNEY: LEE F. MAUGER, ESQ.,
Mauger & Meter,
240 King Street, P.O. Box 698,
Pottstown, PA 19464

FARRARA, LENA M., dec'd.

Late of 1208 Dogwood Drive,
Spring Township.
Executor: JAMES S. SEIDEL,
1208 Dogwood Drive,
West Lawn, PA 19609.
ATTORNEY: JOHN M. STOTT, ESQ.,
P.O. Box 8321,
Reading, PA 19603

FREDERICK, PAULINE K., dec'd.

Late of 420 College Blvd.,
Kutztown.
Executor: VAN A. FREDERICK,
109 Lobachville Road,
Fleetwood, PA 19522.
ATTORNEY: RICHARD N. BELTZNER,
ESQ.,
661 Krumsville Road, P.O. Box 158,
Kutztown, PA 19530

GIBSON, ROBERT W., dec'd.

Late of Borough of Womelsdorf.
Administrator: CHARLES L. GIBSON,
132 W. Jefferson Street,
Womelsdorf, PA 19567.
ATTORNEY: ROBERT TIMOTHY MILLS,
ESQ.,
526 Court Street,
Reading, PA 19601

GILBERT, BETTY J., dec'd.

Late of Borough of Womelsdorf.
Executors: BRENDA J. RABOLD,
912 N. Church Road,
Sinking Spring, PA 19608 and
JOHN GILBERT, III,
957 Mountain Drive,
Fredericksburg, PA 17026.
ATTORNEY: FREDERICK M. NICE,
ESQ.,
LEISAWITZ HELLER ABRAMOWITZ
PHILLIPS, P.C.,
2755 Century Boulevard,
Wyomissing, PA 19610

HORNING, MARGARET A., dec'd.

Late of 220 Main Street,
Borough of Mohnton.
Executors: KENNETH A. MAYER,
523 Crest Circle,
Mohnton, PA 19540 and
LeROY G. LEVAN,
310 W. Broad Street,
Shillington, PA 19607.
ATTORNEY: LeROY G. LEVAN, ESQ.,
310 W. Broad Street,
Shillington, PA 19607

KORNER, HOMER C.

**also known as KORNER, HOMER,
dec'd.**
Late of 2000 Cambridge Avenue,
Borough of Wyomissing.
Executrix: CAROLE K. ROBERTS,
7 Boardwalk,
Sinking Spring, PA 19608.
ATTORNEY: BRIAN R. OTT, ESQ.,
BARLEY SNYDER,

03/20/2014

Vol. 106, Issue 25

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

MANWILLER, EARL H., dec'd.

Late of Longswamp Township.
Executor: SCOTT P. MANWILLER,
1271 State Street,
Mertztown, PA 19539.
ATTORNEY: WILLIAM R. BLUMER,
ESQ.,
LEISAWITZ HELLER ABRAMOWITZ
PHILLIPS, P.C.,
2755 Century Boulevard,
Wyomissing, PA 19610

MECK, ZACHARY L., dec'd.

Late of 1215 Route 419,
Marion Township.
Executor: JEREMY R. MECK,
5150 Route 419,
Womelsdorf, PA 19567.
ATTORNEY: GEORGE J. MORGAN,
ESQ.,
Morgan, Hallgren, Crosswell & Kane, P.C.,
700 N. Duke Street, P.O. Box 4686,
Lancaster, PA 17604-4686

MILLER, ROBERT L., dec'd.

Late of Wyomissing.
Executrix: ANDREA E. MILLER,
32732 Pear Tree Road,
Millsboro, DE 19966.
ATTORNEY: WILLIAM W. RUNYEON,
ESQ.,
KOCH & KOCH,
217 N. 6th Street, P.O. Box 8514,
Reading, PA 19603

MINOTTO, ARMAND E., dec'd.

Late of Douglass Township.
Executrix: CATHERINE SANDS,
43 Cedar Lane,
Douglassville, PA 19518.
ATTORNEY: RICHARD D. LINDERMAN,
ESQ.,
O'DONNELL, WEISS & MATTEI, P.C.,
41 East High Street,
Pottstown, PA 19464-5426

PFLUEGER, THERESE, dec'd.

Late of Tulpehocken Township.
Executors: RENEE ETCHBERGER,
200 Salem Road,
Bethel, PA 19507 and
DEREK PFLUEGER,
133 Deck Road,
Womelsdorf, PA 19567.
ATTORNEY: ELIZABETH ROBERTS
FIORINI, ESQ.,
Fiorini Law, P.C.,
1150 W. Penn Avenue,
Womelsdorf, PA 19567

WEBB, EDWARD D., JR., dec'd.

Late of 116 Cacoosing Avenue,
Spring Township.
Executrix: NANCY L. WEBB,
116 Cacoosing Avenue,
Sinking Spring, PA 19608.

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

WEINHOLD, ARLENE M., dec'd.

Late of 46 S. Miller Street,
Borough of Shillington.
Executrix: NANCY LOU HOWELL,
206 McArthur Avenue,
Reading, PA 19607.
ATTORNEY: DAVID S. SOBOTKA, ESQ.,
519 Walnut Street,
Reading, PA 19601

WIEST, SARA J., dec'd.

Late of One Heidelberg Drive,
Wernersville.
Executor: DALE A. WIEST,
28 Sage Drive,
Sinking Spring, PA 19608.
ATTORNEY: FREDERICK M. NICE,
ESQ.,
LEISAWITZ HELLER ABRAMOWITZ
PHILLIPS, P.C.,
2755 Century Boulevard,
Wyomissing, PA 19610

YOST, SHARLENE M., dec'd.

Late of 2000 Cambridge Ave. #201,
Borough of Wyomissing.
Executor: THOMAS A. BEAVER,
14 Brook Hollow Drive,
Sinking Spring, PA 19608.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
ROLAND STOCK, LLC,
627 North Fourth Street, P.O. Box 902,
Reading, PA 19603

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:

Fumo Bar & Hookah Lounge with its principal place of business at 360 E. Wyomissing Avenue, Mohnton, PA 19540.

The name and address of the person owning or interested in said business is: Giuseppe Folino, 3 Tewkesbury Drive, Wyomissing, PA 19610.

The application was Filed on January 28, 2014.

Salvatore Folino, Esq.
BRENNAN & ASSOCIATES, P.C.
2 Woodland Road
Wyomissing, PA 19610

Pro2 Solutions with its principal place of business at 2 Dutch Ct., Sinking Spring, PA 19608.

The name and address of the person owning

03/20/2014

or interested in said business is: Ascend Eagle Incorporated, 828 San Pablo Avenue, Pinole CA 94564.

The application was Filed on December 23, 2013.

LIMITED LIABILITY COMPANY

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

The Certificate was filed on February 25, 2014.

Paul T. Essig, Esq.

ESSIG VALERIANO, P.C.

Suite 101, 1100 Berkshire Boulevard
Wyomissing, PA 19610-1221

SALE OF REAL ESTATE

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY
PENNSYLVANIA
NO. 13-2131

WELLS FARGO BANK, N.A.

Vs.

EMILY MALDONADO A/K/A EMILY JOHNSON, Individually and in capacity as Heir of JEROME JOHNSON A/K/A JEROME A. JOHNSON, Deceased; JENNIFER JOHNSON, in her capacity as Heir of JEROME JOHNSON A/K/A JEROME A. JOHNSON, Deceased; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JEROME JOHNSON A/K/A JEROME A. JOHNSON, DECEASED

NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JEROME JOHNSON A/K/A JEROME A. JOHNSON, DECEASED

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 823 LOCUST STREET, READING, PA 19604-2410

Being in READING CITY, County of BERKS, Commonwealth of Pennsylvania

TAX PARCEL NUMBER: 12-5317-54-14-4855

Improvements consist of residential property.

Sold as the property of EMILY MALDONADO A/K/A EMILY JOHNSON, Individually and in capacity as Heir of JEROME JOHNSON A/K/A JEROME A. JOHNSON, Deceased; JENNIFER JOHNSON, in her capacity as Heir of JEROME JOHNSON A/K/A JEROME A. JOHNSON, Deceased; UNKNOWN HEIRS, SUCCESSORS,

Vol. 106, Issue 25

ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JEROME JOHNSON A/K/A JEROME A. JOHNSON, DECEASED

Your house (real estate) at 823 LOCUST STREET, READING, PA 19604-2410 is scheduled to be sold at the Sheriff's Sale on 05/09/2014 at 10:00 AM, at the BERKS County Courthouse, Berks County Courthouse, 633 Court Street, Reading, PA 19601, to enforce the Court Judgment of \$36,667.16 obtained by, WELLS FARGO BANK, N.A. (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP

Attorney for Plaintiff

TRUST NOTICES

First Publication

TRUST ESTATE OF MARIE P. WANG

Trust Estate of Marie P. Wang, a/k/a Marie Patricia Wang, Late of Wyomissing, Berks County, Pennsylvania, Deceased.

Deborah M. Wang, as Executrix of the Decedent's Estate and as Successor Trustee under the Decedent's Revocable Agreement of Trust, notifies all persons who have claims against the Decedent's Estate and/or the Decedent's Revocable Agreement of Trust dated June 11, 1993 as amended are requested to present the same and all persons indebted to the said Estate or Trust are requested to make payment without delay to:

Executrix/Trustee: Deborah M. Wang
1960 Meadow Lane, Reading, PA 19610

Trustee's Attorney: Jack G. Mancuso, Esquire
Brumbach, Mancuso & Fegley, P.C.
50 North Fifth Street, P.O. Box 8321
Reading, PA 19603-8321