

# 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 **June 5, 2020** at 10:00 o'clock A.M. .*

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

The following described Real Estate. To wit:

### First Publication

NO. 09-13223

Judgment Amount: \$107,976.09

Attorney: Phelan Hallinan Diamond & Jones, LLP

### LEGAL DESCRIPTION

ALL THAT CERTAIN tract or piece of land situate at the Southeasterly corner of the intersection of Pennsylvania State Highway Route No. 82 leading from Reading to Bernville and the Public Road leading from Pennsylvania State Highway Route No. 83 to the Village of Mt. Pleasant in the Township of Penn, County of Berks and State of Pennsylvania and being more fully bounded and described in accordance with a survey made May 5, 1955 by Rudolph E Ziegler, Registered Surveyor as follows to wit:

BEGINNING at a point in Pennsylvania State Highway Route No. 93, thence extending in and along said Pennsylvania State Highway Route No. 83 North 45 degrees 52 minutes west, a distance of 201.70 feet to a point in said Pennsylvania State Highway Route No 83, thence leaving said Pennsylvania State Highway 6 Route No. 83 and extending along the Southeasterly side of the public road leading to the Village of Mt. Pleasant, North 38 degrees 41 minutes east a distance of 113.20 feet to an iron pipe on the Southeasterly side of said public road, thence extending along land now or late of Charles I. Zarbe and Annie M. Zarbe, his wife, the 2 following courses and distances; (1) leaving said public road, South 51 degrees 27 minutes east, a distance of 200.00 feet to an iron pipe and (2) South 30 degrees 23 minutes west, a distance of 133.00 feet to the place of beginning.

CONTAINING IN AREA 0 57 acres of land.

TITLE TO SAID PREMISES IS VESTED IN John Burkey, by Deed from Robert J. Gregory & Doris J. Gregory, h/w, Dated 12/29/2004, Recorded 06/09/2005, in Book 4598, Page 2369.

Being known as 5635 Bernville Road, Bernville, PA 19506-8251.

Residential property  
Tax Parcel No: 69436916849364  
Tax Account: 69009618  
See Deed Book 4598 Page 2369  
To be sold as the property of John Samuel Burkey a/k/a John Burkey.

No. 12-15699

Court Ordered Reassessed

Judgment Amount: \$182,222.75

Attorney: Kevin J. Cummings, Esquire

ALL THAT CERTAIN lot or piece of ground together with the improvements thereon erected known as 748 Tamarack Trail, situate in the Township of Cumru, County of Berks, and Commonwealth of Pennsylvania, described in accordance with a Plan of Pine Knoll made by Andrew F. Kupiszewski, Jr., dated October 23, 1973, and recorded in Berks County in Plan Book 54, Page 15, as follows, to wit:

BEGINNING at a point on the northeasterly building line of Tamarack Trail, a corner of Lot No. 23 on said plan, said point being formed by the northwesterly corner of Lot No. 23 and southwesterly corner of the property herein described; thence extending from said beginning point in the northwesterly direction a distance of 60 feet to a point, a corner of Lot No. 25 on said plan; thence extending along the same in a northeasterly direction on a line forming an interior angle of 90 Deg. with the last described line a distance of 110 feet to a point in line of lands now or late of Carl H. Seidel and Mildred M. Seidel, his wife; thence extending along the same in a southeasterly direction on a line forming an interior angle of 90 Deg. with the last described line a distance of 60 feet to a point a corner of Lot No. 23 on said plan; thence extending along the same in a southwesterly direction on a line forming an interior angle of 90 Deg. with the last described line a distance of 110 feet to the first mentioned point and place of beginning.

BEING Lot No. 24 on said plan.

CONTAINING an area of 6,600.00 square feet, more or less.

BEING the same property which Mohamed Conde and Abraham S. Kayta, granted and conveyed unto Mohamed Conde by deed dated April 25, 2012 and recorded April 25, 2012 in the Recorder's Office of said County in Instrument #2012016475.

Commonly known as 748 Tamarack Trail, Reading, PA 19607.

BERKS COUNTY TAX PARCEL I.D. NO.: 39-5305-07-57-6860

TO BE SOLD AS PROPERTY OF: Mohamed Conde and Abraham S. Kayta

No. 17-18153

Judgment Amount: \$228,780.08

Attorney: Andrew J. Monastra, Esquire

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

BEGINNING at a stone, a corner of land now or late of Wellington Shane; thence along the same and land now or late of John Kauffman, North 12 degrees West 63.5 perches to a corner of land now or late of Daniel Hearing; thence along the same North 32 degrees East 5.4 perches to a corner of land now or late of John Swavelly; thence along the same South 81-1/2 degrees East 30 perches to a tree in a corner of said land now or late of John Swavelly; thence along the same North 50-1/4 degrees East 8.3 perches to a post a corner of land now or late of Wellington B. Griesemer; thence along the same 24 degrees East 61.8 perches to a stone; thence along lands now or late of Peter Swavelly and the said Wellington Shane, South 76-1/2 degrees West 52.64 perches to the place of BEGINNING.

CONTAINING 17 acres and 44 perches.

EXCEPTING HOWEVER, out of the above described premises a tract of land conveyed by David B. Kaufman to Clarence Rader and wife, by Deed dated 09/03/1959, recorded in Deed Book Volume 1353, Page 322, Berks County Records, described as follows:

BEGINNING at an iron pin, the said iron pin being the western corner of lands of David Kauffman and of Clarence Rader; thence along the lands of Clarence Rader and a stone fence South 10 degrees 40 minutes 443.31 feet to an iron pin; thence along the lands of the same and of the late Peter Swavelly and along a stone fence North 79 degrees 22 minutes East, 870.94 feet to a white oak tree; thence along a stone fence and the lands of the late Wellington Griesemer, North 22 degrees 20 minutes West 190.48 feet to an iron pin; thence along the lands of David Kaufman, South 64 degrees 35 minutes East 89.85 feet to an iron pin; thence along the same North 87 degrees 23 minutes West 432.01 feet to an iron pin; thence along the lands of David Kaufman, North 11 degrees 15 minutes West 79.54 feet to an iron pin; thence along the same South 84 degrees 57 minutes West 224.84 feet to an iron pin; thence along the same North 05 degrees 35 minutes West 88.53 feet to an iron pin; thence along the same South 79 degrees 17 minutes West 107.29 feet to the place of BEGINNING.

CONTAINING 5.3714 acres.

BEING PARCEL NUMBER 42536702880112. Being the same premises which Peter J. Eromenok and Joli B. Eromenok, his wife, by deed dated March 25, 2008 and recorded March 28, 2008 in Berks County in Record Book 5327 page 1581, granted and conveyed unto Thomas Fryer and Amy Fryer, his wife, in fee.

TO BE SOLD AS THE PROPERTY OF THOMAS FRYER AND AMY FRYER

No. 18-16852

Judgment Amount: \$84,017.86

Attorney: Michael S. Bloom, Esquire

PRESSMAN & DOYLE, LLC

LEGAL DESCRIPTION

ALL THAT CERTAIN one and one-half story brick dwelling house and the lots or pieces of ground upon which the same is erected, situate on the North side of Cleveland Avenue, between Harrison and Wilson Avenues, being No. 2445 Cleveland Avenue, in the Township of Spring, County of Berks and Commonwealth of Pennsylvania, said lots or pieces of ground being known as the most Western 15 feet of Lot No. 39 and the most Eastern 20 feet of Lot No. 38 (as shown by the Map or Plan known as "West Wyomissing Terrace"), said Map or Plan being recorded in the Recorder's Office of Berks County in Plan Book Volume 5-A, Page 16, said lots or pieces of ground being bounded and described as follows, to wit:

ON the North by Commerce Street; on the East by the other part of Lot No. 39; on the South by said Cleveland Avenue; and on the West by the other part of Lot No. 38.

CONTAINING in front along said Cleveland Avenue 35 feet and in depth of length of equal width 125 feet to said Commerce Street.

Being the same premises which Mildred S. Wolf, Executrix of the Last Will and Testament of Jennie M. Kaufman, deceased, by Deed dated 03/21/1974 and recorded 03/22/1974 in Berks County in Deed Book 1648, Page 792 conveyed until Barry L. Zettlemoyer and Mary Ann Zettlemoyer, his wife in fee.

And the said Barry L. Zettlemoyer died on October 20, 2013.

And the said Mary Ann Zettlemoyer died on May 12, 2017.

Tax ID/Parcel No. 80438612863097

ACC. No. (80) 023200

PIN No. 4386-12-86-3097

TO BE SOLD AS THE PROPERTY OF HEIRS AND DEVISEES OF Mary Ann Zettlemoyer

NO. 18-17563

Judgment Amount: \$197,232.69

Attorney: Phelan Hallinan Diamond & Jones,

LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN tract of ground, together with the two-story, stucco, frame and stone dwelling house and stucco garage erected thereon, being No. 1039 Friedensburg Road, situate on the Southerly side of the Friedensburg Road, being the old concrete road leading from Reading to Friedensburg and being Pennsylvania State Highway Legislative Route No. 197, formerly traffic Route No. 73, in the Township of Lower Alsace, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows:

05/14/2020

Vol. 112, Issue 33

BEGINNING at a point in the middle of the concrete road bed of said Pennsylvania State Highway Legislative Route No. 197 in line of land now or formerly of Oden F. Thiry and Mary A. Thiry, his wife, said place of beginning being Eastwardly a distance of 48.47' from the point of curvature at the Westerly end of the curve in said highway measured along the arc of the curve having a radius of 1432.69'; thence extending along the middle of said concrete road bed of Pennsylvania State Highway Legislative Route No. 197, being along the arc of a curve, deflecting to the right having a radius of 1432.69', a central angle of 8 degrees 51' 54.2", the chord of said curve bearing North 65 degrees 13' 18.6" East for a distance of 221.45' a distance along the arc of 221.53' to a point; thence leaving said Highway and extending partly along land now or formerly of Anna M. G. Sandt and partly along land now or formerly of Frederick W. Seidel and Elsie R. Seidel, his wife, being along the Westerly boundary of the plan of lots laid out by William D. Reininger, said plan recorded in Plan Book 6, Page 33, Berks County Records, South 24 degrees East, a distance of 130.05' to a concrete monument; thence extending along land now or formerly of Mahlon S. Strause, South 51 degrees 30' West, 198.70' to an iron pin; thence extending along land now or formerly of Oden F. Thiry and Mary A. Thiry, his wife, North 33 degrees 20' West, 179.17' to the place of beginning.

CONTAINING in area 32,241.60 square feet of land.

SUBJECT to the right and privilege of Roger M. Seidel and Mary B. Seidel, his wife, their heirs and assigns, owners of the property adjoining on the West of the herein described property, of ingress, egress and regress to passenger cars and/or light trucks over and across the existing earth driveway (approximately 8' in width), said driveway extending from the Friedensburg Road across a portion of the within described premises; and upon the condition, however, that the expense of maintaining and repairing said driveway shall be borne equally between the Grantees herein, their heirs and assigns, and the owners of the property adjoining on the West of the herein described property, their heirs and assigns.

TITLE TO SAID PREMISES IS VESTED IN SETH L. REINHEIMER, by Deed from KEITH ESSER AND KATHY FOLTZ, CO-EXECUTOR OF THE ESTATE OF JOHN R. MILLER, Dated 09/21/2017, Recorded 09/22/2017, Instrument No. 2017035031.

Being known as 1039 Friedensburg Road, Reading, PA 19606-9670.

Residential property  
 Tax Parcel No: 23532713230566  
 Tax Account: 23118260

See Deed Instrument No. 2017035031

To be sold as the property of Seth L. Reinheimer.

No. 18-18612

Judgment Amount: \$151,018.08

Attorney: POWERS KIRN, LLC

ALL THAT CERTAIN LOT OR PIECE OF GROUND TOGETHER WITH THE DWELLING HOUSE THEREON ERECTED, SITUATE ON THE SOUTHWEST CORNER OF THIRD (LATE WHITEOAK) AND GRAND (LATE CHESTNUT) STREETS, IN THE BOROUGH OF HAMBURG, COUNTY OF BERKS AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THIRD STREET; THENCE ALONG GRAND STREET WESTWARDLY ONE HUNDREDEIGHTY-THREE FEET (183') MORE OR LESS TO PEACH ALLEY; THENCE ALONG SAME SOUTHWESTWARDLY ONE HUNDRED FIFTEEN FEET (115') MORE OR LESS PROPERTY NOW OR LATE ISAAC B. SMITH; THENCE ALONG SAME EASTWARDLY ONE HUNDRED EIGHTY FEET (180') MORE OR LESS TO SAID THIRD STREET; THENCE ALONG THE SAME NORTHWARDLY EIGHTY FEET (80') MORE OR LESS TO THE PLACE OF BEGINNING.

BEING THE SAME PREMISES which Janet R. Sterba, by Deed dated July 17, 2017 and recorded July 28th, 2017 in the Office of the Recorder of Deeds in and for Berks County in Deed Instrument #2017027297 granted and conveyed unto William A. Rhoads, Trustee of the Janet R. Sterba Revocable Living Trust.

BEING KNOWN AS 302 SOUTH 3RD STREET A/K/A 302 S. 3RD ST., HAMBURG PA 19526.

TAX PARCEL NO. 46-4494-05-18-0160  
 See Deed Instrument #2017027297

To be sold as the Property of WILLIAM A. RHOADS TRUSTEE OF THE JANET R. STERBA REVOCABLE LIVING TRUST

No. 18-18814

Judgment: \$165,215.87

Attorney: Meredith H. Wooters, Esquire

Scott A. Dieterick, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

Justin F. Kobeski, Esquire

Matthew P. Curry, Esquire

Cristina L. Connor, Esquire

Holly N. Wolf, Esquire

Karina Velter, Esquire

LEGAL DESCRIPTION

All that Certain lot, piece or parcel of land, with the Buildings and Improvements thereon erected, Situate, Lying and being in the Municipality of Township of Maiden creek, in the County of Berks, State of Pennsylvania.

05/14/2020

Vol. 112, Issue 33

All that Certain parcel of Ground on the South side of Faith Drive (54' Wide) situate in Maiden creek Township, Berks County, Pennsylvania, being known as Lot No. 46 of the Final Plan of "Maiden creek Estates Phase V", recorded in plan Book Volume 163, page 11, Berks County records, prepared by Ludgate Engineering Corporation, plan No. D-1408, dated March 6, 1989, and being more fully bounded and described as follows, to wit:

Beginning at a point on the Southern right-of-Way line of Faith Drive a corner of Lot No. 47, thence along Lot No. 47 South 06 degrees 17 minutes 35 seconds West, 120.89' to a point in line of the open Space; thence along the open Space, North 82 degrees 15 minutes 00 seconds West, 78.26' to a point a corner of Lot No. 45; thence along Lot No. 45, North 06 degrees 17 minutes 35 seconds East, 109.40' to a point of Curvature on the Southern right-of-way line of Faith drive, the last described line being radial to the Next described curve, thence along the Southern right-of-way line of Faith drive by a curve to the left having a radius of 327.00', a central Angle of 13 degrees 50 minutes 35 seconds and an arc length of 79.00' to a point, the place of Beginning.

Containing 8,883 square feet, more or less.

Being subject to the restrictive notes as shown on the above referenced plan.

Being subject to a 20' wide stormwater easement as shown on the above referenced plan.

Being the same property conveyed to James J. Mayer and Deborah J. Mayer, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Robert J. Coughlin and Kathy A. Coughlin, husband and wife, dated June 9, 2008, recorded June 10, 2008, at Instrument Number 2008030007, and recorded in Book 5370, Page 2366, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 220 FAITH DRIVE, BLANDON, PA 19510.

Parcel No.: 61541120813976

Account: 61013745

See Deed Book Volume 5370, Page 2366

TO BE SOLD AS THE PROPERTY OF JAMES J. MAYER AND DEBORAH J. MAYER, HUSBAND AND WIFE

No. 18-19558

Judgment: \$199,179.35

Attorney: Meredith H. Wooters, Esquire

Scott A. Dietterick, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

Justin F. Kobeski, Esquire

Matthew P. Curry, Esquire

Cristina L. Connor, Esquire

Holly N. Wolf, Esquire

Karina Velter, Esquire

LEGAL DESCRIPTION

All that certain lot or piece of land, together with the improvements thereon erected located on the West side of Canal Street, North of Wall Street and being Lot Number 8 as shown on the plan of "Leesport Locks Townhouses," recorded in Plan Book Volume 136, Page 13, Berks County Records, situate in the Borough of Leesport, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

Beginning at a point in the West Topographical Building line of Canal Street (30.00 feet wide) a corner in common with Lot Number 7 on said plan, said point of beginning located 201.82 feet Southeasterly along said Canal Street from a Steel Pin located at a common corner of Lot #1 and the lands now or formerly of Fred B. Kline and Lottie E. Kline, his wife, said point being the Northeasternmost corner of the herein described lot; thence extending in a Southeasterly direction along the West topographical building line of Canal Street South 39 degrees 01 minutes 14 seconds East 20.00 feet to a point a corner in common with Lot Number 9 on said Plan; thence along same South 50 degrees 58 minutes 46 seconds West 125.58 feet to a point in line of property belonging to Berks County Industrial Development Authority; thence along same North 33 degrees 00 minutes 58 seconds West 20.11 feet to a point a corner in common with Lot Number 7 on said plan; thence along same North 50 degrees 58 minutes 46 seconds East 123.47 feet to a point the place of beginning.

Containing in Area 2,490.46 square feet, more or less.

Being the same property conveyed to Daryn S. Zeiner and Georgene A. Zeiner, his wife who acquired title, as tenants by the entirety, by virtue of a deed from Roland H. Kolman, Jr., dated July 30, 1990, recorded July 31, 1990, at Document ID 29134, and recorded in Book 2155, Page 2226, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 46 N. CANAL ST A/K/A 46 CANAL STREET, LEESPORT, PA 19533.

Parcel No.: 92-4491-19-50-9939

Account: 92000275

See Deed Book Volume 2155, Page 2226

TO BE SOLD AS THE PROPERTY OF DARYN S. ZEINER AND GEORGENE A. ZEINER, HIS WIFE

05/14/2020

Vol. 112, Issue 33

NO. 19-00514

Judgment Amount: \$361,859.57

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

The land referred to in this Instrument is described as follows:

ALL THAT CERTAIN lot or piece of ground, being Lot No. 2 as shown on the Plan of LongVue Estates, said Plan recorded in Plan Book 146 page 1, Berks County Records, situate on the Southwesterly side of Pinewood Road, in the Borough of Wyomissing, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point on the Southwesterly right of way line of Pinewood Road (50 feet wide) on the division line between Lot No. 2 and Lot No. 3; thence extending along the Southwesterly right of way line of Pinewood Road, South 57 degrees 51 minutes 5 seconds East, a distance of 149.82 feet to a point, thence leaving said street and West, a distance of 162.62 feet to a point; thence extending along Lot No. 4, North 31 degrees 37 minutes 30 seconds West, a distance of 100.00 feet to a point, thence extending along Lot No. 3, North 38 degrees 44 minutes 10 seconds East, a distance of 102.36 feet to the place of Beginning.

CONTAINING in area 15,748 square feet of land

TITLE TO SAID PREMISES IS VESTED IN Michael P. Reinert and Anne Louise Reinert, h/w, by Deed from Kraras Condo, Inc., a Pennsylvania Corporation, Dated 07/31/2000, Recorded 08/16/2000, in Book 3232, Page 551.

Being known as 20 Pinewood Road, Wyomissing, PA 19610-1924.

Residential property  
Tax Parcel No: 96439607598555  
Tax Account: 96153510  
See Deed Book 3232 Page 551

To be sold as the property of Michael P. Reinert, Anne Louise Reinert.

No. 19-03944

Judgment: \$194,544.56

Attorney: McCabe, Weisberg & Conway, LLC  
TAX I.D. #65-4395-17-20-3998

ALL THAT CERTAIN LOT OR PIECE OF GROUND TOGETHER WITH THE TWO STORY BRICK AND FRAME DWELLING HOUSE WITH MANSARD ROOF AND TWO STORY STUCCO COVERED GARAGE ERECTED THEREON, SITUATE ON THE SOUTHERN SIDE OF AND KNOWN AS NO. 34 WEST WYOMISSING AVENUE BETWEEN CHURCH STREET AND CHESTNUT STREET, IN THE BOROUGH OF MOHNTON, COUNTY OF BERKS AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED ON THE NORTH BY THE AFORESAID WEST WYOMISSING AVENUE (42 FEET WIDE), ON

THE EAST BY NO. 26 WEST WYOMISSING AVENUE, PROPERTY OF HERBERT G. BRANDT, JR. ON THE SOUTH BY AN EXISTING MILL RACE, AND ON THE WEST BY NO. 40 WEST WYOMISSING AVENUE, OTHER PROPERTY BELONGING TO NOW OR LATE JOHN R. KILLIAN AND MARY A. KILLIAN, HIS WIFE, AND BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A CORNER MARKED BY A DRILL HOLE CUT IN CONCRETE IN THE SOUTHERN TOPOGRAPHICAL BUILDING LINE OF WEST WYOMISSING AVENUE, A DISTANCE OF ONE HUNDRED FORTY-EIGHT FEET ONE-EIGHTH INCH (148' 0-1/8") WESTWARDLY FROM THE FIRST ANGLE IN THE AFORESAID WEST WYOMISSING AVENUE, WESTWARDLY FROM ITS INTERSECTION WITH CHURCH STREET; THENCE LEAVING THE AFORESAID WEST WYOMISSING AVENUE AND ALONG NO. 26 WEST WYOMISSING AVENUE, PROPERTY OF HERBERT G. BRANDT, JR., PASSING THROUGH A CROSS CUT IN CONCRETE NINE FEET TWO INCHES (9' 2") FROM THE NEXT, DESCRIBED CORNER; SOUTH TWENTY-SEVEN DEGREES FORTY-FOUR MINUTES EAST (S. 27 DEGREES 44' E.) A DISTANCE OF ONE HUNDRED TWENTY-SIX FEET EIGHT INCHES (126' 8") TO A CORNER IN AN EXISTING MILL RACE; THENCE IN AND ALONG THE AFORESAID EXISTING MILL RACE, SOUTH FIFTY-TWO DEGREES FIFTY-FOUR MINUTES WEST (S. 52 DEGREES 54" W.) A DISTANCE OF SEVENTY-SIX FEET TWO INCHES (76' 2") TO A CORNER; THENCE ALONG NO. 40 WEST WYOMISSING AVENUE, OTHER PROPERTY BELONGING TO NOW OR LATE JOHN R. KILLIAN AND MARY A. KILLIAN, HIS WIFE, PASSING THROUGH AN IRON PIN EIGHT FEET TEN AND THREE-QUARTER INCHES (8' 10-3/4") FROM THE LAST DESCRIBED CORNER, NORTH TWENTY-SEVEN DEGREES SIX MINUTES WEST (N. 27 DEGREES 6' W.) A DISTANCE OF ONE HUNDRED THIRTY-NINE FEET TEN AND THREE-QUARTER INCHES (139' 10-3/4") TO A CORNER MARKED BY A DRILL HOLE CUT IN CONCRETE IN THE SOUTHERN TOPOGRAPHICAL BUILDING LINE OF THE AFORESAID WEST WYOMISSING AVENUE; THENCE ALONG SAME, NORTH SIXTY-TWO DEGREES FIFTY-FOUR MINUTES EAST (N. 62 DEGREES 54" E.) A DISTANCE OF SEVENTY-THREE FEET SEVEN AND ONE HALF INCHES (73' 7-1/2") TO THE PLACE OF BEGINNING.

BEING KNOWN AS: 34 WEST WYOMISSING AVENUE, MOHNTON, PENNSYLVANIA 19540.



05/14/2020

Vol. 112, Issue 33

TITLE TO SAID PREMISES IS VESTED IN JASON KERCHER AND CONNEE S. KERCHER BY DEED FROM ERIC D. WEBB AND KATHLEEN C. WEBB DATED MAY 16, 2014 AND RECORDED MAY 21, 2014 IN INSTRUMENT NUMBER 2014016031.

TO BE SOLD AS THE PROPERTY OF JASON KERCHER AND CONNEE S. KERCHER

No. 19-04906

Judgment: \$185,181.01

Attorney: Richard M. Squire & Associates, LLC

ALL THAT CERTAIN lot or tract of ground situated in Exeter Township, Berks County, Pennsylvania, being the exterior limits of Unit 19G as shown on a plan set entitled in part, "Land Development Plans prepared for Woodgate, Elliot Building Group", as prepared by Van Cleef Engineering Associates, dated January 21, 2005, said exterior building limits also being shown on an exhibit plan, attached hereto and made a part hereof, entitled in part, "Exhibit Plan - Building 19, Woodgate Section III" as prepared by Van Cleef Engineering Associates, dated March 19, 2007 and being more particularly described as follows:

BEGINNING at a point within the lands now or formerly of WV Associates, LP (43-5325-06-37-2501), said point being located the following twenty-one (21) courses and distances from a corner common to the lands now or formerly of WV Associates, L.P. and lands now or formerly of Woodgate Community Center Associates (43-5325-06-27-8588) within the bed of Orchard View Drive, thence: (1) along the lands now or formerly of Woodgate Community Center Associates, North 15 degrees 30 minutes 00 seconds East, a distance of 175.53 feet to a point; thence, (2) continuing along the same, North 19 degrees 30 minutes 00 seconds West, a distance of 13.25 feet to a point; thence, (3) still along the same, North 15 degrees 30 minutes 00 seconds East, a distance of 29.00 feet to a point; thence, (4) still along the same, north 70 degrees 35 minutes 30 seconds East, a distance of 90.00 feet to a point; thence, (5) still along the same, north 29 degrees 15 minutes 00 seconds East, a distance of 30.02 feet to a point; thence, (6) through the lands now or formerly of WV Associates, L.P., South 60 degrees 45 minutes 00 seconds East, a distance of 104.70 feet to a corner of building 19 (unit 19A), and from said point running thence, along the face of building 19 the following 15 courses and distances, to wit: (7) South 53 degrees 29 minutes 45 seconds East, a distance of 12.29 feet to a point; thence, (8) South 36 degrees 30 minutes 15 seconds West, a distance of 12.00 feet to a point; thence, (9) South 53 degrees 29 minutes 45 seconds East, a distance of 7.46 feet to a point; thence, (10) North 36 degrees 30 minutes 15 seconds East,

a distance of 12.00 feet to a point; thence, (11) South 53 degrees 29 minutes 45 seconds East, a distance of 20.00 feet to a point; thence, (12) North 36 degrees 30 minutes 15 seconds East, a distance of 2.67 feet to a point; thence, (13) South 53 degrees 29 minutes 45 seconds East, a distance of 20.64 feet to a point; thence, (14) South 36 degrees 30 minutes 15 seconds West, a distance of 12.00 feet to a point; thence, (15) South 53 degrees 29 minutes 45 seconds East, a distance of 19.36 feet to a point; thence, (16) North 36 degrees 30 minutes 15 seconds East, a distance of 10.67 feet to a point; thence, (17) South 53 degrees 29 minutes 45 seconds East, a distance of 20.00 feet to a point; thence, (18) North 36 degrees 30 minutes 15 seconds East, a distance of 6.67 feet to a point; thence, (19) South 53 degrees 29 minutes 45 seconds East, a distance of 20.64 feet to a point; thence, (20) South 36 degrees 30 minutes 15 seconds West, a distance of 6.67 feet to a point; thence, (21) South 53 degrees 29 minutes 45 seconds East, a distance of 19.68 feet to a point at the projection of the center of the party wall between units 19-G and 19-H, and from said point running thence: (22) along the face of building 19, South 53 degrees 29 minutes 45 seconds East, a distance of 0.32 feet to a point; thence, (23) continuing along the same, South 36 degrees 30 minutes 15 seconds West, a distance of 10.67 feet to a point; thence, (24) continuing along the same, South 53 degrees 29 minutes 45 seconds East, a distance of 19.74 feet to a point; thence, (25) continuing along the same, South 36 degrees 30 minutes 15 seconds West, a distance of 30.00 feet to a point on the face of building 19; thence, (26) along the face of building 19, North 53 degrees 29 minutes 45 seconds West, a distance of 20.06 feet to a point at the projection of the center of the party wall between units 19-G and 19-H; thence, (27) along the center of the party wall between Units 19-G and 19-H, North 36 degrees 30 minutes 15 seconds East, a distance of 40.67 feet to the point of BEGINNING.

BEING Parcel ID 43-5325-06-37-2566

AND BEING KNOWN for informational purposes only as 1908 Orchard View Road, Reading, PA

BEING THE SAME PREMISES which was conveyed to Kyle Payne and Elizabeth Payne, husband and wife, by Deed of NVR, Inc., dated 06/29/2007 and recorded 08/29/2007 as Instrument 2007053358 BK 5210 PG 1792 in the Berks County Recorder of Deeds Office, in fee.

Tax Parcel 43-5325-06-37-2566

Account No. 43002667

See Deed Book 5210, Page 1792

To be sold as the property of Kyle Payne and Elizabeth Payne

05/14/2020

Vol. 112, Issue 33

No. 19-13396

Judgment: \$30,126.58

Attorney: Leon P. Haller, Esquire

**LONG LEGAL:**

ALL that certain lot or piece of ground upon which is erected a two-story brick dwelling house, being number 318 Franklin Street, situate on the South side of said Franklin Street, between Obold Street and Third Avenue, in the Borough of West Reading, Berks County, Pennsylvania, bounded and described as follows, to wit:

On the North by said Franklin Street;

On the East by property now or late of George W. Kaucher;

On the South by a ten feet wide alley; and

On the West by property now or late of Jennie H. Simpson.

CONTAINING in front on said Franklin Street, in width or breadth, 14 feet, and in depth or length of equal width or breadth, 112 feet to said 10 feet wide alley.

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

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 318 FRANKLIN STREET WEST READING, PA 19611

Mapped PIN: 530606391624

Parcel ID: 93530606391624

Account #93-046000

BEING THE SAME PREMISES WHICH Christopher A. Spang, et ux., by deed dated October 19, 1998 and recorded October 28, 1998, Berks County Deed Book 2996, Page 1010, granted and conveyed unto Benjamin M. Bowers and Erin M. Bowers.

TO BE SOLD AS THE PROPERTY OF BENJAMIN M. BOWERS AND ERIN M. BOWERS UNDER BERKS COUNTY JUDGMENT NO. 2019-13396.

No. 19-14759

Judgment Amount: \$152,385.25

Attorney: RAS Citron, LLC

Attorneys for Plaintiff

Robert Flacco, Esq.

ID No. 325024

**Legal Description**

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

BEGINNING at an iron pin near the center of a public road leading from Oley to Spies Church, said iron pin being a corner of other lands of Sadie Rothenberger, grantor herein, thence leaving said road and along said lands of Sadie Rothenberger

North 74 degrees 6 minutes West a distance of 457.18 feet to an iron pin; thence still by same North 16 degrees 49 minutes East a distance 14.00 feet to an iron pin marking the southwestern most corner of lands of Eugene Rothenberger, grantor herein; thence along said lands of Eugene Rothenberger South 74 degrees 6 minutes East a distance of 478.86 feet to an iron pin on the easterly side of the aforementioned public road a corner of lands of aforesaid Sadie Rothenberger; thence along said lands of Sadie Rothenberger South 16 degrees 40 minutes 30 seconds West a distance of 25.99 feet to the iron pin the point or place of beginning.

CONTAINING 6554 Square Feet.

TOGETHER with all and singular the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments, and appurtenances, to the same belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof: And also all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity, of the said party of the first part, of, in, and to the said premises, with the appurtenances.

To have and to hold the said premises with all and singular the appurtenances, unto the said parties of the second part, Their heirs and assigns, to the only proper use, benefit and behoof of the said parties of the second part. Their heirs and assigns forever as tenants by the entireties.

BEING KNOWN AS: 112 BULL ROAD, OLEY, PA 19547

PROPERTY ID: 76533903238866

TITLE TO SAID PREMISES IS VESTED IN **EUGENE C. ROTHENBERGER AND CLARA M. ROTHENBERGER, HIS WIFE, BY DEED FROM SADIE R. ROTHENBERGER, WIDOW DATED 06/01/1966 RECORDED 06/08/1966 IN BOOK NO. 1488, PAGE 276.**

EUGENE C. ROTHENBERGER DEPARTED THIS LIFE ON 06/03/2018.

CLARA M. ROTHENBERGER DEPARTED THIS LIFE ON 02/20/2019.

TO BE SOLD AS PROPERTY OF: **CLARA M. ROTHENBERGER, DECEASED**

No. 19-14796

Judgment: \$193,219.85

Attorney: Richard M. Squire & Associates, LLC

ALL THAT CERTAIN lot or piece of ground SITUATE in Colebrookdale Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of Spring Meadows Twins, drawn by John T. Aston, III, Professional Land Surveyor, dated October 4, 1999 and last revised March 31, 2000 said Plan recorded in Berks County in Plan Book 246 page 7 as follows to wit:

05/14/2020

Vol. 112, Issue 33

BEGINNING at point of curve on the Northeasterly side of the cul-de-sac at the terminus of Villa Avenue point being a corner of Lot No. 15 on said Plan; thence extending from said point of beginning along Lot No. 15 North 66 degrees 32 minutes 14 seconds East 118.13 feet to a point in line of lands now or late of Ronald B. Rothenberger and Verna C. Rothenberger; thence extending partly along said lands now or late of Clifford M. Shade and Jane D. Shade and partly along lands now or late of James E. Cassell and Joan M. Cassell South 43 degrees 50 minutes 19 seconds East 91.52 feet to a point a corner of Lot No. 26 on said Plan; thence extending along same and along Lot No. 17 on said Plan; thence extending along be same the 2 following courses and distances: (1) North 43 degrees 50 minutes 19 seconds West 35.28 feet to a point, a corner; and (2) North 70 degrees 29 minutes 27 seconds West 78.42 feet to a point of curve on the Southeasterly side of the cul-de-sac at the terminus of Villa Avenue; thence extending Northeastwardly, Northwardly, and Northwestwardly along the Southeasterly, Easterly and Northeasterly side of the cul-de-sac at the terminus of Villa Avenue along the arc of a circle curving to the left having a radius of 50 feet the arc distance of 39.70 feet to the first mentioned point and place of beginning.

Parcel No. 5387-12-96-6731

BEING THE SAME PREMISES which Biran Petka and Jennifer A. Petka by Deed dated May 13, 2005 and Recorded August 16, 2005 in Berks County in Deed Book 4646, Page 0883 conveyed unto Charles F. Sine, in fee.

Tax Parcel 38538712966731

Account No. 38000168

Book 04646 Page 00883

To be sold as the property of CHARLES SINE

NO. 19-15149

Judgment Amount: \$185,261.12

Attorney: Phelan Hallinan Diamond & Jones, LLP

**LEGAL DESCRIPTION**

All that certain lot or piece of ground situate in Colebrookdale Township, Berks County, Pennsylvania and described according to a subdivision plan made for Lindy Homes, Inc by Gibbons & Hatt Inc., Engineers & Surveyors of Reading, Pennsylvania dated June 7, 1971 as follows to wit:

Beginning at a point on the Northeasterly side of Lindy Lane (50 feet wide) at a distance of 704.00 feet measured along the Northeasterly side of Lindy Lane in a Northwesterly direction from its intersection with the Northwesterly side of Queen Anne Drive (50 feet wide), thence North 52 degrees 33 minutes 01 seconds East 125.00 feet to a point, thence South 37 degrees 26 minutes 29 seconds East 60.00 feet to a point, thence South 52 degrees 33 minutes 31 seconds West 125.00 feet to a point on the Northeasterly side of Lindy Lane; thence along same North 37 degrees 26 minutes 29 seconds West 60.00 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jessica M. Nosia (A Single Person) & Debra Nosia (A Single Person), As Tenants In Common, Not As Joint Tenants Or Tenants By The Entirety, by Deed from Kelly A. Pfeeger (A Single Person) & Sean M. Doyle (A Single Person), Dated 09/23/2005, Recorded 12/13/2005, in Book 4732, Page 2169, Instrument No. 2005076758.

Being known as 43 Lindy Lane, Boyertown, PA 19512-8670.

Residential property

Tax Parcel No: 38-5387-10-25-8903

Tax Account: 38012730

See Deed Book 4732 Page 2169

To be sold as the property of Debra Nosia, Jessica M. Nosia.

No. 19-16063

Judgment: \$114,556.79

Attorney: McCabe, Weisberg & Conway, LLC  
TAX I.D. #62433706298743

ALL THAT LAND SITUATED IN THE TOWNSHIP OF MARION, BERKS COUNTY, PENNSYLVANIA: KNOWN AS LOT 3 ON THE FINAL PLAN RECORDED IN THE RECORDER'S OFFICE IN AND FOR BERKS COUNTY, PENNSYLVANIA IN SUB-DIVISION PLAN BOOK 170 PAGE 65, MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF WEST HIGH STREET AT A CORNER OF LOT NO. 2 ON SAID PLAN; THENCE EXTENDING ALONG SAID STREET, NORTH 68 DEGREES 28 MINUTES WEST 85.00 FEET TO A POINT; THENCE EXTENDING ALONG LOT NO. 4 ON SAID PLAN, SOUTH 21 DEGREES 32 MINUTES WEST 125.00 FEET TO A POINT; THENCE EXTENDING ALONG LAND NOW OR FORMERLY OF GEORGE W. RESSLER ET UX, SOUTH 68 DEGREES 28 MINUTES EAST, 85.00 FEET TO A POINT; THENCE EXTENDING ALONG LOT NO. 2 AFORESAID NORTH 21 DEGREES 32 MINUTES EAST 125.00 FEET TO THE PLACE OF BEGINNING.

CONTAINING 10,625.00 SQUARE FEET.

BEING KNOWN AS: 616 WILLIAM PENN BOULEVARD, WOMELSDORF, PENNSYLVANIA 19567.

TITLE TO SAID PREMISES IS VESTED IN GARY E. GARRISON BY DEED FROM GARY E. GARRISON AND APRIL A. NOECKER, N/K/A APRIL A. SPENCE DATED OCTOBER 16, 2004 AND RECORDED NOVEMBER 18, 2004 IN DEED BOOK 4192, PAGE 1779.

TO BE SOLD AS THE PROPERTY OF GARY E. GARRISON



05/14/2020

Vol. 112, Issue 33

No. 19-16707

Judgment Amount: \$30,284.37

Attorney: Michael S. Bloom, Esquire

PRESSMAN & DOYLE, LLC

**LEGAL DESCRIPTION**

ALL THAT CERTAIN two-story brick dwelling house and lot or piece of ground on which the same is erected, situate on the East side of Rehr Street, between Muhlenberg and Cotton Streets, being House Number 417 Rehr Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, being bounded and described as follows, to wit:

BEGINNING at a point in the East aide of Rehr Street 96 feet South from said Muhlenberg Street; thence East along property now or late of Berths M. Egner at right angles to said Rehr Street 71 feet to a 4 feet wide alley; thence South along said alley 12 feet to property now or late of John Hehns; thence West along the same 71 feet to said Rehr Street; thence North along said Rehr Street 12 feet to the place of beginning.

Being the same premises which Marie J. Feger, widow, by Deed dated 8/11/1967 and recorded 8/14/1967 in Berks County in Deed Book 1512 Page 667 conveyed unto Arthur J. Doleniak and Marcia L. Doleniak, his wife, in fee.

And the said Arthur J. Doleniak died on July 3, 2000.

Tax ID/Parcel No. 16531631375931

Account No.: 16610375

PIN: 5316-31-37-5931

TO BE SOLD AS THE PROPERTY OF MARCIA L. DOLENIK, Surviving Tenant by the Entireties

NO. 19-17072

Judgment Amount: \$62,747.36

Attorney: Phelan Hallinan Diamond & Jones, LLP

**LEGAL DESCRIPTION**

ALL THAT CERTAIN two-story brick dwelling house and lot or piece of ground upon which the same is erected, situate on the East side of Mulberry Street No. 1329, between Perry and Pike Street, in the City of Reading aforesaid, bounded and described as follow to wit:

On the North by property now or late of J. Augustus Rothaupt; on the East by a fourteen feet wide alley; on the South by property now or late of Henry H. Weber and on the West by said Mulberry Street, North and South fourteen (14) feet, and in depth of equal width East and West to said fourteen feet wide alley, one hundred and five (105) feet.

TITLE TO SAID PREMISES IS VESTED IN Jose L. Rivera-Serrano, Jr., as sole owner, by Deed from David S. Campbell, Dated 07/29/2016, Recorded 08/02/2016, Instrument No. 2016026851.

Being known as 1329 Mulberry Street, Reading, PA 19604-1908.

Residential property

Tax Parcel No: 17531729079518

Tax Account: 17538700

See Deed Instrument No. 2016026851

To be sold as the property of Jose L. Rivera-Serrano, Jr. a/k/a Jose L. Rivera.

No. 19-17167

Judgment: \$99,775.38

Attorney: McCabe, Weisberg & Conway, LLC

TAX I.D. #23-5327-14-34-2793

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF PENNSYLVANIA, COUNTY OF BERKS, AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN BUILDING LOT OR PIECE OF GROUND, AND THE BUILDINGS ERECTED THEREON, SITUATE ON THE SOUTHEAST SIDE OF AND KNOWN AS NO. 1353 FRIEDENSBURG ROAD, NEAR STONEY CREEK MILLS, IN THE TOWNSHIP OF LOWER ALSACE, BERKS COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE MIDDLE OF THE FRIEDENSBURG ROAD, THENCE ALONG THE PROPERTY OF JOHN E. DAVIDHEISER, SOUTH 41 DEGREES EAST 185' TO A STAKE A CORNER 15' FROM THE MIDDLE OF THE TROLLEY ROAD; THENCE ALONG THE TROLLEY ROAD AND 15' FROM THE MIDDLE, NORTH 47-1/2 DEGREES EAST 50' TO A STAKE, A CORNER; THENCE ALONG PROPERTY OF DANIEL TOBIAS NORTH 41 DEGREES WEST 200' TO A POINT IN THE SAID FRIEDENSBURG ROAD; THENCE ALONG THE MIDDLE OF SAID FRIEDENSBURG ROAD SOUTH 31 DEGREES WEST 50' 06" TO THE PLACE OF BEGINNING.

Being known as: 1353 FRIEDENSBURG ROAD, READING, PENNSYLVANIA 19606.

Title to said premises is vested in Donald R. Miller and Lulu M. Miller by deed from Great Valley Savings Association dated April 6, 1983 and recorded April 8, 1983 in Deed Book 1829, Page 540. The said Lulu M. Miller departed this life on October 30, 2013, leaving title vested solely in Donald R. Miller by operation of law. The said Donald R. Miller died on March 23, 2019 without a will or appointment of an Administrator, thereby vesting title in Tracy L. Miller a/k/a Tracy L. Velez Known Surviving Heir of Donald Miller, Keith A. Miller Known Surviving Heir of Donald Miller, and Unknown Surviving Heirs of Donald Miller by operation of law.

TO BE SOLD AS THE PROPERTY OF TRACY L. MILLER A/K/A TRACY L. VELEZ KNOWN SURVIVING HEIR OF DONALD MILLER, KEITH A. MILLER KNOWN SURVIVING HEIR OF DONALD MILLER, AND UNKNOWN SURVIVING HEIRS OF DONALD MILLER

05/14/2020

Vol. 112, Issue 33

No. 19-18686

Judgment: \$155,430.40

Attorney: Leon P. Haller, Esquire

**LONG LEGAL:**

ALL that certain tract or piece of land, together with the two and one-half story brick dwelling and other improvements erected thereon, being known as No. 4966 Kutztown Road, in the Township of Muhlenberg (formerly Borough of Temple), County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at an iron pin on the westerly building line of Kutztown Road (70 feet wide), said place of beginning being 135.00 feet South from the intersection of the westerly building line of Kutztown Road with the southerly building line of Mt. Laurel Avenue (60 feet wide); thence extending in a southerly direction along the westerly building line of Kutztown Road, a distance of 60.00 feet to an iron pin; thence extending in a westerly direction along property now or late of the Estate of Henry S. Hartman, forming an interior angle of 89 degrees 11-1/4 minutes with the westerly building line of Kutztown Road, a distance of 146.38 feet to an iron pin on the easterly side of a twenty feet wide alley; thence extending in a northerly direction along the easterly side of said 20 feet wide alley, forming an interior angle of 90 degrees 29-1/4 minutes with the last described line a distance of 58.75 feet (erroneously 58.74 on some prior recorded documents) to an iron pin; thence extending in an easterly direction along property now or late of Samuel E. Ciriaco and Jean E. Ciriaco, his wife, forming an interior angle of 90 degrees with the last described line a distance of 146.03 feet to the place of beginning, the last described line forming an interior angle of 90 degrees 19-1/2 minutes with the westerly building line of Kutztown Road.

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

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 4966 KUTZTOWN ROAD TEMPLE, PA 19560

Mapped PIN: 5309-08-97-2664

Parcel ID: 66-5309-08-97-2664

Account #66-830029

BEING THE SAME PREMISES WHICH Altagracia Rodriguez (a/k/a Rodriguez), by deed dated June 26, 2017 and recorded July 10, 2017, Berks County Instrument No. 2017-024708, granted and conveyed unto Danny Hernandez.

TO BE SOLD AS THE PROPERTY OF DANNY HERNANDEZ UNDER BERKS COUNTY JUDGMENT NO. 19-18686.

No. 19-20773

Judgment Amount: \$56,043.95

Attorney: Powers Kirn, LLC

ALL THAT CERTAIN two-story, stone dwelling house, No. 1418 and lot of ground upon which the same is erected, situate on the south side of Perkiomen Avenue, between Fourteenth and Fifteenth Streets, in the City of Reading, Berks County, Pennsylvania bounded and described, as follows, to wit.

BEGINNING at a point on the south side of Perkiomen Avenue, a distance of one hundred thirty-six feet, five and one-eighth inches from the southeast corner of Perkiomen Avenue, and Fourteenth Street. Thence east said Perkiomen Avenue, fifteen feet and three-eighth inches to property now or late of Sarah D. Hartman, No. 1420, Thence south along same, one hundred sixteen feet, nine and three-eighths to a three feet wide alley, Thence west along the same, fifteen feet, eight and three-eighths inches to property now or late of Agnes G. Coltrider, wife of E. Harry Coltrider, Thence north along the same, one hundred seventeen feet and five-eighth of an inch to the place of beginning.

TOGETHER with the use of an alley on the East, in common with the original owner or occupier of the premises on the East.

BEING THE SAME PREMISES which Anita L. Key by Deed dated July 09, 2008 and recorded July 15, 2008 in the Office of the Recorded of Deeds in and for Berks County in Deed Book 5388, Page 1465, granted and conveyed unto Alfredo Eusebio.

BEING KNOWN AS 1418 PERKIOMEN AVENUE, READING, PA 19602.

TAX PARCEL NO. 16-5316-31-38-0300

See Deed Book 5388, Page 1465

TO BE sold as the property of ALFREDO EUSEBIO

No. 19-21065

Judgment Amount: \$30,502.31

Attorney: Jill M. Fein, Esquire

**LEGAL DESCRIPTION**

ALL THAT CERTAIN two-story tin roof brick dwelling house and the lot or piece of ground upon which the same is erected, situate on the Southwest side of Hampden Boulevard, between Windsor and Spring Streets, being No. 910-1/2 Hampden Boulevard, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in line of property now or late of William J. Bower; thence in a Northwesterly direction along the same practically at right angles to Hampden Boulevard, a distance of fifty-nine feet four and three-fourths inches (59 feet 4-3/4 inches) to a point; thence still continuing along the said property now or late of the said William J. Bower in a Westerly direction by a line forming an interior angle of one hundred fifty-eight degrees twenty minutes

05/14/2020

Vol. 112, Issue 33

(158 degrees 20 minutes) with the last mentioned line a distance of ninety-six feet five and one-half inches (96 feet 5-1/2 inches) to a point in the Eastern line of Birch Street; thence in a Southerly direction along the East line of Birch Street by a line at right angles to the last mentioned line, a distance of eleven feet five inches (11 feet 5 inches) to a point in line of property now or late of Jacob Clauser; thence in an Easterly direction along said property by a line at right angles to the last described line a distance of ninety-four feet seven-eighth inches (94 feet 7/8 inches) to a point; thence still continuing along said property now or late of said Jacob Clauser by a line forming an interior angle of two hundred one degrees forty minutes (201 degrees 40 minutes) with the last mentioned line a distance of fifty-seven feet (57 feet) to a point in the Southwestern line of said Hampden Boulevard; thence in a Northeasterly direction along said Hampden Boulevard by a line practically at right angles to the last described line, a distance of eleven feet five inches (11 feet 5 inches) to the place of beginning.

BEING known as 910-1/2 Hampden Blvd a/k/a 910 A Hampden Blvd, Reading, PA 19604

BEING THE SAME PREMISES WHICH Cesar Vanderhorst, by Deed Dated June 22, 2007, and recorded June 27, 2007, in the Office of the Recorder of Deeds in and for the County of Berks in Record Book 05166, Page 1019, granted and conveyed unto Jose R. Rodriguez

PIN NO. 13531746250326

To be sold as the property of: JOSE R. RODRIGUEZ

No. 19-21067

Judgment Amount: \$132,634.58

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick and frame dwelling house and the lot or piece of ground upon which the same is erected, being Lot No. 12 on the Plan of Lots laid out by Weis, Moore and Weis, situate in the Township of Lower Alsace, County of Berks and Commonwealth of Pennsylvania, said Plan of Lots being designated as Los Robles Court and recorded in the Office of the Recorder of Deeds for Berks County, Pennsylvania on March 25, 1916 in Plan Book No. 6 page 16, said lot being bounded and described as follows, to wit:

BEGINNING at a point, being the Southeast corner of Los Robles Court and a 20 feet wide street; thence Eastwardly along said 20 feet wide street, 83.94 feet to property now or late of Augustus L. Wentzel; thence in a Southerly direction along property now or late of August L. Wentzel 40 feet to a corner of Lot No. 13; thence Westwardly along said Lot No. 13 83.94 feet to said Los Robles Court; thence Northwardly along said Los Robles Court 40 feet to the place of beginning.

Thereon erected a dwelling house known as: 12 North Los Robles Court, Reading, PA 19606  
Tax Parcel #23531720904319  
Account: 23087350  
See Deed Book 4915, Page 1794  
Sold as the property of: PETER B. MOGEL

No. 19-21275

Judgment Amount: \$34,274.46

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

Long Legal:

All That Certain Parcel Or Tract Of Land Situate In The City Of Reading, County Of Berks, Commonwealth Of Pennsylvania And Being The Same Real Property Conveyed To James W. Reber By Deed On 7/30/1992 As Book 2327, Page 2312 Among The Official Records Of Berks County, Commonwealth Of Pennsylvania Said Deed Reference Made Herein For A More Full Description.

BEING MORE FULLY DESCRIBED IN DEED AS THE FOLLOWING:

ALL THAT CERTAIN one and one-half story frame dwelling house and lot or piece of ground upon which the same is erected, situate on the East side of North Eleventh Street, No. 411, between Buttonwood and Green Streets, 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 John S. Rhoads;

On the East by a ten feet wide alley;

On the South by property now or late of John Kress; and

On the West by said North Eleventh Street.

Containing in front on said North Eleventh Street, North and South twenty (20) feet and in depth East and West to said ten feet wide alley, one hundred (100) feet.

Thereon erected a dwelling house known as: 411 11th Street North, Reading, PA 19604

Tax Parcel #11531761121691

Account: 11165075

See Deed Book 2327, Page 2312

Sold as the property of: DEBRA REBER Solely in Her Capacity as Heir of James W. Reber and JASE REBER Solely in His Capacity as Heir of James W. Reber

NO. 20-00059

Judgment Amount: \$145,636.03

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or lot of ground situate on the Easterly side of White Oak Lane, S.R. 4027, in the Township of Bern, Berks County, Pennsylvania, and being known as Lot No. 23 of the "Homestead Acres, Phase II Subdivision Plan", recorded in Plan Book Volume 177, page 7, prepared by John W. Hoffert, P.L.S.,

05/14/2020

Vol. 112, Issue 33

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

BEGINNING at a point on the Northerly right of way of Homestead Road, said point being a corner in common with Lot #22 as shown on said plan; thence along said right-of-way North 50 degrees 39 minutes 13 seconds West 206.89 feet to a point of curve connecting the Northerly right-of-way of Homestead Road with the Easterly right-of-way of White Oak Lane, said point being on the arc of a 20.00 feet radius curve to the right; thence along said curve through a central angle of 90 degrees 00 minutes 00 seconds for an arc length of 31.58 feet to a point on the Easterly ultimate right-of-way of White Oak Lane; thence into White Oak Lane North 50 degrees 39 minutes 13 seconds West 30.00 feet to a point in the cartway of white Oak Lane; thence in and along said cartway the three following courses and distances, viz: (1) North 39 degrees 20 minutes 37 seconds East 91.04 feet; (2) North 40 degrees 14 minutes 18 seconds East 250.03 feet; (3) North 38 degrees 26 minutes 37 seconds East 245.86 feet to a point a corner in common with lands now or late of Boyd C. Wagner, III; thence along said land the three following courses and distances viz: (1) leaving White Oak Lane South 54 degrees 28 minutes 07 seconds East 169.34 feet; (2) North 35 degrees 19 minutes 51 seconds East 40.00 feet; (3) south 54 degrees 25 minutes 23 seconds East 90.87 feet to a point a corner of common with Lot #22 aforesaid; thence along said lot South 39 degrees 20 minutes 37 seconds West 664.37 feet to the point and place of beginning.

CONTAINING 3.67 acres gross, 3.29 acres net:

BEING SUBJECT to any and all restrictions, easements, and rights of way that apply to the "Homestead Acres" Phase II Subdivision Plan.

TITLE TO SAID PREMISES IS VESTED IN KIERAN P. RILEY AND SHERRY L. RILEY, H/W, by Deed from KIERAN RILEY AND SHERRY RILEY, F/K/A SHERRY MORRIS, H/W, Dated 02/04/2004, Recorded 02/18/2004, in Book 3994, Page 1533.

Being known as Lot 23 White Oak Lane, a/k/a 316 White Oak Lane, Leesport, PA 19533-9161.

Residential property  
Tax Parcel No: 27449003016988  
Tax Account: 27077995  
See Deed Book 3994, Page 1533

To be sold as the property of Kieran P. Riley, Sherry L. Riley.

NO. 20-00063

Judgment Amount: \$15,404.47

Attorney: Phelan Hallinan Diamond & Jones, LLP

**LEGAL DESCRIPTION**

ALL THAT CERTAIN message, tenement and tract of land, situate in the Township of District, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the East side of a State Highway leading from Hill Church to Landis Store; thence along said State Highway North 34 degrees West 165 feet to a stake; thence by land now or late of Mary W. Kemp, wife of Henry F. Kemp, North 82 degrees East 139 feet to a stake; thence by the same, South 45 degrees East 100 feet to a stake; thence by other land now or late of the said Adolf Rose and Helen Rose, South 52 degrees West 144 feet to the point and place of beginning.

CONTAINING 63 square perches, more or less.

TITLE TO SAID PREMISES IS VESTED IN VIOLET MAE BRYAN, SINGLE WOMAN, by Deed from CHARLES RIEGER, JR., SINGLE MAN, Dated 08/28/1987, Recorded 08/31/1987, in Book 1961, Page 471.

Being known as 200 Landis Store Road, RD #4, a/k/a 200 Landis Store Road, Boyertown, PA 19512-8307.

Residential property  
Tax Parcel No: 40548003103824  
Tax Account: 40002110  
See Deed Book 1961, Page 471  
To be sold as the property of Violet Mae Bryan.

NO. 20-00226

Judgment Amount: \$130,963.03

Attorney: Phelan Hallinan Diamond & Jones, LLP

**LEGAL DESCRIPTION**

ALL THAT CERTAIN message, tenement or lot or piece of ground situate on the West side of North Second Street, in the Borough of Womelsdorf, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a corner of North Second Street and lot now or late of George E. Moyer; thence along said North Second Street Northeasterly twenty-four (24') feet to a post corner of lot now or late of May Fidler; thence by the same Northwesterly thirty-two (32') feet to a post corner of same; thence by the same Southwesterly two (2') feet to a post corner of same; thence by the same Northwesterly one hundred fifty-five (155') feet to a post corner of lot now or late of Charles W. Brossman; thence by the same Southwesterly twenty-two (22') feet to a post corner of lot now or late of George E. Moyer; thence by the same Southeasterly one hundred eighty-seven (187') feet to the place of beginning.

05/14/2020

Vol. 112, Issue 33

TITLE TO SAID PREMISES IS VESTED IN JOCELYNN M. KARNER, by Deed from JOHN W. SIEFERT, Dated 10/19/2018, Recorded 10/23/2018, Instrument No. 2018036817.

Being known as 44 North 2nd Street, Womelsdorf, PA 19567-1212.

Residential property

Tax Parcel No: 95433707595634

Tax Account: 95002700

See Deed Instrument No. 2018036817

To be sold as the property of Jocelynn M. Karner.

NO. 20-00740

Judgment Amount: \$111,900.72

Attorney: Phelan Hallinan Diamond & Jones, LLP

**LEGAL DESCRIPTION**

All that certain lot or parcel of ground situate in Muhlenberg Township, Berks County, Pennsylvania bounded and described according to a sketch plan for Record of the 'Sabatucci Subdivision' recorded in Plan Book 239, Page 54, Berks County Records, as follows:

Beginning at a point on the title line in the bed of Sefranka Road (T-617) a corner in common with Lot 1 on the abovementioned Plan, thence leaving the bed of Sefranka Road and along Lot 1 the following two courses and distances. (1) North 85 degrees 33 minutes 48 seconds West a distance of 28.94 feet to a point, and (2) North 84 degrees 09 minutes 31 seconds West a distance of 113 11 feet to a point; thence still along Lot 1 and along Lot 2 on the abovementioned Plan South 04 degrees 36 minutes 05 seconds West a distance of 155.62 feet to a point on line of lands now or late of The Housing Authority of the County of Berks; thence along the same North 85 degrees 23 minutes 55 seconds West a distance of 271.52 feet to a point on line of lands now or late of Empire Steel Castings, Inc ; thence along the same North 06 degrees 59 minutes 52 seconds East a distance of 181 50 feet to a point a corner in common with lands now or late of Nelson E. Trate and Elsie Trate, his wife, thence along said lands South 84 degrees 09 minutes 31 seconds East a distance of 360 50 feet to a point; thence South 85 degrees 02 minutes 38 seconds East a distance of 40 72 feet to a point on the title line in the bed of Sefranka Road, thence along the title line in the bed of Sefranka Road South 85 degrees 55 minutes 15 seconds East a distance of 20 61 feet to a point, the place of beginning.

Contains 1.161 acres (gross) and 1 148 acres (net).

Being Lot 3 on the abovementioned Plan

TITLE TO SAID PREMISES IS VESTED IN Jason E. Ziats and Tammy L. Brown, by Deed from Frank P. Sabatucci, Dated 06/20/2000, Recorded 06/22/2000, in Book 3211, Page 668.

Being known as 4540 Sefranka Road, A/K/A 4540 A Sefranka Road, Temple, PA 19560-9571

Residential property

Tax Parcel No: 66531913130593001

Tax Account: 66000984

See Deed Book 3211 Page 668

To be sold as the property of Jason E. Ziats, Tammy L. Brown a/k/a Tammy L. Ziats

No. 20-01201

Judgment: \$97,106.75

Attorney: Leon P. Haller, Esquire

**LONG LEGAL:**

ALL that certain lot of land, together with the improvements erected thereon, situate on the North side of George Street (60 feet wide) in the Township of Muhlenberg, Berks County, Pennsylvania, being Lot #3 of the Final Plan of Lots for Verling Wolfe, recorded in Plan Book Volume 110, page 24, Berks County Records, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the northern building line of George Street, said point being North 73 degrees 36 minutes 20 seconds East, 52.86 feet from an iron pin on the eastern side of a 15 foot alley (unopened); thence along Lot #2, passing through two iron pins on line, North 16 degrees 23 minutes 40 seconds West, 180.17 feet to an iron pin in line of lands of A.S.C. Realty of Reading, Inc.; thence along the same lands and along the northern side of a 15 foot wide cross-easement, North 73 degrees 36 minutes 20 seconds East, 20.00 feet to an iron pin, a corner of Lot #4; thence along said Lot #4, passing through two iron pins on line, South 16 degrees 23 minutes 40 seconds East, 180.17 feet to a point on the northern building line of George Street; thence along the northern building line of George Street, South 73 degrees 36 minutes 20 seconds West, 20.00 feet to the place of beginning.

CONTAINING 3,603 square feet.

BEING subject to a 15-foot wide cross-easement for ingress and egress. Said easement being along the northernmost line of the herein described lot and being more clearly shown on the Recorded Plan.

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

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 103 GEORGE STREET READING, PA 19605

Mapped PIN: 5308-12-86-5265

Parcel ID: 66-5308-12-86-5265

Account #66-278420

BEING THE SAME PREMISES WHICH Anthony A. Cavalieri, et ux., by deed dated August 2, 2016 and recorded August 2, 2016, Berks County Instrument No. 2016-026783, granted and conveyed unto Renee Robles.

TO BE SOLD AS THE PROPERTY OF RENEE ROBLES



05/14/2020

Vol. 112, Issue 33

No. 20-01536

Judgment: \$124,426.40

Attorneys: Joseph P. Schalk, Esq.

ALL THAT CERTAIN lot or piece of ground together with the two and one-half story dwelling house thereon erected, situate and known as Number 273 South Fourth Street, in the Borough of Hamburg, County of Berks, and Commonwealth of Pennsylvania, more fully bounded and described according to a survey made by Eliot K. Ziegler, Registered Professional Engineer, dated March 30, 1972, as follows, to wit:

BEGINNING at a point in the Easterly building line of South Fourth Street, said point being opposite a point fifty-three and forty-five one-hundredths (53.45) feet North of a marble monument on the Southwest corner of South Fourth Street and Grand Street; thence along property known as Number 271 South Fourth Street, North seventy-seven (77) degrees thirty (30) minutes East, a distance of one hundred eighty and no one-hundredths (180.00) feet to Primrose Alley; thence along Primrose Alley, South twelve (12) degrees thirty (30) minutes East, a distance of sixteen and four one-hundredths (16.04) feet to an iron pin; thence along property known as Number 275 South Fourth Street, South seventy-seven (77) degrees thirty (30) minutes West, a distance of one hundred eighty and no one-hundredths (180) feet to a point in the Eastern building line of South Fourth Street; thence along said South Fourth Street, North twelve (12) degrees thirty (30) minutes West, a distance of sixteen and four one-hundredths (16.04) feet to a point, the place of beginning.

CONTAINING in front along South Fourth Street sixteen and four one-hundredths (16.04) feet and extending in like width Eastwardly one hundred eighty and no one-hundredths (180.00) feet to Primrose Alley.

BEING THE SAME PREMISES WHICH KYLE S. RUMBEL and AUBRIEL J. GROSS, by Deed dated 7/17/2015 and recorded 8/4/2015 in the Office for the Recorder of Deeds in and for the COUNTY OF BERKS, and COMMONWEALTH OF PENNSYLVANIA in Instrument No. 2015026869, granted and conveyed unto CHRISTOPHER M. AUCHENBACH.

KNOWN AS 273 SOUTH FOURTH STREET, HAMBURG, BERKS COUNTY, PENNSYLVANIA 19526

TAX PARCEL: 46-4494-05-18-6299

ACCOUNT: 46048200

See Instrument No. 2018012745

To be sold as the property of Jacob S. Moll.

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, July 2, 2020 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given. All claims to funds realized from the real estate sold by the Sheriff shall be filed by the respective Claimants with the Sheriff within five (5) days after the time of said Sheriff's Sale.

**ARTICLES OF INCORPORATION**

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

The name of the proposed corporation is **SHANTZ CONTRACTING, INC.**

The Articles of Incorporation have been filed on March 27, 2020.

**Mahlon J. Boyer, Esq.**  
**Bingaman, Hess, Coblentz & Bell, P.C.**  
Treeview Corporate Center  
2 Meridian Boulevard, Suite 100  
Wyomissing, PA 19610

The name of the proposed corporation is **Stratton Industries Inc.**

The Articles of Incorporation have been filed on April 27, 2020.

**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**

**AUSTIN, R. MONROE, dec'd.**

Late of Exeter Township.  
Executrix: HEATHERLY A. MEARKLE,  
309 Drew Court,  
Birdsboro, PA 19508.  
ATTORNEY: THOMAS L. HOFFMAN,  
ESQ.,  
Wells, Hoffman, Holloway & Medvesky,  
LLP,  
635 E. High Street,  
P.O. Box 657,  
Pottstown, PA 19464

05/14/2020

Vol. 112, Issue 33

**BITTING, DONALD J. also known as****BITTING, DONALD JAY and  
BITTING, SKIP, dec'd.**Late of 109 Lindbergh Avenue,  
Blandon, Maiden creek Township.  
Executor: JARED P. BITTING,  
6904 Lincoln Drive,  
Macungie, PA 18062.ATTORNEY: MICHAEL D. ROTHSTEIN,  
ESQ.,  
ROTHSTEIN & SCULLIN, P.C.,  
1124 Penn Avenue,  
Wyomissing, PA 19610**DRUMHELLER, KATHRYN M., dec'd.**Late of Borough of Boyertown.  
Executrix: KATHY L. LARKIN,  
75 New Hope Blvd.,  
Oley, PA 19547.ATTORNEY: DAVID S. KAPLAN, ESQ.,  
O'DONNELL, WEISS & MATTEI, P.C.,  
41 E. High Street,  
Pottstown, PA 19464**FORRY, TYLER JAMES, dec'd.**Late of Cumru Township.  
Administrator: JOHN M. FORRY,  
1202 Bedford Ave.,  
Reading PA 19607.ATTORNEY: TIMOTHY C. BITTING,  
ESQ.,  
KOCH & KOCH,  
217 N. 6th Street,  
P.O. Box 8514,  
Reading, PA 19603**GARDNER, GRACE E., dec'd.**Late of City of Reading.  
Executrix: ANN L. MARTIN,  
2304 Bressler Drive,  
West Lawn, PA 19609.ATTORNEY: SCOTT C. PAINTER, ESQ.,  
906 Penn Avenue,  
P.O. Box 6269,  
Wyomissing, PA 19610**KELLER, ERIC M., dec'd.**Late of 3201 Regency Drive,  
Spring Township.  
Executrix: SANDRA L. KELLER,  
c/o ATTORNEY: J. WILLIAM WIDING,  
III, ESQ.,KOZLOFF STOUTD,  
2640 Westview Drive,  
Wyomissing, PA 19610**MCVAUGH, RUSSELL E., SR., dec'd.**Late of Robeson Township.  
Executrix: BARBARA A. KURTZ,  
161 Isabella Road,  
Elverson, PA 19520.ATTORNEY: TIMOTHY B. BITLER,  
ESQ.,  
3115 Main Street,  
Birdsboro, PA 19508-8319**ROYER, ANNA K., dec'd.**Late of 120 West 5th Street,  
Boyertown.Executors: DAVID A. ROYER,  
TIMOTHY J. ROYER and  
SHERRY CAMELLERI,  
c/o Masano Bradley,  
1100 Berkshire Boulevard, Suite 201,  
Wyomissing, PA 19610.ATTORNEY: MICHAEL J. GOMBAR, JR.,  
ESQ.,  
MASANO BRADLEY, LLP,  
1100 Berkshire Boulevard, Suite 201,  
Wyomissing, PA 19610**ULRICH, VICTOR I., dec'd.**Late of 463 Gelsinger Road,  
Spring Township.Executrix: MICHAEL R. ULRICH,  
463 Gelsinger Road,  
Sinking Spring, PA 19608.ATTORNEY: JONATHAN B. BATDORF,  
ESQ.,  
317 East Lancaster Avenue,  
Shillington, PA 19607**WEYANDT, ROWANDA E., dec'd.**Late of Wyomissing.  
Executor: CURTIS J. ROCKEY,  
209 Leesport Avenue,  
Leesport, PA 19533.ATTORNEY: ANTHONY R. DISTASIO,  
ESQ.,  
LINTON & DISTASIO, P.C.,  
P.O. Box 3588,  
Reading, PA 19606**Second Publication****ADAMS, ANNA MAE, dec'd.**Late of 1026 Franklin Street,  
Apt. 209, Reading.  
Executrix: GERALDINE R. HART,  
350 Lackawanna Street, Apt. 415,  
Reading, PA 19601.ATTORNEY: JONATHAN B. BATDORF,  
ESQ.,  
317 East Lancaster Avenue,  
Shillington, PA 19607**AUGE, JOANNA D., dec'd.**Late of 136 Sunday Dr.,  
Bernville, Upper Bern Township.  
Executrix: DEBRA GOODMAN,  
2319 Welsh Rd.,  
Mohnton, PA 19540.ATTORNEY: ROBERT R. KREITZ, ESQ.,  
KREITZ GALLEN-SCHUTT,  
1210 Broadcasting Road, Suite 103,  
Wyomissing, PA 19610

05/14/2020

Vol. 112, Issue 33

**BRYAN, KAREN J. also known as****BRYAN, KAREN JEAN, dec'd.**

Late of Spring Township.

Executrix: JENNIFER L. BROWN,

3021 Octagon Avenue,

Sinking Spring, PA19608.

ATTORNEY: VICTORIA A. GALLEN  
SCHUTT, ESQ.,

KREITZ GALLEN-SCHUTT,

1210 Broadcasting Road, Suite 103,

Wyomissing, PA 19610

**CONLEY, NELSON T., dec'd.**

Late of City of Reading.

Executrix: BETTY A. CONLEY,

2000 Cambridge Avenue, Apt. 109,

Wyomissing, PA 19610.

ATTORNEY: VICTORIA A. GALLEN  
SCHUTT, ESQ.,

KREITZ GALLEN-SCHUTT,

1210 Broadcasting Road, Suite 103,

Wyomissing, PA 19610

**EPTING, GERALD A., dec'd.**

Late of Borough of Hamburg.

Administrators: DENISE J. SPECHT,

120 Specht Drive,

Hamburg, PA 19526;

DUANE G. EPTING,

148 Pond View Drive,

Hamburg, PA 19526 and

STEPHANIE A. PRESSLER,

11 Appaloosa Trail,

Holland, PA 18966.

ATTORNEY: ALLEN R.

SHOLLENBERGER, ESQ.,

LEISAWITZ HELLER ABRAMOWITCH

PHILLIPS, P.C.,

2755 Century Boulevard,

Wyomissing, PA 19610

**ESMONT, REGINA, dec'd.**

Late of Bern Township.

Executor: KENNETH C. MYERS,

534 Elm Street,

Reading, PA 19601.

ATTORNEY: KENNETH C. MYERS,  
ESQ.,

534 Elm Street - 1st Floor,

Reading, PA 19601

**FLOWERS, SARA S. also known as****FLOWERS, SARA LOUISE and****FLOWERS, SALLY, dec'd.**

Late of 1031 Old Mill Road,

Borough of Wyomissing.

Executor: TIMOTHY R. FLOWERS,

1031 Old Mill Road,

Wyomissing, PA 19610.

ATTORNEY: C. THOMAS WORK, ESQ.,  
STEVENS & LEE,

111 N. Sixth Street,

P.O. Box 679,

Reading, PA 19603-0679

**GALVIN, ELAINE H., dec'd.**

Late of Keystone Villa,

1152 Benjamin Franklin Parkway,

Amity Township.

Executrix: YVONNE S. SCALESE,

213 Spirit Ct.,

Blandon, PA 19510.

ATTORNEY: ROBERT R. KREITZ, ESQ.,

KREITZ GALLEN-SCHUTT,

1210 Broadcasting Road, Suite 103,

Wyomissing, PA 19610

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

Late of Wernersville Township.

Executor: KEVIN HECKMAN,

796 Fairmont Ave.,

Mohnton, PA 19540.

**HOPKINS, ARLENE M., dec'd.**

Late of 105 Dries Road,

Maidencreek Township.

Executrix: MRS. GAIL MOYER,

1231 Fox Road,

Leesport, PA 19533.

ATTORNEY: RUSSELL E. FARBIARZ,  
ESQ.,

ANTANAVAGE FARBIARZ, PLLC,

64 N. 4th Street,

Hamburg, PA 19526

**JOHNS, ROBERT W., dec'd.**

Late of 47 Commons Road, Kutztown.

Executrix: MELANIE L. HOWE,

c/o ATTORNEY: JACOB T. THIELEN,

ESQ.,

O'KEEFE, MILLER &amp; THIELEN, P.C.,

22 E. Main Street,

Fleetwood, PA 19522

**KLINE, RONALD F., dec'd.**

Late of 1229 Fredrick Boulevard,

Muhlenberg Township.

Executor: MICHAEL S. KLINE,

6634 Bell Bluff Avenue,

San Diego, CA 92119.

ATTORNEY: ROBERT R. KREITZ, ESQ.,

KREITZ GALLEN-SCHUTT,

1210 Broadcasting Road, Suite 103,

Wyomissing, PA 19610

**PUGLIESE, SAMUEL A. also known as****PUGLIESE, SAVERIO, dec'd.**

Late of Borough of Wernersville.

Executrix: JANET P. KARL,

902 Silvermine Rd.,

New Canaan, CT 06840.

ATTORNEY: WILLIAM R. BLUMER,

ESQ.,

LEISAWITZ HELLER ABRAMOWITCH

PHILLIPS, P.C.,

2755 Century Boulevard,

Wyomissing, PA 19610

05/14/2020

Vol. 112, Issue 33

**SATTERLEE, CHARLES B., dec'd.**

Late of Exeter Township.  
 Executrix: CHRISTINE L. WILLIAMS,  
 1339 Butter Lane,  
 Reading, PA 19606.  
 ATTORNEY: ERIC L. B. STRAHN, ESQ.,  
 STRAHN LAW OFFICES, P.C.,  
 5341 Perkiomen Avenue,  
 Reading, PA 19606

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

Late of 2672 Moselem Springs Road,  
 Fleetwood.  
 Executor: DANIEL H. SCHULER,  
 2699 Moselem Springs Road,  
 Fleetwood, PA 19522.  
 ATTORNEY: CHRISTOPHER J.  
 HARTMAN, ESQ.,  
 HARTMAN VALERIANO MAGOVERN &  
 LUTZ, P.C.,  
 1025 Berkshire Boulevard, Suite 700,  
 Wyomissing, PA 19610

**WHEELER, ROBERT H., dec'd.**

Late of 9 Boyer Lane,  
 Ontelaunee Township.  
 Administrator: THEODORE J. WHEELER,  
 c/o Masano Bradley,  
 1100 Berkshire Boulevard, Suite 201,  
 Wyomissing, PA 19610.  
 ATTORNEY: KAREN H. COOK, ESQ.,  
 MASANO BRADLEY, LLP,  
 1100 Berkshire Boulevard, Suite 201,  
 Wyomissing, PA 19610

**Third and Final Publication****BECK, JAMES A., dec'd.**

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

**BIANCHINI, DOMINIC THOMAS also known as**

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

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

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

**HIX, ELLA K., dec'd.**

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

**HRUSZKA, JOHN, dec'd.**

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

**HUGGINS, CAROL JOYCE, dec'd.**

Late of Exeter Township.  
 Executrix: MAUREEN BOISSON,  
 3355 Oley Turnpike Road,  
 Reading, PA 19606.  
 ATTORNEY: MAHLON J. BOYER, ESQ.,  
 BINGAMAN, HESS, COBLENTZ &  
 BELL, P.C.,  
 Treeview Corporate Center,  
 2 Meridian Boulevard, Suite 100,  
 Wyomissing, PA 19610

**KINSEL, CLARA MAE also known as CLAUSS, CLARA MAE, dec'd.**

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

**KLING, DOROTHY E., dec'd.**

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

**KOLESNIK, PETER A., dec'd.**

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

05/14/2020

Vol. 112, Issue 33

**LEVAN, BETTY JANE, dec'd.**

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

**OKONSKI, ANTOINETTE J., dec'd.**

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

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

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

**REINERT, ALLEN L., dec'd.**

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

**ROADCAP, CARROLL E., dec'd.**

Late of Boyertown.  
Executor: STEPHEN M. ROADCAP,  
1517 W. Philadelphia Avenue,  
Boyertown, PA 19512.  
ATTORNEY: R. KURTZ HOLLOWAY,  
ESQ.,  
Wells, Hoffman, Holloway & Medvesky,  
LLP.

635 East High Street,  
P.O. Box 657,  
Pottstown, PA 19464

**STETLER, PHYLLIS R., dec'd.**

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

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

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

**FICTITIOUS NAME**

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

**MOTUS DEVELOPMENT** with its principal place of business at 8 Morgan Drive, Sinking Spring, PA 19608.

The name and address of the person owning or interested in said business is: Motus Equities, LLC, 8 Morgan Drive, Sinking Spring, PA 19608.

The application was filed on April 28, 2020.

**Kelsey E. Frankowski, Esq.**  
Four Park Plaza, Second Floor  
Wyomissing, PA 19610

**MOTUS FUNDS** with its principal place of business at 8 Morgan Drive, Sinking Spring, PA 19608.

The name and address of the person owning or interested in said business is: Motus Equities, LLC, 8 Morgan Drive, Sinking Spring, PA 19608.

The application was filed on April 28, 2020.

**Kelsey E. Frankowski, Esq.**  
Four Park Plaza, Second Floor  
Wyomissing, PA 19610

**MOTUS PROPERTIES** with its principal place of business at 8 Morgan Drive, Sinking Spring, PA 19608.

The name and address of the person owning or interested in said business is: Motus Equities, LLC, 8 Morgan Drive, Sinking Spring, PA 19608.

The application was filed on April 28, 2020.

**Kelsey E. Frankowski, Esq.**  
Four Park Plaza, Second Floor  
Wyomissing, PA 19610



05/14/2020

Vol. 112, Issue 33

**MOTUS REAL ESTATE** with its principal place of business at 8 Morgan Drive, Sinking Spring, PA 19608.

The name and address of the person owning or interested in said business is: Motus Equities, LLC, 8 Morgan Drive, Sinking Spring, PA 19608.

The application was filed on April 28, 2020.

**Kelsey E. Frankowski, Esq.**  
Four Park Plaza, Second Floor  
Wyomissing, PA 19610

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## TRUST NOTICES

### Second Publication

#### NOTICE OF TRUSTEE

CAINWAIN H. CROSSLAND, Deceased  
Late of Amity Township  
Berks County, Pennsylvania

NOTICE is hereby given pursuant to Section 7755(c) of the Pennsylvania Uniform Trust Act that The CAINWAIN H. CROSSLAND Trust is in existence, that Cainwain H. Crossland is deceased, and that Jay S. Crossland is the Trustee.

ALL persons indebted to the Trust or to the above named Decedent are requested to make payment, and those having claims or demands against the same will make them known without delay to:

Trustee: Mr. Jay S. Crossland  
22 Longview Drive  
Birdsboro, PA 19508  
or  
Scott C. Painter, Esquire  
Attorney for the Trustee,  
Jay S. Crossland  
906 Penn Avenue  
P.O. Box 6269  
Wyomissing, PA 19610