

LEGAL NOTICES

SHERIFF'S SALES

*By virtue of various executions issued out of the Court of Common Pleas of Berks County, Pa. to me directed there will be sold at Public Vendue or Outcry, on **July 8, 2016** 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:

Second Publication

No. 08-03182

Judgment Amount: \$144,227.51

Attorney: KML Law Group, P.C

LEGAL DESCRIPTION

PURPART NO. 1:

ALL THAT CERTAIN lot or piece of ground situate on the southern side of Grandview Avenue, with the one-story frame bungalow type dwelling house erected thereon, being known as No. 2432 Grandview Avenue, in the Borough of Mt. Penn, Berks County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING AT A POINT 272 feet 10 inches West of the northwest corner of Twenty-Fifty Street and Highland Avenue as shown on the plan of lots laid out by Harvey J. Bernhardt, thence northwardly at right angles to said Highland Avenue as shown on said plan of lots a distance of 135 feet to a point in the southern building line of Grandview Avenue; thence eastward along the same at right angles to the last described line a distance of 40 feet to a point; thence southward at right angles to said Grandview Avenue, a distance of 135 feet to a point in the northern building line of said Highland Avenue as shown on said plan; thence westward along the same at right angles to the last described bed line a distance of 40 feet to the place of beginning.

PURPART NO. 2:

ALL THAT CERTAIN lot or piece of ground immediately adjoining Purpart No. 1 hereinabove described, on the South and of like width, more particularly described as follows, to wit:

ON the North by Purpart No. 1, hereinabove described;

ON the East and West by property now or late of Harvey J. Bernhardt; and

ON the South by Highland Avenue as relocated.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 2432 Grandview Avenue, Reading, PA 19606.

TAX PARCEL #64531612868808

ACCOUNT: 64070400

SEE Deed Book 5119, Page 0791

Sold as the property of: Adam S. Reinert a/k/a Adam Reinert and Erica Brown.

No. 09-16311

Judgment: \$243,255.19

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

TAX I.D. #72-5442-00-71-3713

ALL THAT CERTAIN tract of parcel of land, known as Lot No. 9 in the "Tarna B. Heffner Estate Subdivision", situate on the East side of macadam Township Road T-606 (Baldy Road), in the Township of Richmond, County of Berks, State of Pennsylvania, being bounded and more fully described in accordance with Plan Number 14-8 as prepared by Paul R. Grube and Associates, Inc., as follows, to wit:

BEGINNING AT A POINT in earth Township Road T-606 (Baldy Road), said corner being the northwest corner of herein described lot and being a corner in common with Lot No. 8; thence

LEAVING AFOREMENTIONED ROAD and along Lot No. 8, North seventy degrees fifty-one minutes forty-three seconds East (N. 70° 51' 43" E.) five hundred fifty and sixteen hundredths feet (550.16') to a point, a corner in common with Lot No. 8, Lot No. 5; thence

ALONG Lot No. 5 South twenty-five degrees nineteen minutes eleven seconds East (S. 25° 19' 11" E.) two hundred forty-one and eleven hundredths feet (241.11') to a point, a corner in common with Lot No. 5, Lot No. 6 and Lot No. 10; thence

ALONG Lot No. 10, South seventy degrees three minutes fifty-nine seconds West (S. 70° 03' 59" W.) five hundred eighty-two feet (582.00') to a point in earth Township Road T-606, a corner in common with Lot No. 10; thence

IN EARTH Township Road T-606, North seventeen degrees forty-seven minutes twenty-four seconds West (N. 17° 47' 24" W.) two hundred forty-seven and eighty-five hundredths feet (247.85') to the place of beginning.

FOR TITLE REFERENCE see Deed dated August 16, 2000 and recorded Book 3234, Page 2338.

BEING KNOWN AS: 179 Weavers Road, Fleetwood, Pennsylvania 19522.

TITLE TO SAID PREMISES is vested in Herbert L Jones and Angelina Jones, husband and wife, by Deed from Anna L. Henry dated August 16, 2000 and recorded August 23, 2000 in Deed Book 3234, Page 2338.

To be sold as the property of Herbert L Jones and Angelina Jones.

06/23/2016

Vol. 108, Issue 39

No. 09-8774

Judgment: \$786,492.56

Attorney: McCabe, Weisberg & Conway, P.C.
TAX I.D. #27530817014265

SCHEDULE A

ALL THAT CERTAIN lot or piece of ground, together with the one-story warehouse, being No. 520 Frontier Avenue, thereon erected, situate on the South side of Frontier Avenue, being Lot No. 179 as shown on the plan of lots laid out by Hollenbach Construction Company in Riveredge Acres, in the Township of Bern, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point on the Southerly curb line of Frontier Avenue, (thirty-four feet (34') wide) as shown on the plan of lots laid out by Hollenbach Construction Company, said place of beginning being located as follows: Starting at a point on the South lot line of Barlow Avenue (fifty feet (50') wide); thence extending in a Southerly direction along the West curb line of Frontier Avenue three hundred and fifty-five feet and ninety-two hundredths of one foot (355.92') to a point; thence extending in a Southeasterly direction along the Southern curb line of Frontier Avenue, along the arc of a curve deflecting to the left, having a radius of fifty-four feet (54'), a central angle of forty-five (45) degrees nineteen (19) minutes, a distance along the arc of forty-two feet and seventy-one hundredths of one foot (42.71'), said place of beginning and point of curvature; thence extending in an Easterly direction along the Southerly curb line of Frontier Avenue, along the arc of a curve deflecting to the left, having a radius of fifty-four feet (54'), a central angle of forty-five (45) degrees nineteen (19) minutes, a distance along the arc of forty-two feet and seventy-one hundredths of one foot (2.71') to a point; thence extending in a Southerly direction along land now or late William D. Johnson and Patriona Johnson, his wife, having an interior tangent angle of ninety (90) degrees, a distance of one hundred and twenty-one feet and eighty-seven hundredths of one foot (121.87') to a point; thence extending in a Westerly direction along land now or late Louis H. Van Ohlsen and Marjorie M. Von Ohlsen, his wife, being an interior angle of eighty-eight (88) degrees fifty-two (52) minutes, a distance of eighty-four feet and thirty hundredths of one foot (84.30') to a point; thence extending along the same in a Northerly direction, having an interior angle of eighty-eight (88) degrees forty-eight (48) minutes, a distance of fifty four feet and fifty-four hundredth on one foot (54.54') to a point; thence extending along the same in a Westerly direction, having an interior angle of two hundred and seventy-one (271) degrees thirty-six (36) minutes, a distance of ninety-eight feet and thirty-five hundredths of one foot (98.35') to a point; thence extending in a Northerly direction along land now or late Edgar L. Paulsgrove and Georgia L. Paulsgrove,

his wife, having an interior angle of eighty-nine (89) degrees thirty-five (35) minutes, a distance of sixty feet (60') to a point; thence extending in an Easterly direction along land of now or late Ronald L. Roland and Patricia L. Roland, his wife, having an interior angle of ninety (90) degrees twenty-five (25) minutes, a distance of one hundred feet (100') to a point; thence extending along the same in a Northeasterly direction, having an interior angle of two hundred eight (208) degrees forty-seven (47) minutes thirty (30) seconds, a distance of forty-six feet and thirty hundredths of one foot (46.30') to the place of beginning, having an interior angle of one hundred six (106) degrees thirty-seven (37) minutes thirty (30) seconds with the first described line.

CONTAINING IN AREA sixteen thousand two hundred forty-five and ninety-seven hundredths (16,245.97) square feet of land.

BEING KNOWN AS: 520 Frontier Avenue, Reading, Pennsylvania 19601.

TITLE TO SAID PREMISES is vested in Teddy Limberiou and Dena Limberiou, husband and wife, by Deed from George Limberiou and Alik Limberiou, husband and wife, dated July 1, 1987 and recorded July 10, 1987 in Deed Book 1951, Page 2242. The said Teddy Limberiou died on July 1, 2006 thereby vesting title in Dena Limberiou by operation of law.

To be sold as the property of Dena Limberiou.

No. 12-14406

Judgment: \$124,962.93

Attorney: Kimberly A. Bonner, Esquire

Scott A. Dietterick, Esquire

Kimberly J. Hong, Esquire

Jana Fridfinnssdottir, Esquire

Michael E. Carleton, Esquire

Meredith H. Wooters, Esquire

Justin F. Kobeski, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel of ground situate in Maiden Creek Township, Berks County, Pennsylvania, being bounded and described according to a Final Plan of Blandon Meadows, Section No. 3 recorded in Plan Book Volume 114, Page 21, Berks County Records, as follows:

BEGINNING AT A POINT on the Southeast side of White Birch Lane (25 feet wide) a corner in common with Lot 54 on the abovementioned plan;

THENCE, along the Southeast side of White Birch Lane the following three courses and distances:

1. NORTH 45 degrees 21 minutes 40 seconds East, a distance of 7.25 feet to a point;

2. ON the arc of a circle curving to the right having a radius of 50.00 feet an arc distance of 38.40 feet to a point and;

3. NORTH 89 degrees 21 minutes 40 seconds East a distance of 23.41 feet to a point a corner in common with Lot 52 on the abovementioned plan;

06/23/2016

THENCE, along Lot 52 South 18 degrees 40 minutes 00 seconds East a distance of 85.39 feet to a point a corner in common with Lot 51 on the abovementioned plan;

THENCE, along Lot 51 South 9 degrees 39 minutes 13 seconds West a distance of 27.40 feet to a point a corner in common with the abovementioned Lot 54;

THENCE, along Lot 54 North 44 degrees 15 minutes 24 seconds West a distance of 123.05 feet to a point on the Southeast side of White Birch Lane, the place of Beginning.

CONTAINING: 4552 square feet.

BEING Lot No. 53 on the abovementioned plan.

BEING THE SAME PROPERTY conveyed to Ryan R. Williams and Heather L. Williams, husband and wife, as tenants by the entireties who acquired title by virtue of a Deed from Joshua A. Brown and Laurie Brown, husband and wife, dated May 15, 2006, recorded May 17, 2006, at Deed Book 04878, Page 1985, Berks County, Pennsylvania Records.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 121 White Birch Lane, Blandon, PA 19510.

PARCEL NO.: 61542005085359

ACCOUNT: 61000961

SEE Deed Book Volume 04878, Page 1985

To be sold as the property of Ryan R. Williams and Heather L. Williams, husband and wife, as tenants by the entireties.

No. 12-1497

Judgment: \$54, 954.58

Attorney: Nicole C. Manley, Esquire

ALL THAT CERTAIN unit in the property known, named and identified as Blacksmith Pointe Condominium Group 3, located in Amity Township, Berks County, Pa., which has heretofore been submitted to the provisions of the Uniform Condominium Act, 60 Pa. C.S. 3101 et seq. by the recording in Berks County of a Declaration dated 8/18/1992 and recorded in Deed Book Volume 2337 Page 2285, and a First Amendment dated 4/16/1993 and recorded in Deed Book Volume 2407 Page 326; and Second Amendment dated and recorded 2/23/1994 in Record Book 2513 Page 292, being designated as Unit No. 8; together with the proportionate undivided interest in the common elements as defined in such declaration of 1.13636 _____% subject to change as specified in the declaration.

UNDER AND SUBJECT to any and all covenants, conditions, restrictions, rights of way, easements and agreements, of record in the aforesaid Office of the Recorder of Deeds of Berks County, continued in the aforesaid Declaration, the Certificate of Substantial Completion of Structural Components and Mechanical Systems recorded in Deed Book Volume 2407 Page 346, and the Certificate of Substantial Completion of the aforesaid Unit recorded contemporaneously herewith.

Vol. 108, Issue 39

THE GRANTEES, for an on behalf of the grantees and grantors; heirs personal representatives, successors and assigns, by acceptance of the Deed of covet and agree to pay such charges for maintenance, repairs, replacements and other expenses in connection with the common elements, and any limited common elements appurtenant to said Unit, as may be assessed against him, her, them or said Unit, from time to time by the Executive Board of Blacksmith Pointe Condominium Association, in accordance with the Pennsylvania Uniform Condominium Act; and further covet and agree that the Unit conveyed by this Deed shall be subject to a lien for all amounts so assessed, except insofar as Section 3407 (c) of the aforesaid act may relieve a subsequent unit owner of liability for prior unpaid assessments. This Covenant shall run with and bind the land hereby conveyed and all subsequent owners therefore.

BEING THE SAME PREMISES which D. S. Development Company by its Deed dated November 25, 1994 and recorded December 7, 1994 in Record Book Volume 2598, Page 167, Berks County Records, granted and conveyed unto Joan Severn, in fee simple.

TAX PARCEL ID: 24536510275438.

A C C O U N T : 2 4 0 0 0 4 5 0

SEE Deed Book 2598, Page 167

PROPERTY: 18 Horseshoe Drive, Reading, Berks County, Pennsylvania 19606

To be sold as the property of Joan Severn on July 8, 2016 in the Berks County Courthouse, 2nd Floor Auditorium located on the 2nd Floor of the Services Center, 633 Court Street, Reading, Berks County, Pennsylvania 19601 at 10:00 a.m.

THE SCHEDULE OF DISTRIBUTION will be filed by the Sheriff on a date specified by the Sheriff but not later than thirty (30) days after the sale and that distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days after the filing of the Schedule.

No. 12-16713

Judgment: \$327,776.53

Attorney: Richard J. Nalbandian, III, Esquire

ALL THAT CERTAIN lot of land with the improvements thereon, consisting of a two-story frame dwelling, fronting on the West side of Pine Street, in the Borough of Womelsdorf, County of Berks, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron stake in the building line of the West side of Pine Street, said point being ninety feet North of the building line of High Street; thence along other part of which this was a part, North sixty-eight degrees thirty-eight minutes West fifty-six feet to an iron stake; thence along land now or late of Paul Weatherholtz, North twenty-two degrees East seventy feet to an iron stake; thence along land of Ralph M. and May E. Bashore, South sixty-eight degrees thirty-eight minutes East fifty-six feet to an iron stake;

06/23/2016

Vol. 108, Issue 39

thence along the building line of the West side of Pine Street South twenty-two degrees West seventy feet to the place of beginning.

To be sold as the property of Kevin D. Wasser and Kathryn G. Wasser.

No. 12-17605

Judgment Amount: \$244,382.08

Attorney: Phelan Hallinan Diamond & Jones, LLP.

LEGAL DESCRIPTION

PURPART NO. 1.

ALL THAT CERTAIN two and one-half story stone and frame dwelling with garage attached, being House No. 51 Butter Lane, together with the lot or piece of ground upon which the same is erected, situate on the northeasterly corner of North Twenty-Seventh Street and Butter Lane in the Borough of Mount Penn, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at the intersection of the northerly lot line of Butter Lane, (fifty feet (50 feet) wide as shown on the topographical survey of the Borough of Mount Penn), with the easterly lot line of North Twenty-Seventh Street (sixty feet (60 feet) wide, as shown on the aforesaid topographical survey); thence in an easterly direction along the northerly lot line of Butter Lane, forming an interior angle of fifty-two degrees thirty-five minutes (52 degrees 35 minutes) with the easterly lot line of North Twenty-Seventh Street, a distance of one hundred sixteen feet (116 feet) to a point; thence in a northerly direction along property now or late of Alois Mayer, forming an interior angle of ninety degrees (90 degrees) with the northerly lot line of Butter Lane, a distance of seventy-six feet (76 feet) to a point in the middle of a twelve feet (12 feet) wide joint driveway; thence in a westerly direction, along the middle of said twelve feet (12 feet) wide joint driveway, forming an interior angle of ninety degrees (90 degrees) with the last described line a distance of fifty-seven and eighty- six one-hundredths feet (57.86 feet) to a point; thence in a southerly direction along the easterly lot line of North Twenty-Seventh Street, forming an interior angle of one hundred twenty-seven degrees twenty-five minutes (127 degrees 25 minutes) with the middle of said twelve feet (12 feet) wide joint driveway, a distance of ninety-five and sixty-nine one-hundredths feet (95.69 feet) to the place of beginning. PURPART NO. 2.

ALL THAT CERTAIN lot or piece of ground, situate on the northern side of Butter Lane, between North Twenty-Seventh Street and Hollywood Court, in the Borough of Mt. Penn, County of Berks and State of Pennsylvania, more particularly bounded and described, as follows:

BEGINNING at point in the northern building line of Butter Lane 116 feet East of the eastern building line of North 27th Street; thence in an easterly direction along the northern building line

of Butter Lane, a distance of 25 feet to a point; thence in a northerly direction, at right angles to Butter Lane, a distance of 76 feet to a point; thence in a westerly direction, at right angles to last described line, a distance of 25 feet to a point of other property of grantees herein; thence in a southerly direction along the same, at right angles to last described line, a distance of 76 feet to the northern building line of Butter Lane, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Chevelle D. Klee, a married woman, by Deed from Doris J. Farrara, dated 07/03/2007, recorded 07/12/2007 in Book 5177, Page 1063.

BEING KNOWN AS 51 Butter Lane, Reading, PA 19606-2131.

Residential property

TAX PARCEL NO: 64-5326-05-08-5282

TAX ACCOUNT: 64019700

SEE Deed Book 5177 Page 1063

To be sold as the property of Chevelle D. Klee.

No. 12-1784

Judgment: \$195,794.56

Attorney: Law Office of Gregory Javardian, LLC

ALL THAT CERTAIN lot or piece of ground together with the dwelling thereon erected, being House No. 30 Wingert Road, between Lawndale Road and Mayfair Road, in the Borough of Wyomissing, formerly the Borough of Wyomissing Hills, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point on the Northwestern building line of Wingert Road (50 feet wide) Southwestwardly a distance of 210 feet from the intersection of said Northwestern building line of Wingert Road with the Southwesterly building line of Lawndale Road (50 feet wide); thence extending in a Southwesterly direction along the Northwestern building line of Wingert Road a distance of 65 feet to a point; thence extending in a Northwestern direction along House No. 32 Wingert Road, forming a right angle with the Northwestern building line of Wingert Road, a distance of 120 feet to a point; thence extending in a Northwestern direction along property now or late of Wingert Construction Company, Inc. a distance of 65 feet to a point; thence extending in a Southeasterly direction along House No. 23 Wingert Road, forming a right angle with the last described line, a distance of 120 feet to the place of BEGINNING.

THE LAST DESCRIBED LINE forming a right angle with the Northwestern building line of Wingert Road.

BEING THE SAME PREMISES which Ronald D. Konemann, Jr. by Deed dated April 10, 2007 and recorded April 19, 2007 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 5117, Page 50, granted and conveyed unto Ronald D. Konemann, Jr. and Magda Konemann a/k/a Magda I. Konemann.

06/23/2016

BEING KNOWN AS 30 Wingert Road,
Wyomissing, PA 19610.

TAX PARCEL NO. 96-4397-18-30-1534

ACCOUNT:SEE Deed Book 5117 Page 50

To be sold as the property of Ronald D.
Konemann, Jr. and Magda Konemann a/k/a
Magda I. Konemann

No. 12-18555

Judgment Amount: \$231,935.44

Attorney: Phelan Hallinan Diamond & Jones,
LLP.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground being Lot No. 103 as shown on the plan of 'Spring Meadows', Section No. 1, said plan recorded in Plan Book Volume 31, Page 37, Berks County Records, situate on the Southwesterly corner of Maywood Avenue and Rosemead Avenue in the Township of South Heidelberg, County of Berks, Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point on the Southerly right-of-way line of Maywood Avenue (50 feet wide) on the division line between Lot No. 103 and Lot No. 118; thence extending in an Easterly direction along the Southerly right-of-way line of Maywood Avenue a distance of 90.00 feet to a point of curvature; thence extending in a Southeasterly direction along the right-of-way line connecting the Southerly right-of-way line of Maywood Avenue with the Westerly right-of-way line of Rosemead Avenue (50 feet wide), being along the arc of a curve deflecting to the right having a radius of 20 feet, a central angle of 90 degrees, a distance along the arc of 31.42 feet to a point of tangency; thence extending in a Southerly direction along the Westerly right-of-way line of Rosemead Avenue, tangent to the last described curve, a distance of 15.43 feet to a point of curvature, thence extending in a Southerly direction along the right-of-way line connecting the Westerly right-of-way line of Rosemead Avenue with the Northwesterly right-of-way line of Rosemead Avenue, being along the arc of a curve deflecting to the right having a radius of 125 feet, a central angle of 42 degrees 06 minutes 56 seconds a distance along the arc of 91.88 feet to a point of tangency; thence extending in a Southwesterly direction along the Northwesterly right-of-way line of Rosemead Avenue, tangent to the last described curve, a distance of 21.21 feet to a point; thence extending in a Northwesterly direction along Lot No. 104, forming a right angle with the Northwesterly right-of-way line of Rosemead Avenue, a distance of 85.60 feet to a point; thence extending in a Northerly direction along Lot No. 118, forming an interior angle of 132 degrees 06 minutes 56 seconds with the last described line, a distance of 77.59 feet to the place of beginning, the last described line forming a right angle with the Southerly right-of-way line of Maywood Avenue.

TITLE TO SAID PREMISES IS VESTED

Vol. 108, Issue 39

IN Elwood J. Jones, by Deed from Thelma M. Gladow and Elwood J. Jones, dated 10/16/2006, recorded 10/19/2006 in Book 4991, Page 305.

BEING KNOWN AS 100 Maywood Avenue,
Sinking Spring, PA 19608-9689.

Residential property

TAX PARCEL NO: 51-4376-11-65-8888-

TAX ACCOUNT: 51038250

SEE Deed Book 4991 Page 305

To be sold as the property of Elwood J. Jones.

No. 12-19210

Judgment Amount \$145,646.81

Attorney: Louis P. Vitti

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story mansard roof dwelling House No. 828 Green Street and three story factory building No. 441 and 443 Cedar Street or lot or piece of ground upon which the said dwelling house and factory building are erected, situate at the Southeast corner of Green and Cedar Streets in the City of Reading, County of Berks and Commonwealth of Pennsylvania, and being further bounded and described as follows, to wit:

ON the North by Green Street;

ON the East by property now or late of
Catharine Stopp;

ON the South by a ten feet wide alley; and

ON the West by Cedar Street.

CONTAINING in front on Green Street 18 feet and in depth of uniform width 18 feet, 100 feet to said 10 feet wide alley.

HAVING ERECTED THEREON A
DWELLING KNOWN AS 828 Green Street,
Reading, Pennsylvania 19601.

PARCEL ID. 11-5307-68-92-7975

BEING THE SAME PREMISES which Natjul Enterprises, Inc by Deed dated 03/28/08 and recorded on 04/03/08 in the Recorder of Deeds Office in and for Berks County, Pennsylvania in Instrument No. 2008016351, granted and conveyed unto Jose R. Candelario.

To be sold as the property of Jose Candelario.

No. 12-4445

Judgment Amount: \$136,187.02

Attorney: Phelan Hallinan Diamond & Jones,
LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or lot of ground situate on the Eastern side of Gebhart School Road, T-330, in the Township of Brecknock, Berks County, Pennsylvania, and being known as Lot No. 1 in the Pine Brook Subdivision, recorded in Plan Book Volume 199, Page 49, prepared by John W. Hoffert, P L S, and being more fully bounded and described as follows, to wit:

BEGINNING at a p k. spike in the cartway of Gebhart School Road, 44 feet wide ultimate right of way, being in line of lands of Andrew James Andrules and Jeanette M Fisher; thence leaving said road and along lands of same, North

06/23/2016

Vol. 108, Issue 39

66 degrees 59 minutes 40 seconds East, passing through an iron pin 23.00 feet and through an iron pipe 102.72 feet from the last described corner, a total distance of 274.33 feet to an iron pin, a corner of Lot No. 2; thence along Lot No. 2 the two following courses and distances, (1) South 13 degrees 32 minutes 46 seconds East, 230.37 feet to an iron pin, (2) South 65 degrees 44 minutes 43 seconds West, passing through an iron pin 20.00 feet from the next described corner, a total distance of 275.39 feet to a p.k spike in the cartway of Gebhart School Road; thence in and along said road, North 13 degrees 32 minutes 46 seconds West, 236.45 feet to the place of BEGINNING.

CONTAINING 1.449 acres.

TITLE TO SAID PREMISES IS VESTED IN Robin D. Werner and Robbie D. Werner, h/w, as tenants by the entireties, by Deed from Welbilt Homes, Inc., dated 04/22/1994, recorded 06/20/1994 in Book 2548, Page 2331.

BEING KNOWN AS 4460 Gebhart School Road, Mohnton, PA 19540.

Residential property

TAX PARCEL NO: 530303210006

TAX ACCOUNT: 34046252

SEE Deed Book 2548 Page 2331

To be sold as the property of Robbie D. Werner, Robin D. Werner.

No. 13-04607

Judgment Amount: \$111,738.61

Attorney: Phelan Hallinan Diamond & Jones, LLP.

LEGAL DESCRIPTION

ALL THOSE CERTAIN lots or pieces of ground together with the three-story brick and stone dwelling house and separate garage thereon erected, situate on the South side of Park Avenue, in Pennwyn (Pennwin), Township of Cumru, County of Berks and State of Pennsylvania, and being known as No. 120 Park Avenue, being Lots Nos. 29, 30 and 31 on the plan of Pennwyn (Pennwin) recorded in Plan Book 2 Page 24, Berks County Records, bounded and described as follows, to wit:

ON the North by Park Avenue;

ON the East by Lot No. 32 on said plan;

ON the South by a twenty foot (20 foot) wide alley; and

ON the West by a twenty foot (20 foot) wide alley.

CONTAINING in front on Park Avenue, a width of sixty feet (60 feet) and in depth of equal width a distance of one hundred sixty feet (160 feet).

TITLE TO SAID PREMISES IS VESTED IN Dean R. Good, by Deed from Eugene Kuser and Gloria Kuser, his wife, dated 09/10/2003, recorded 10/17/2003 in Book 3905, Page 133.

BEING KNOWN AS 120 Park Avenue, Shillington, PA 19607-3229.

Residential property

TAX PARCEL NO: 39-4395-14-44-6848-

TAX ACCOUNT: 39186535

SEE Deed Book 3905 Page 133

To be sold as the property of Dean R. Good.

No. 13-05302

Judgment Amount: \$237,653.57

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the improvements thereon erected, situate on the Southern side of Georgia Road, between Frush Valley Road and Beckman Road, in the Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, being Lot No. 1 on a plan of lots as laid out by Gerald K. Pannabecker and Claudette C. Pannabecker, his wife, in January 1977, and is recorded in Plan Book Volume 77 Page 22, Berks County Records, bounded on the North by the aforesaid Georgia Road to property of Jack C. Sofield and Carolyn V. Sofield, his wife, and property of Gerald K. Pannabecker and Claudette C. Pannabecker, his wife; on the South by property belonging to Jack C. Sofield and Carolyn V. Sofield, his wife; and on the West by property belonging to now or late Jacob Klohs and being more fully bounded and described as follows, to wit:

BEGINNING at a corner in the southern right of way line of Georgia Road, the aforesaid point of beginning, being the most Northwestern corner of the herein described property and being a corner in line of property belonging to now or late Jacob Klohs; thence along the aforesaid Southern right of way line of Georgia Road; the two (2) following courses and distances, viz:

(1) SOUTH eighty three degrees forty one minutes East a distance of two hundred twelve and ninety seven one hundredths feet to a corner;

(2) BY a curve bearing to the left, having a radius of one thousand five hundred fifty three and sixty two one hundredths feet, a central angle of zero degrees thirty three minutes seventeen seconds, a tangent distance of seven and fifty two one hundredths feet, an arc distance of fifteen and four one hundredths feet, and a chord with a bearing of South eighty three degrees fifty seven minutes thirty eight and one half seconds East, a distance of fifteen and four one hundredths feet to a corner, thence leaving the aforesaid Southern right of way line of Georgia Road and along the Western side of a forty feet wide right of way leading from the aforesaid Georgia Road to property of Jack C. Sofield and Carolyn V. Sofield, his wife and property of Gerald K. Pannabecker and Claudette C. Pannabecker, his wife, South twelve degrees ten minutes twenty seconds East, a distance of two hundred seven and thirty four one hundredths feet to a corner marked by an iron pin in line of property belonging to Jack C. Sofield and Carolyn V. Sofield, his wife. North eighty four degrees two minutes thirty seconds West, a distance of two hundred nineteen and fifteen one hundredths feet to a corner marked by an iron pin in line of property

06/23/2016

belonging to now or late Jacob Klohs; thence along property belonging to now or late Jacob Klohs, North fourteen degrees nineteen minutes twenty seconds West, a distance of two hundred eleven and fifty four one hundredths feet to the place of Beginning.

CONTAINING one and one one-hundredths acres.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 2134 Georgia Road, Temple, PA 19560.

TAX PARCEL #66531904648413

ACCOUNT: 66280510

SEE Deed Book 3217, Page 2302

Sold as the property of: Deborah K. Alford.

No. 13-1699

Judgment Amount: \$92,114.14

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 North Twelfth Street, Number 819, between Douglass and Windsor 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 Roy Stein and wife;

ON the South by property now or late of Solomon S. Rickenbach;

ON the East by a fifteen feet wide alley, and

ON the West by said North Twelfth Street.

CONTAINING in front on said North Twelfth Street, North and South, twenty feet (20 feet), and in depth, East and West, of equal width eighty feet (80 feet) to said fifteen feet wide alley.

TITLE TO SAID PREMISES IS VESTED IN Manuel Perez, by Deed from Mary Mingora, by Christa N. Readinger, agent, dated 07/11/2007, recorded 07/25/2007 in Book 5187, Page 0434.

BEING KNOWN AS 819 North 12th Street, Reading, PA 19604-2428.

Residential property

TAX PARCEL NO: 12-5317-54-14-7823

TAX ACCOUNT: 12191550

SEE Deed Book 5187 Page 0434

To be sold as the property of Manuel J. Perez a/k/a Manuel Perez.

No. 13-17143

Judgment: \$166,972.62

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

TAX I.D. #57530808980341

ALL THAT CERTAIN lot or piece of ground, together with the one and one-half story brick dwelling house thereon erected, known as House No. 736 Belmont Avenue, situate on the southern side of Belmont Avenue, between Fulton Street and Holtry Street, in the Borough of Laureldale,

Vol. 108, Issue 39

County of Berks and State of Pennsylvania, being further known as Lot No. 316 as shown on Plan of Belmont, said plan being recorded in Plan Book 4, Page 13, Berks County Records, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the southern side of Belmont Avenue seventy-two feet six inches (72' 6") east of Fulton Street; thence in an easterly direction along the southern side of Belmont Avenue, a distance of forty feet no inches (40' 0") to a point; thence in a southerly direction, at right angles to the southern side of Belmont Avenue, a distance of one hundred twenty-five feet no inches (125' 0") to a point in the northern side of a fifteen feet (15') wide alley, thence in a westerly direction along the same, at right angles to the last described line, a distance of forty feet no inches (40' 0") to a point, thence in a northerly direction, at right angles to last described line, a distance of one hundred twenty-five feet no inches (125' 0") to a point in the southern side of Belmont Avenue, the place of beginning, and making a right angle with same.

BEING KNOWN AS: 736 Belmont Avenue, Reading, Pennsylvania 19605.

TITLE TO SAID PREMISES is vested in Francis H. Goeltz and Elaine Mora by Deed from Estate of Joseph J. Cocuzza, through the Executors of his Estate, David J. Cocuzza & Anthony J. Cocuzza dated July 30, 2007 and recorded February 5, 2008 in Deed Book 5299, Page 1914. The said Francis H. Goeltz died on July 27, 2010 thereby vesting title in his surviving spouse Elaine Mora by operation of law.

To be sold as the property of Elaine Mora.

No. 13-24831

Judgment Amount: \$251,423.63

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in South Heidelberg Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of Brookview, Phase II, drawn by Vitillo Group, Inc., Engineers, Surveyors, Planners and Managers, dated December 7, 1993, said Plan recorded in Berks County in Plan Book 201, Page 42, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Slater Drive (54 feet wide) said point being a corner of Lot No. 8 on said Plan; thence extending from said point of beginning along Lot No. 8 North 33 degrees 21 minutes 49 seconds East 112.99 feet to a point in line of lands now or late of June M. Porter and Betty Jane Hughes; thence extending along said lands South 46 degrees 28 minutes 29 seconds East 105.66 feet to a point, a corner of Lot No. 6 on said Plan; thence extending along same South 43 degrees 31 minutes 31 seconds West 100.16 feet to a point of curve on the Northeasterly side of Slater Drive;

06/23/2016

Vol. 108, Issue 39

thence extending along same the two following courses and distances: (1) Northwestwardly along the arc of a circle curving to the left having a radius of 377.00 feet the arc distance of 55.85 feet to a point of tangent and (2) North 56 degrees 38 minutes 11 seconds West 30.09 feet to the first mentioned point and place of beginning.

CONTAINING 10,005 square feet of land.

BEING Lot No. 7 shown on the above mentioned Plan.

TITLE TO SAID PREMISES IS VESTED IN Jocelyn Olivares, by Deed from Federal National Mortgage Association, a/k/a Fannie Mae, a corporation organized under an Act of Congress and existing pursuant to the Federal National Mortgage Association Charter Act, dated 12/12/2002, recorded 01/28/2003 in Book 3682, Page 372.

BEING KNOWN AS 128 Slater Drive, Wernersville, PA 19565-9455.

Residential property

TAX PARCEL NO: 51436604636515

TAX ACCOUNT 51014336

SEE Deed Book 3682 Page 372

To be sold as the property of Jocelyn Olivares.

No. 13-24900

Judgment: \$132,652.01

Attorney: Sarah K. McCaffery, Esquire

ALL THAT CERTAIN lot or piece of ground shown on Harry R. Huyett's Plan of Lots known as Green Tree Acres, recorded in the Court House at Reading, Pennsylvania, in Plan Book #6A Page 68 as Lot #162, together with the one-story brick ranch type dwelling house thereon erected and numbered 245 West 48th Street, Green Tree Acres, situated in Exeter Township, Berks County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin in the East side of 48th Street and in the line between Lots #162 and #163; thence in an easterly direction by the line between said lots a distance of 165 feet to an iron pin in the rear line of Lot #183; thence in a southerly direction along the line between Lot #162 and #183 a distance of 109 feet 7-1/2 inches to an iron pin in the North line of Hillside Road; thence along Hillside Road in a westerly direction, making an interior angle with the last mentioned line of 83 degrees and 46 minutes a distance of 143 feet 6-3/4 inches to an iron pin at the South end of a 25 foot radius corner; thence by a curved line to the right with a central angle of 96 degrees 14', a radius of 25 feet, a distance of 36 feet 6-3/8 inches to an iron pin in the East line of 48th Street; thence along 48th Street in a northerly direction a distance of 69 feet 3-3/8 inches to the place of beginning.

SUBJECT to the following restrictions:

FIRST: A reserve line of twenty-five feet has been established and no portion of any building may extend beyond this line.

SECOND: All plans for buildings must be submitted to Harry R. Huyett or his agent before

any work is started.

THIRD: No building except a dwelling house or a private garage may be built unless written permission has been received from Harry R. Huyett or his agent.

FOURTH: An easement of four feet has been taken along the rear of each lot for the use of the utility companies.

FIFTH: No building may be built within five feet of a party line.

SIXTH: No dwelling house constructed of frame or block may be occupied without written permission being received from Harry R. Huyett or his agent until the final finish of siding, shingles, stucco or other finish material has been applied.

BY DEED DATED July 31, 2012 Randy S. Krenzle, by his agent Julie A. Krenzle and Julie A. Krenzle, husband and wife, conveyed the premises to Zachary Early by Instrument No. 2012031591 in the Berks County Recorder of Deeds Office on August 1, 2012.

TAX PARCEL NO. 43-5325-07-77-0917

BEING KNOWN AS 245 West 48th Street, Reading, PA 19606

Residential Property

To be sold as the property of Zachary Early

No. 13-25129

Judgment Amount: \$423,678.54

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Wyomissing Borough, Berks County, Pennsylvania, bounded and described according to a final plan of Longvue Estates, drawn by Robert B. Ludgate and Associates, dated July 22, 1986 and revised September 8, 1986, said plan recorded in Berks County in Plan Book 146, Page 1, as follows to wit:

BEGINNING at a point of curve on the Northwesterly side of Timberline Drive (50 feet wide) said point being a corner of Lot No. 5 on said plan, thence extending from said point of beginning along Lot No. 5 North 31 degrees 37 minutes 30 seconds West 149.91 feet to a point, a corner of Lot No. 3 on said plan, thence extending along same North 38 degrees 44 minutes 10 seconds East 105.84 feet to a point, a corner of Lot No. 2 on said plan, thence extending along same and along Lot No. 1 South 31 degrees 37 minutes 30 seconds East 192.37 feet to a point of curve on the Northwesterly side of Timberline Drive, thence extending along same Southwesterly along the arc of a circle curving to the left having a radius of 725.00 feet the arc distance of 100.00 feet to the first mentioned point and place of BEGINNING.

CONTAINING 16,944 square feet of land.

BEING Lot No. 4 as shown on the abovementioned plan.

TITLE TO SAID PREMISES IS VESTED IN Bernard J. O'Neill and Jasmine M. O'Neill, by

06/23/2016

Deed from Bernard J. O'Neill, dated 08/10/2010, recorded 08/11/2010 in Instrument Number 2010030796.

BEING KNOWN AS 19 Timberline Drive, Wyomissing, PA 19610-1971.

Residential property

TAX PARCEL NO.: 96439607598412

TAX ACCOUNT: 96154166

SEE Deed Instrument Number 2010030796

To be sold as the property of Brenda M. O'Neill, Bernard J. O'Neill a/k/a Bernard J. O'Neill, III, Jasmine M. O'Neill.

No. 13-25934

Judgment: \$92,832.20

Attorney: Udren Law Offices, PC

ALL THAT CERTAIN messuage, tenement and brick dwelling house and half lot of ground and being premises No. 28 East Franklin Street, situate in the Borough of Womelsdorf, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the corner of an alley leading to High Street on the South side of East Franklin Street, thence along said alley two hundred and fifty-nine (259) feet to Mulberry Alley, thence by the said alley thirty-three (33) feet intersecting lot late of Levi Coldman, thence by the same two hundred and fifty-nine (259) feet, intersecting said East Franklin Street, thence by the same and fronting on the same thirty-three (33) feet, to the place of beginning.

CONTAINING in front East and West, thirty-three (33) feet, and in depth North and South, two hundred fifty-nine (259) feet.

BEING KNOWN AS: 28 East Franklin Street, Womelsdorf, PA 19567

PROPERTY ID NO.: 4337-07-69-4289

TITLE TO SAID PREMISES IS VESTED IN Gene A. Kreitz and Joyce Kreitz, his wife, by Deed from Earl W. Kreitz dated 05/09/1977 recorded 05/10/1977 in Deed Book 1711 Page 754.

To be sold as the property of: Gene A. Kreitz and Joyce Kreitz, his wife

No. 13-26058

Judgment Amount: \$163,514.58

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Birdsboro, Berks County, Pennsylvania, bounded and described according to a final plan of Maple Spring Farms Section 4F- 11, drawn by Thomas R. Gibbons, Professional Land Surveyor, dated April 30, 1991 and last revised July 8, 1991, said plan recorded in Berks County in Plan Book 183, Page 31, as follows, to wit:

BEGINNING at a point of curve on the westerly side of Cole Court (50 feet wide), said point being a corner of Lot No. 115 on said plan;

Vol. 108, Issue 39

thence extending from said point of beginning along Lot No. 115 North 45 degrees 06 minutes 06 seconds West 208.15 feet to a point in line of lands North 50 degrees 50 minutes 26 seconds East 39.21 feet to point, a corner of Lot No. 113 on said plan; thence extending along same South 45 degrees 06 minutes 06 seconds East 180.94 feet to a point of curve on the northwesterly side of the cul-de-sac (of irregular width) at the terminus of Cole Court; thence extending southwestwardly and southwardly along the northwesterly and westerly side of the cul-de-sac at the terminus of Cole Court along the arc of a circle curving to the left having a radius of 58 feet the arc distance of 40.16 feet to a point of reverse curve on the westerly side of Cole Court; thence extending along same southwardly along the arc of a circle curving to the right having a radius of 40.00 feet to the arc distances of 6.19 feet to the first mentioned point and place of beginning.

BEING Lot No. 114 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Andrew P. Denelsbeck and Jillian K. Denelsbeck, h/w, by Deed from Jeffrey S. Stauss and Teresa A. Stauss, h/w, dated 02/04/2008, recorded 02/06/2008 in Book 5300, Page 165.

BEING KNOWN AS 217 Cole Court, Birdsboro, PA 19508-2661.

Residential property

TAX PARCEL NO. 31-5344-17-12-9151-006

TAX ACCOUNT: 31060017

SEE Deed Book 5300 Page 165

To be sold as the property of Jillian K. Denelsbeck, Andrew P. Denelsbeck.

No. 13-26773

Judgment: \$376,868.74

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

TAX I.D. 59549201376767

ALL THAT CERTAIN tract of land, located along Legislative Route No. 06119, leading from Topton to Red Lion, situate in Longswamp Township, Berks County, Pennsylvania, more particularly described as follows:

BEGINNING at a point in and along the center of Legislative Route No. 06119, leading from Topton to Red Lion, in line with other property of John Kospiah; thence in and along Legislative Route No. 06119, South three degrees four minutes no seconds East (S. 03 deg. 04' 00" E.) two hundred, thirty-seven and sixty-four one-hundredths (237.64) feet to a point; thence along property of Frank Hoanzl, South seventy-two degrees, twenty-two minutes no seconds West (S. 72 deg. 22' 00" W.) three hundred seventy-eight and seventy-eight one hundredths (378.78) feet to a point; thence along other property of John Kospiah, the following two (2) courses and distances; (1) North three degrees four minutes no seconds West (N. 3 deg. 04' 00" W.) two hundred thirty-seven and sixty-four one-hundredths (237.64) feet to a point, (3) North seventy-two degrees twenty-two minutes no seconds East (N.

06/23/2016

72 deg. 22' 00" E.) three hundred seventy-eight and seventy-eight one-hundredths (378.78) feet to the place of Beginning.

BEING KNOWN AS: 2328 State Street, Macungie, Pennsylvania 18062.

TITLE TO SAID PREMISES is vested in Matthew Smith a/k/a Matthew G. Smith and Gloria Smith, husband and wife, by Deed from John P. Walker, Jr. and Shelly A. Age n/b/m Shelly A. Age-Walker dated September 30, 1999 and recorded October 5, 1999 in Deed Book 3131, Page 2304.

To be sold as the property of Matthew Smith a/k/a Matthew G. Smith and Gloria Smith

No. 13-3944

Judgment Amount: \$322,863.13

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or parcel of land, being a portion of Phase II of the Brookfield Manor Subdivision in Plan Book 301, Page 489, Berks County Records, recorded 10/6/2005, being Lot #82, situate in the Borough of Sinking Spring, County of Berks and Commonwealth of Pennsylvania.

BEING KNOWN AS 48 Winding Brook Drive, Sinking Spring, PA 19608-9618.

Residential property

TITLE TO SAID PREMISES IS VESTED IN Luciana P. Colacin and Wilner W. Colacin, h/w, by Deed from NVR, Inc., a Virginia Corporation, trading as Ryan Homes, dated 07/20/2007, recorded 08/29/2007 in Book 5210, Page 1290.

TAX PARCEL NO: 79438605078971

TAX ACCOUNT: 79000631

SEE Deed Book 5210 Page 1290

To be sold as the property of Luciana P. Colacin, Wilner W. Colacin.

No. 13-4627

Judgment Amount: \$103,158.04

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN parcel of land located on the Southwesterly side of Laurel Road T-628 (required right of way 33 feet - ultimate right of way 60 feet), situated in Earl Township, Berks County, PA, described according to a plan and survey, as prepared by John T. Aston, Registered Surveyor, Boyertown, PA, Plan No. 1155-2A, dated 8/25/1980 as last revised. Bounded on North by Lot No. 2 of the above mentioned plan, and the land of William H. Greger, on the East by the land of William H. Greger and the land of Paul P. Pikerowski on the South by land of Richard and Phoebe V. Fagley and on the West by Laurel Road and Lot No. 1 of the above mentioned plan, being more fully described as follows:

BEGINNING at a point in the centerline of Laurel Road, a corner of this and Lot No. 2 of the

Vol. 108, Issue 39

above mentioned plan; thence from the point of beginning along Lot No. 2, the two courses and distances, to wit: (1) South 41 degrees 8 minutes 6 seconds East 541.95 feet to a point, a corner (2) North 48 degrees 51 minutes 54 seconds East 209.18 feet to a point, a corner of this and in the line of the land of William P. Greger; thence along the land of William P. Greger, South 40 degrees 23 minutes 36 seconds East 200.80 feet to a stone in a stone heap found, a corner of this and the land of William P. Greger; thence partly along the land of William H. Greger and partly along the land of Paul P. Pikerowski South 42 degrees 43 minutes 34 seconds West 495 feet to an iron pipe found in a stone heap, a corner of this and the land of Richard and Phoebe V. Fagley; thence along the land of Richard and Phoebe V. Fagley, North 40 degrees 59 minutes 8 seconds West 320.73 feet to a spike set in the centerline of Laurel Road, a corner of this and Lot No. 1 of the above mentioned plan; thence along the centerline of Laurel Road and along Lot No. 1, the next three courses and distances, to wit: (1) North 24 degrees 54 minutes 12 seconds East 118.18 feet to a p.k. nail set (2) North 19 degrees 40 minutes 8 seconds East 91.62 feet to a p.k. nail set (3) North 8 degrees 13 minutes 22 seconds East 126.40 feet to the point of beginning.

CONTAINING 5.432 acres, more or less.

TITLE TO SAID PREMISES IS VESTED IN Eugene B. Oxenford and Heather Parrotta, by Deed from Donald H. McLean and Mildred M. McLean, dated 11/26/2003, recorded 12/15/2003 in Book 3946, Page 1777.

BEING KNOWN AS 53 Laurel Road, Boyertown, PA 19512-8013.

Residential property

TAX PARCEL NO: 5367-04-72-0065-

TAX ACCOUNT: 42046491

SEE Deed Book 3946 Page 1777

To be sold as the property of Heather Parrotta a/k/a Heather L. Oxenford, Eugene B. Oxenford a/k/a Eugene Brian Oxenford.

No. 14-12885

Judgment Amount: \$262,485.32

Attorney: Powers, Kim & Associates, LLC

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

BEGINNING AT A POINT on the northeasterly side of Meadow Drive (53 feet wide), said point being a corner of Lot No. 32 on said plan; thence extending from said point of beginning along Lot No. 32 and crossing the southwesterly side of a 20 feet wide storm sewer easement North 73 degrees 27 minutes 35 seconds East 95.00 feet to a point in line of Lot No. 37 on said plan, said point being in the bed of the 20 feet wide storm

06/23/2016

sewer easement; thence extending partly along same and partly along Lot No. 35 and along the bed of the 20 foot wide storm sewer easement South 16 degrees 32 minutes 25 seconds East 67.00 feet to a point, a corner of Lot No. 34 on said plan; thence extending along same and recrossing the southwesterly side of the 20 foot wide storm sewer easement South 73 degrees 27 minutes 35 seconds West 95.00 feet to a point on the northeasterly side of Meadow Drive, thence extending along same North 16 degrees 32 minutes 25 seconds West 67.00 feet to the first mentioned point and place of beginning.

BEING THE SAME PREMISES which Timothy J. Hilty and Melissa S. Hilty by Deed dated August 15, 2008 and recorded September 4, 2008 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 5412, Page 257, granted and conveyed unto Marie Gladys Jean-Baptiste a/k/a Marie Gladys Jean Baptiste.

BEING KNOWN AS 1015 Meadow Drive, Reading, PA 19605.

TAX PARCEL NO. 66-4399-02-95-6837

SEE Deed Book 5412 Page 257

To be sold as the property of Marie Gladys Jean-Baptiste a/k/a Marie Gladys Jean Baptiste

No. 14-15308

Judgment Amount: \$57,173.00

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

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

BEGINNING at a point in the state highway leading from Boyertown to Pottstown and at a corner of lands now or late of Wayne M. Rhoads and running thence by the same the next four following courses and distances, to wit:

1. South 66-1/4 degrees West in a parallel line with said Wayne M. Rhoads house (one foot away) 42 feet to a corner one foot from said dwelling house; thence

2. In a parallel line with said house North 23-3/4 degrees West 10 feet 4 inches to a corner; thence

3. South 59 degrees West 62 feet 7-1/2 inches to a corner; and thence

4. North 27-1/4 degrees West 26 feet to a corner in line of now or late Charles Strunk's lot;

THENCE BY THE SAME North 57 degrees East 105 feet 3 inches to a corner in the aforesaid state highway, thence along said highway, 24-1/2 degrees East 39 feet 4 inches to the place of Beginning.

CONTAINING eleven and four tenths perches.

TITLE TO SAID PREMISES IS VESTED IN Michael J. Freimann, an individual, by Deed from Carol E. Jacob, Executrix of the Estate of Raymond J. Eline, deceased, dated 03/22/2004, recorded 03/30/2004 in Book 4025, Page 1414.

Vol. 108, Issue 39

BEING KNOWN AS 203 Water Street, Boyertown, PA 19512-8602.

Residential property

TAX PARCEL NO. 38-5387-19-50-4294

TAX ACCOUNT: 38013820

SEE Deed Book 4025 Page 1414

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

No. 14-16505

Judgment Amount: \$160,376.07

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THOSE CERTAIN lots or pieces of ground situate in the Township of Muhlenberg, County of Berks, State of Pennsylvania, being Lots Nos. 37, 38, 39, and 40 in the plan of lots laid out by Frederick C. Hirsch and surveyed by William H. Dechant and Sons, C.F., May 1922, known as 'Temple Terrace', which said plan of lots has been duly executed and recorded in the Office for the Recording of Deeds in and for the County of Berks in Plan Book 1, Page 47, situate on the South side of Mount Laurel Avenue between Terrace and Hirsch Streets, bounded:

ON the North by Mount Laurel Avenue;

ON the East by Lot No. 41 on said plan;

ON the South by a twenty foot alley; and

ON the West by Lot No. 36 on said plan.

CONTAINING in front on said Mount Laurel Avenue eighty feet and in depth one hundred twenty-five feet.

TITLE TO SAID PREMISES IS VESTED IN Craig J. Miller and Renae L. Miller, h/w, by Deed from Michael J. Walter, single, dated 01/23/1995, recorded 09/28/1995 in Book 2670, Page 1143.

BEING KNOWN AS 1618 Mount Laurel Road, Temple, PA 19560-1317.

Residential property

TAX PARCEL NO. 66-5319-06-37-0847

TAX ACCOUNT: 66358050

SEE Deed Book 2670 Page 1143

To be sold as the property of Craig J. Miller, Renae L. Miller.

No. 14-19654

Judgment: \$54,748.76

Attorney: Kimberly A. Bonner, Esquire

Scott A. Dietterick, Esquire

Kimberly J. Hong, Esquire

Jana Fridfinnsdottir, Esquire

Michael E. Carleton, Esquire

Meredith H. Wooters, Esquire

Justin F. Kobeski, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground upon which the same is erected, situate on the West side of Linden Street, being No. 410 Linden Street, between Buttonwood and Green Streets, in the City of Reading, County of Berks, State of Pennsylvania, bounded and described as follows:

06/23/2016

Vol. 108, Issue 39

ON the North by property now or late of Henry N. Roland and Adam H. Leader;
 ON the East by said Linden Street;
 ON the South by a ten feet wide alley; and
 ON the West by a ten feet wide alley.

CONTAINING IN FRONT North and South on said Linden Street 12 feet and in depth, East and West 100 feet.

BEING the same property conveyed to Wilma G. Munoz who acquired title by virtue of a Deed from Maritza Lara-Jorge, Administratrix of the Estate of Julio Cesar Lara, a/k/a Julio C. Lara, deceased, dated December 16, 2011, recorded December 29, 2011, at Instrument Number 2011048967, Berks County, Pennsylvania Records.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 410 Linden Street, Reading, PA 19604.

PARCEL NO.: 11-5317-62-22-3692

ACCOUNT: 11454400

To be sold as the property of Wilma G. Munoz

No. 14-21924

Judgment: \$44,627.73

Attorney: Richard J. Nalbandian, III, Esquire

ALL THAT CERTAIN lot or piece of ground upon which is erected a two-story brick dwelling house, being Number 1011 North Front Street, situate on the East side of said North Front 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 Daniel Heffner et al., on the East by a ten feet (10 feet) wide alley, on the South by a ten feet (10 feet) wide alley, and on the West by said North Front Street.

CONTAINING IN FRONT ON SAID North Front Street, in width or breadth twelve feet, eight inches (12 feet 8 inches), and in depth or length of equal width or breadth, one hundred eleven feet (111 feet), more or less, to said ten feet (10 feet) wide alley on the East.

BEING THE SAME PREMISES which Robert F. Smith and Naomi R. Smith, his wife, by Deed dated November 18, 1991, and recorded in Berks County Records in Deed Book Volume 2268, Page 2079, granted and conveyed unto Robert F. Smith, Naomi R. Smith, and Beverly A. Smith.

TAX ID 15046275

FOR INFORMATION PURPOSES ONLY - property a/k/a 1101 North Front Street, Reading, PA 19601

To be sold as the property of Beverly A. Smith

No. 14-22140

Judgment: \$79,737.57

Attorney: Martha E. Von Rosenstiel, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick mansard roof dwelling house, together with the lot piece of ground on which the same is erected, situated on the southwest corner of Lackawanna and Luzerne (formerly Cameron) Streets, being No. 1452 Luzerne Street, Glenside in the 15th Ward of the City of Reading, County of Berks and Commonwealth of Pennsylvania being the whole of Lot No. 1 and the northern five feet of Lot No. 2, Block 7, in the plan of lots laid out by WH Dechant, CE and known as Glenside, being bounded and described as follows:

ON the North by said Lackawanna Street;

ON the East by said Luzerne Street;

ON the South by property now or late of Mont B. Stillings, being the southern portion of Lot No. 2, Block 7, on said plan of Glenside; and

ON the West by a fifteen (15 feet) wide alley.

CONTAINING in front along said Luzerne Street 30 feet and in depth of equal width along Lackawanna Street 115 feet.

BEING THE SAME PREMISES which Marlin J. Bower and Deborah L. Bower, husband and wife, by Deed dated 9/29/2004 and recorded 10/5/2004 in the Office for the Recorder of Deeds in and for the County of Berks, and Commonwealth of Pennsylvania in Record Book 4165, Page 1029, granted and conveyed unto Jose Hernandez.

PARCEL IDENTIFICATION NO: 19-5307-29-17-2814

TAX ID #19476075

TITLE TO SAID PREMISES IS VESTED IN Agustina Rodriguez, by Deed from Jose Hernandez, dated 07/29/2005, recorded 09/12/2005 in Book 4664, Page 667.

To be sold as the property of Agustina Rodriguez

No. 14-23159

Judgment: \$80,020.56

Attorney: Leon P. Haller, Esquire

ALL THAT CERTAIN two-story brick mansard roof dwelling house and the lot or piece of ground upon which the same is erected, situate on the East side of North Eleventh Street, between Spring and Robeson Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the East line of said North Eleventh Street, said point being a distance of 60 feet South of and from the South line of Robeson Street; thence East along property now or late of John S. Borrell, a distance of 105 feet to a point in the western line of a 10 feet wide alley; thence South along the same a distance of 15 feet to a point in the North line of property now or late of Peter J. Brahm; thence West along the same a distance of 105 feet to a point in the

06/23/2016

Vol. 108, Issue 39

East line of said North Eleventh Street; thence along the same, a distance of 15 feet to a point, said point being the place of beginning.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1049 North 11th Street, Reading, PA 19604

PARCEL I.D. 531745161195

BEING THE SAME PREMISES which ALG Investments, LLC by Deed dated 03/05/2010 and recorded 03/11/2010 in Berks County Instrument No. 2010008903, granted and conveyed unto Edelmiro Sanchez Almonte.

To be sold as the property of Edelmiro Sanchez Almonte

No. 14-3063

Judgment Amount: \$84,404.41

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN building lot or piece of ground together with the two and one-half story brick dwelling house thereon erected and numbered 218 Carroll Street, situate on the southwest side of Carroll Street between Summit Avenue and Park Avenue, in the City of Reading, County of Berks and State of Pennsylvania, and being Lot No. 186 and the southeastern small strip of Lot No. 187 on plan of lots laid out by Martin M. Harnish and known as 'Boyer Heights', said plan of lots remaining of record in the Recorder's Office in and for Berks County in Plan Book Vol. 3, Page 11, said lot of ground being more particularly bounded and described as follows to wit:

BEGINNING at a point on the southwest building line of Carroll Street one hundred seventy-seven feet ten and three-fourths inches (177 feet 10-3/4 inches) southeast of the southern building corner of Carroll Street and Park Avenue, thence in a southwesterly direction at right angles to said Carroll Street passing through the middle of the party wall between the dwelling house hereby conveyed and the dwelling house number 216 Carroll Street a distance of one hundred and ten feet no inches (110 feet 0 inches) to a ten feet wide alley, thence in a southeasterly direction parallel to Carroll Street nineteen feet one and a quarter inches (19 feet 1-1/4 inches) to a point, thence at right angles to Carroll Street in a northeasterly direction a distance of one hundred and ten feet no inches (110 feet 0 inches) to a point in the said southwest building line of Carroll Street, thence along the said southwest building line of said Carroll Street a distance of nineteen feet one and one quarter inches (19 feet 1-1/4 inches) in a northwesterly direction to the place of Beginning.

TITLE TO SAID PREMISES IS VESTED IN Ibrahim Zok, by Deed from Lillie M. Lombardo, by her Power of Attorney, Jeanne M. Cremer, appointed June 4, 1998, dated 08/21/2000, recorded 09/01/2000 in Book 3238, Page 197.

BEING KNOWN AS 218 Carroll Street,

Reading, PA 19611-1936.

Residential property

TAX PARCEL NO. 18-5306-58-64-9239

TAX ACCOUNT: 18290800

SEE Deed Book 3238 Page 197

To be sold as the property of Ibrahim Zok.

No. 14-4840

Judgment: \$142,368.29

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

TAX I.D. #39-4396-20-91-9313

ALL THAT CERTAIN lot or piece of ground, together with the improvements to be thereon erected, being the southerly portions of Lot Nos. 353, 354 and 355, as shown on the plan of Farview recorded in Plan Book Volume 2, Page 41, Berks County Records, situate on the northwest corner of Meade Street and a 20 feet wide alley in the Township of Cumru, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin said iron pin being the intersection of the northerly boundary line of a 60 feet wide street known as Meade Street and the westerly boundary line of a 20 feet wide alley; thence along the said northerly boundary line of Meade Street in a southwesterly direction forming an interior angle of 90 degrees with the said westerly boundary line of the 20 feet wide alley a distance of 60.0 feet to an iron pin, thence along the easterly line of Lot No. 356 in a northwesterly direction forming an interior angle of 90 degrees with the last described line, a distance of 110.0 feet to an iron pin, thence along the residue portions of Lots 355-354 in a northeasterly direction forming an interior angle of 90 degrees with the last described line, a distance of 60.0 feet to an iron pin in the said westerly boundary line of the 20 feet wide alley, thence along the said westerly boundary line of the 20 feet wide alley in a southeasterly direction forming an interior angle of 90 degrees with the last described line a distance of 110.0 feet to the iron pin, the place of beginning.

CONTAINING 6,600 square feet, more or less.

BEING KNOWN AS: 1715 Meade Street, Reading, Pennsylvania 19607.

TITLE TO SAID PREMISES is vested in Charles Raymond Bohn, Jr. and Brian L. Bohn a/k/a Brian Lee Bohn by Deed from Charles Raymond Bohn, Jr. and Debra Ann Bohn, husband and wife, dated August 25, 2008 and recorded September 10, 2008 in Deed Book 5416, Page 1676 Instrument Number 2008046129. The said Charles Raymond Bohn, Jr. died on January 21, 2015 thereby vesting title in Brian L. Bohn a/k/a Brian Lee Bohn and Debra Ann Bohn by operation of law.

To be sold as the property of Brian L. Bohn a/k/a Brian Lee Bohn and Debra Ann Bohn

06/23/2016

Vol. 108, Issue 39

No. 15-00776

Judgment: \$180,393.94

Attorney: Richard M. Squire & Associates,
LLC

ALL THOSE CERTAIN lots or pieces of ground, together with the one and half story single cement block bungalow thereon erected, being No. 737 Douglass Street, situate in the Borough of Wyomissing, (formerly in the Township of Spring), County of Berks and State of Pennsylvania, (as shown by the map or plan surveyed by William H. Dechant, C.E., and bearing date September, 1910, said map or plan having been duly recorded in the Record-er's Office of Berks County, State of Pennsylvania, in Plan Book Volume 4 Page 14) and being further known as Lot Nos. 8, 9 and 10 in Block "H", in said plan of "North Wyomissing Height" and being more particularly bounded and described as follows, to wit:

ON the North partly by Lot No. 7 and partly by land now or late of John Withers;

ON the East partly by Douglass Street and partly by land now or late of John Withers;

ON the South partly by Douglass Street and partly by Eighth Street; and

ON the West partly by Lot No. 7 and partly by Eighth Street.

LOT NO. 8 having a frontage on said Eighth Street of 25 feet and extending in depth along its western boundary line 132 feet 5-7/8 inches along its eastern boundary line 134 feet 5-1/2 inches.

LOT NO. 9 having a frontage on said Eighth Street of 25 feet and extending in depth along its western boundary line 134 feet and 5-1/2 inches and along its eastern boundary line from said Eighth Street to the point of intersection with Douglass Street.

LOT NO. 10 being triangular in shape and having a width on said Eighth Street of 43 feet, more or less.

AND HAVING THEREON ERECTED A DWELLING HOUSE and other buildings known as 737 Douglas Street, Wyomissing PA 19610

TAX PARCEL 96-4397-16-73-8072

ACCOUNT NO. 96-144200

SEE Deed Book 3649, Page 684

To be sold as the property of Harry Armistead and Robin Armistead

No. 15-03567

Judgment Amount: \$54,768.83

Attorney: Phelan Hallinan Diamond & Jones,
LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and lot of ground situate on the West side of North Tenth Street between Greenwich and Oley Streets and Numbered 644 North Tenth Street, in the City of Reading, County of Berks and State of Pennsylvania, more particularly bounded and described as follows, to wit:

ON the North by property of Sallie A. Kolb;

ON the East by said North Tenth Street;

ON the South by property of Rosa Gaul; and

ON the West by a 10 feet wide alley.

CONTAINING in front on said North Tenth Street, 16 feet more or less and in depth 110 feet.

TITLE TO SAID PREMISES IS VESTED IN Christine M. Wartluft, by Deed from Rafael E. Rodriguez and Rosalind Rodriguez, dated 11/15/2006, recorded 11/30/2006 in Book 5023, Page 1865.

BEING KNOWN AS 644 North 10th Street, Reading, PA 19604-2604.

Residential property

TAX PARCEL NO.: 531753034986

TAX ACCOUNT: 12140650

SEE Deed Book 5023 Page 1865

To be sold as the property of Christine M. Wartluft.

No. 15-03894

Judgment Amount: \$173,052.83

Attorney: Phelan Hallinan Diamond & Jones,
LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN parcel of ground, together with the improvements thereon erected, on the eastern side of Penn Valley Road situate in the Borough of Bernville, Berks County, Pennsylvania, being Lot #8 of the subdivision plan known as 'Old Homestead', Section 1, prepared by Robert B. Ludgate and Associates, Plan #C-4104, dated May 16, 1978, and recorded in Plan Book 73, Page 7, Berks County Records and being more fully bounded and described as follows:

BEGINNING at a point on the eastern right-of-way line of Penn Valley Road, a corner of land now or late of Wynnewood Construction Company, Inc., thence along lands now or late of Wynnewood Construction Company, Inc. the (3) following courses and distances (1) by a curve to the right having a radius of 20.00 feet, a central angle of 87 degrees 26 minutes 20 seconds, and an arc length of 30.52 feet to a point; (2) South 49 degrees 24 minutes 55 seconds East, 143.53 to a point; and (3) South 40 degrees 35 minutes 05 seconds West 72.00 feet to a point a corner of Lot #7; thence along Lot #7, North 46 degrees 51 minutes 15 seconds West 165.71 feet to a point on the eastern right-of-way line of Penn Valley Road; thence along the eastern right-of-way line of Penn Valley Road, North 43 degrees 08 minutes 45 seconds East 45.53 feet to a point the place of beginning.

CONTAINING 11,136 sq. ft. more or less.

TITLE TO SAID PREMISES IS VESTED IN Harvey Castillo and Cynthia Castillo, h/w, by Deed from Vinko Djurkinjak and Franka Djurkinjak, h/w, dated 08/29/2006, recorded 09/25/2006 in Book 4972, Page 1351.

BEING KNOWN AS 329 Penn Valley Road, Bernville, PA 19506-9543.

Residential property

TAX PARCEL NO. 29-4450-11-75-0601

06/23/2016

TAX ACCOUNT: 29015800

SEE Deed Book 4972 Page 1351

To be sold as the property of Harvey Castillo,
Cynthia Castillo.

No. 15-05171

Judgment Amount: \$164,669.69

Attorney: Powers, Kirn & Associates, LLC

ALL THAT CERTAIN lot or parcel of ground together with the improvements erected thereon situate in Maiden Creek Township, Berks County, Commonwealth of Pennsylvania, bounded and described according to a final plan of Blandon Meadows, Section No. 3 being Lot No. 10 of the aforementioned plan recorded in Plan Book 114, Page 21, Berks County Records as follows:

BEGINNING at a point on the southwest side of Wyatt Drive (53' wide) a corner in common with Lot 11 on the abovementioned plan; thence along the southwest side of Wyatt Drive South 46 degrees 19 minutes 20 seconds East a distance of 40.00 feet to a point a corner in common with Lot 9 on the abovementioned plan; thence along Lot 9 South 43 degrees 40 minutes 40 seconds West a distance of 136.50 feet to a point on the northeast side of a 12' wide alley (unopened); thence along same North 45 degrees 51 minutes 57 seconds West a distance of 40.00 feet to a point a corner in common with the aforementioned Lot 11; thence along Lot 11 North 43 degrees 40 minutes 40 seconds East a distance of 136.18 feet to a point on the southwest side of Wyatt Drive, the place of BEGINNING.

BEING THE SAME PREMISES which Vincent C. Pioli and Dona L. Pioli, husband and wife, by Deed dated 07/24/2009 and recorded 07/29/2009 in the Office of the Recorder of Deeds in and for Berks County in Deed Instrument No. 2009035939 granted and conveyed unto Danielle Bollinger a/k/a Danielle Undheim.

BEING KNOWN AS 550 Wyatt Drive,
Blandon, PA 19510.

TAX PARCEL NO. 61-5420-05-07-6927

INSTRUMENT NO. 2009035939

To be sold as the property of Danielle
Bollinger a/k/a Danielle Undheim

No. 15-05290

Judgment Amount: \$102,510.53

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house with mansard roof, No. 404 and the lot or piece of ground on which the same is erected, situate on the South side of Green Terrace, between North Fourth Street and Centre Avenue, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded:

ON the North by said Green Terrace;

ON the East by property now or late of Peter
Eyrich;

ON the South by a fifteen feet wide alley; and

Vol. 108, Issue 39

ON the West by property now or late of Daniel
Harper.

CONTAINING in front or width, East and West, on said Green Terrace, thirty feet, and in depth extending Southward of that width, one hundred and two feet of said fifteen feet wide alley.

THEREON ERECTED A DWELLING
HOUSE KNOWN AS: 404 Green Terrace,
Reading, PA 19601

TAX PARCEL #07530766724915

ACCOUNT: 07401675

SEE Deed Book Instrument #2013034361

PAGE Instrument #2013034361

Sold as the property of: Lea Beth Strickler

No. 15-05446

Judgment Amount: \$79,945.64

Attorney: Phelan Hallinan Diamond & Jones,
LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the improvements thereon erected, situate on the northwesterly side of and known as No. 849 Grandell Avenue, between Whitner Road and Rosewood 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:

BEGINNING at a point on the northwesterly building line of Grandell Avenue, a distance of 464.13 feet southerly from a point of curve in Grandell Avenue at Whitner Road; thence in a southerly direction along the northwesterly building line of Grandell Avenue, a distance of 65 feet to a point; thence in a northwesterly direction, forming a right angle with the northwesterly building line of Grandell Avenue, a distance of 238.37 feet to a point; thence in a northeasterly direction, forming an interior angle of 91 degrees 43 minutes 24 seconds with the last described line, a distance of 65.03 feet to a point; thence in a southeasterly direction, forming an interior angle of 88 degrees 16 minutes 36 seconds with the last described line, a distance of 240.33 feet to a point; on the northwesterly building line of Grandell Avenue, the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Bartosz Ruzyllo, by Deed from Joseph H. LeClair, dated 12/19/2002, recorded 01/13/2003 in Book 3672, Page 778.

BEING KNOWN AS 849 Grandell Avenue,
Reading, PA 19605-1307.

Residential property

TAX PARCEL NO.: 439920917236

TAX ACCOUNT: 66066600

SEE Deed Book 3672 Page 778

To be sold as the property of Bartosz Ruzyllo

06/23/2016

Vol. 108, Issue 39

No. 15-05609

Judgment Amount: \$189,940.86

Attorney: Phelan Hallinan Diamond & Jones,
LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN parcel of land located on the southeasterly side of Pine Lane T-476 (ultimate right-of-way fifty (50) feet) situated in Amity Township, Berks County, Pennsylvania, described according to a plan and survey as prepared by John T. Aston, Registered Surveyor, Boyertown, PA, Plan No. 1218-1A, dated June 22, 1982, as last revised, being Lot No. 12 as shown in Plan Book 126, Page 16, bounded on the North by Lot No. 11 of the said plan, on the East by the remaining land of Daniel I. Shirey and Mary R. Shirey, on the South by Lot No. 13 of the said plan, and on the West by Pine Lane T-476, being more fully described as follows:

BEGINNING at a point on the southeasterly side of Pine Lane, a corner of this and Lot No. 11 of the said plan; thence from the point of beginning, leaving the southeasterly side of Pine Lane along Lot No. 11 South seventy-one (71) degrees thirty-nine (39) minutes forty (40) seconds East four hundred seven and twenty-nine one-hundredths (407.29) feet to a point in the line of the remaining land of Daniel I. Shirey and Mary R. Shirey, a corner; thence along the remaining land of Daniel I. Shirey and Mary R. Shirey South eighteen (18) degrees one (01) minute forty-one (41) seconds West two hundred and zero one-hundredths (200.00) feet to a point, a corner of this and Lot No. 13 of the said plan; thence along Lot No. 13 the next three courses and distances, to wit: (1) North seventy-one (71) degrees thirty-nine (39) minutes forty (40) seconds West three hundred sixty-one and thirty-seven one-hundredths (361.37) feet to a point, a corner; (2) South sixteen (16) degrees forty-nine (49) minutes sixteen (16) seconds West sixty-seven and fifty one-hundredths (67.50) feet to a point, a corner; and (3) North seventy-one (71) degrees thirty-nine (39) minutes forty (40) seconds West forty-five and zero one-hundredths (45.00) feet to a point on the southeasterly side of Pine Lane, a corner; thence along the southeasterly side of Pine Lane the next two courses and distances, to wit: (1) North sixteen (16) degrees forty-nine (49) minutes sixteen (16) seconds East one hundred seventy-three and ninety-six one-hundredths (173.96) feet to a point, a corner; and (2) North eighteen (18) degrees fifty (50) minutes eleven (11) seconds East ninety-three and fifty-seven one-hundredths (93.57) feet to the point of Beginning.

CONTAINING one and nine hundred forty-two and zero one-hundredths (1.942) acres.

TITLE TO SAID PREMISES IS VESTED IN Karl A. Wildermuth and Crystal A. Shaw, by Deed from Shelley L. Minner, dated 05/09/2008, recorded 05/19/2008 in Book 5358, Page 1075.

BEING KNOWN AS 215 Pine Lane, Douglassville, PA 19518-1301.

Residential property

TAX PARCEL NO. 24-5365-15-73-1631

TAX ACCOUNT: 24067310

SEE Deed Book 5358 Page 1075

To be sold as the property of Karl A. Wildermuth, Crystal A. Shaw.

No. 15-06010

Judgment: \$174,954.97

Attorney: Sarah K. McCaffery, Esquire

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

BEGINNING at a point in the middle of Church Street; thence along Church Street South 81 degrees East 116 feet to a point; thence by lands of Howard Schell South 28.5 degrees West 280 feet 6 inches to an iron pin, a corner in line of other lands of Alfred Vanim and Pauline I. Vanim; thence by the same North 42.5 degrees West 100 feet to a post; thence by lands now of Raymond Kline, North 25 degrees East 210 feet to the place of beginning.

BEING KNOWN AS 410 North Church Street.

BEING THE SAME PREMISES which Diane Schwenk, by Deed dated 09/27/2007 and recorded 10/15/2007 in the Office of the Recorder of Deeds in and for the County of Berks in Deed Book 5239, Page 1823, granted and conveyed unto Richard P. Sokel, Jr. and Linda M. Sokel.

TAX PARCEL NO 25630909063737

BEING KNOWN AS 410 North Church Street, Bally, PA 19503

Residential Property

To be sold as the property of Linda M. Sokel and Richard P. Sokel, Jr.

No. 15-12570

Judgment: \$103,728.73

Attorney: Michael S. Bloom, Esquire

Legal Description

ALL THAT CERTAIN lot or piece of ground situate on the easterly side of South Fourth Street, between Windsor Street and Arch Street, in the Borough of Hamburg, Berks County, PA and

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: No. 433 South Fourth Street, Hamburg, Pennsylvania 19526

TAX PARCEL: 46-4494-05-17-9611

ACCOUNT: 46051400

SEE Deed Book 5135 Page 1162

To be sold as the property of Patricia J. Moerder

06/23/2016

Vol. 108, Issue 39

No. 15-13414

Judgment Amount: \$206,144.49

Attorney: Phelan Hallinan Diamond & Jones,
LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN one and one-half story brick and asbestos siding dwelling house and the lot or piece of ground upon which the same is erected, situate in the Borough of Wyomissing (formerly the Borough of Wyomissing Hills), County of Berks and State of Pennsylvania, being known as No. 411 Telford Avenue, and said lot being further known as a portion of Lot No. 1 Block L, as shown on map or plan of Wyomissing Hills, surveyed by E. Kurtz Wells, C.E., said map or plan being duly acknowledged and recorded in the Office of the Recorder of Deeds in and for the County of Berks in Plan Book 2 Page 40, which said map or plan is hereby referred to and expressly made a part of this Deed, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the eastern line of Telford Avenue (50 feet wide), as said Telford Avenue is shown on the above mentioned plan of Wyomissing Hills, and said point being in the southern property line of said Wyomissing Hills, Inc., property of which this is a part, as well as being in the northern line of West Lawn Borough, and said point also being in the northern line of a fifteen foot wide alley; thence northwardly along the eastern line of said Telford Avenue by a line making an interior angle of 91 degrees 19 minutes with the line of said fifteen foot wide alley, a distance of 61.91 feet to a point; thence eastwardly along property now or late of Wyomissing Hills, Inc., by a line making an interior angle of 77 degrees 1/2 minute with the last described line a distance of 111.02 feet to a point marked by an iron pin in the western line of a proposed twenty foot wide alley; thence southwardly along said alley by a line making an interior angle of 101 degrees 40-1/2 minutes with the last described line a distance of 39.44 feet to a point marked by an iron pin in the northern line of the fifteen foot wide alley aforementioned; thence westwardly along the northern line of said fifteen foot wide alley by a line making a right angle with the last described line a distance of 107.30 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Angelia G. Gregory and Jack L. Edmonds, w/h, by Deed from Sharon D. Wanner, dated 12/15/2006, recorded 01/05/2007 in Book 5048, Page 1599.

BEING KNOWN AS 411 Telford Avenue, Reading, PA 19609-1750.

Residential property

TAX PARCEL NO. 96-4386-08-98-9573

TAX ACCOUNT: 96970031

SEE Deed Book 5048 Page 1599

To be sold as the property of Angelia G. Gregory, Jack L. Edmonds

No. 15-14938

Judgment: \$110,522.32

Attorney: Jessica N. Manis, Esquire, Attorney

ALL THAT CERTAIN tract or parcel of land and the townhouse erected thereon, being Townhouse Unit 5D, as shown on the final plan of Heather Knoll, as recorded in Plan Book Volume 171, Page 74, in the Township of Muhlenberg, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BOUNDED on the North (side) by Townhouse Unit 5C

BOUNDED on the East (front) by common space

BOUNDED on the South (side) by Townhouse Unit 5B

BOUNDED on the West (rear) by common space

CONTAINING a lot width of 20 feet, more or less, as measured from the center of the party wall between Townhouse Unit 5C and 5D and containing a lot depth of 38 feet, more or less, as measured from the northeast lot corner, said corner located South seventy-nine degrees fifty minutes thirty-five seconds West (S. 79° 50' 35" W.) a distance of eight hundred ninety-one and forty-three hundredths feet (891.43') from a spike in Township Route No T-547, Tuckerton Road, marking the southeast corner of the subdivision of Heather Knoll.

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

PARCEL ID 4399-16-93-5186

COMMONLY KNOWN AS 1046 Frederick Blvd Reading, PA 19605

HOWEVER, by showing this address no additional coverage is provided

PARCEL ID: 66-4399-16-93-5186

BEING THE SAME PREMISES which Anthony Forino and Sandra Forino, his wife, by Deed dated October 136, 1998 and recorded October 29, 1998 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 2996 Page 2332, granted and conveyed unto Jeffrey L. Manning

TAX PARCEL: 66439916935186

ACCOUNT: 66000368

PIN NO. 439916935186

BEING KNOWN AS 1046 Frederick Boulevard, Reading, PA 19605

To be sold as the property of Jeffrey J. Manning a/k/a Jeffrey L. Manning

No. 15-15550

Judgment: \$48,904.21

Attorney: Andrew J. Marley, Esquire

PREMISES A

ALL THAT CERTAIN lot of ground with a two-story, mansard roof, brick dwelling house erected thereon, No. 1042 Cotton Street, in the

06/23/2016

Vol. 108, Issue 39

City of Reading, Berks County, Pennsylvania, bounded:

ON the North by said Cotton Street;

ON the East by property now or late of Jacob W. Fichthorn and wife, and an alley of the width of three feet, more or less;

ON the South by other property of the said Jacob W. Fichthorn and wife; and

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

CONTAINING IN FRONT on said Cotton Street twelve feet nine inches, more or less, and a depth of sixty- seven feet, more or less.

PREMISES B

ALL THAT CERTAIN lot of ground with a two-story brick dwelling house erected thereon, No. 1042 Cotton Street rear a/k/a 1043 Rambo Alley, in the City of Reading, Berks County, Pennsylvania, bounded:

ON the North by property now or late of Jacob W. Fichthorn;

ON the East by an alley of the width of three feet, more or less;

ON the South by Rambo Alley; and

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

CONTAINING IN FRONT on said Rambo Alley twelve feet nine inches, more or less and a depth of forty-three feet, more or less, to property now or late of Jacob W. Fichthorn.

BEING THE SAME PREMISES which David C. Paul, by Deed dated April 6, 1998 and recorded April 16, 1998 in the Office of the Recorder of Deeds in and for Berks County in Deed Book Number 2930 and Page Number 823 granted and conveyed unto Keith Shenk.

UPI: 10531629079787 & 10531629079782

ACCOUNT: 10327250 & 10327275

MAP PIN: 531629079787 & 531629079782

BEING KNOWN AS 1042 Cotton Street and 1042 Cotton Street Rear (a/k/a 1043 Rambo Alley), Reading, PA 19602

To be sold as the property of Keith Shenk a/k/a Keith D. Shenk

No. 15-16685

Judgment: \$47,222.16

Attorney: Philip G. Curtin, Esquire

ALL THAT CERTAIN parcel of land, together with the two and one- half story semi-detached brick dwelling and other improvements thereon erected, being know as House No. 409 South Richmond Street, situate on the easterly side of South Richmond Street between West Pine Street and West Jackson Street, in the Borough of Fleetwood, County of Berks and Commonwealth of Pennsylvania and being more fully bounded and described in accordance with a survey made September 15, 1967, by Glenn D. Packard, Registered Surveyor, as follows to wit:

BEGINNING at an iron pin on the easterly building line of South Richmond Street southwardly a distance of 70.00 feet from the intersection of the easterly building line of South

Richmond Street with the southerly building line of West Pine Street;

THENCE extending in an easterly direction along property now or late of Elmer B. Rhoads, forming an interior angle of 90 degrees with the easterly building line of South Richmond Street, a distance of 180.00 feet to a point on the westerly side of a twenty feet wide alley;

THENCE extending in a southerly direction along the same, forming an interior angle of 90 degrees with the last described line a distance of 10.00 feet to an iron pin;

THENCE extending in an easterly direction along the southern terminus of said twenty feet wide alley and along property now or late of Alvin Seyler, forming an interior angle of 270 degrees with the last described line, a distance of 90.29 feet, more or less, to an iron pin on the westerly side of another twenty feet wide alley;

THENCE extending in a southerly direction along the same forming an interior angle of 63 degrees with the last described line, a distance of 33.67 feet to an iron pin on the westerly side of said twenty feet wide alley;

THENCE extending in a westerly direction along property now or late of Robert F. Conrad and Mary Conrad, his wife, upon which is erected House No. 411 South Richmond Street, forming an interior angle of 117 degrees with the last described line and by a line passing through the wall between House No. 409 and House No. 411 South Richmond Street, a distances of 255.00 feet, more or less, to a point in the easterly building line of South Richmond Street;

THENCE extending in a northerly direction along the same forming an interior angle of 90 degrees with the last described line, a distance of 40.00 feet to the place of beginning.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 409 S. Richmond St., Fleetwood, PA 19522

TAX PARCEL: 44-5431-20-82-1108

ACCOUNT: 44-066900

SEE Deed Book: 3987, Page 1680

To be sold as the property of Thomas H. Souders

This property is being sold subject to a first and second mortgages

No. 15-17048

Judgment Amount: \$83,408.36

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Maiden Creek Township, Berks County, Pennsylvania, bounded and described according to a final plan of Golden Manor, III, drawn by C.L. Frantz & Associates, Inc., Engineers and Land Surveyors, dated August 23, 1991 and last revised March 7, 1994, said plan recorded in Berks County in Plan Book 200, Page 42, as follows, to wit:

BEGINNING at a point on the southwesterly

06/23/2016

side of Walnut Tree Drive (53 feet wide), said point being a corner of Lot No. 239 on said plan; thence extending from said point of beginning along Lot No. 239 South 44 degrees 03 minutes 56 seconds West 100.50 feet to a point in line of open space on said plan; thence extending along same North 45 degrees 56 minutes 04 seconds West 20.00 feet to a point, a corner of Lot No. 237 on said plan; thence extending along same North 44 degrees 03 minutes 56 seconds East 100.50 feet to a point on the southwesterly side of Walnut Tree Drive; thence extending along same South 45 degrees 56 minutes 04 seconds East 20.00 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 238 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Dawn M. Pingyar, by Deed from Rocco A. Comita, Jr. and Wendy Comita, dated 08/19/2004, recorded 09/01/2004 in Book 4140, Page 777.

BEING KNOWN AS 640 Walnut Tree Drive, Blandon, PA 19510-9429.

Residential property

TAX PARCEL NO. 61-5421-18-40-0285

TAX ACCOUNT: 610001555

SEE Deed Book 4140 Page 777

To be sold as the property of Dawn M. Pingyar.

No. 15-17049

Judgment Amount: \$102,658.68

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or tract of woodland on the southern side of Wildwood Road, a 53 foot wide private road, situate in the Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, designated as Lot I of 'Stump Subdivision II': as recorded in Plan Book Volume __, Page __, Berks County Records, being more fully bounded and described as follows, to wit:

BEGINNING at an iron pin on the southerly right of way line of Wildwood Road, being a common corner of lands designated as Lot 5A of Resubdivision Plan Stump Subdivision as recorded in Plan Book Volume 13, Page 15, now being property of Brian and Darlene E. Routhton DBV 2077 PG 1155); thence leaving the place of beginning, leaving said right of way line, and along said Lot 5A S. 25 degrees 25 minutes 41 seconds W., 466.02 feet to an iron pin on the northern right of way line of Mountainside Road; thence along said right of way line of Mountainside Road, 53 feet wide, the 2 following courses and distances viz: (1) N. 56 degrees 35 minutes 00 seconds W., 284.32 feet to an iron pin, (2) 34 degrees 00 minutes 00 seconds W., 125.00 feet to an iron pin being a common corner of lands designated as Lot 2 of 'Stump Subdivision II', residue lands of Richard C. Stump, II and Brenda L. Stump (DBV 1905 PG 1241); thence along said Lot 2 N. 42 degrees 07

Vol. 108, Issue 39

minutes 22 seconds E., 370.95 feet to an iron pin on the southerly right of way line of Wildwood Road; thence along said right of way line, the 4 following courses and distances, viz: (1) along a curve to the left having a central angle of 16 degrees 41 minutes 41 seconds, a radius of 155.05 feet, and an arc length of 45.18 feet to a point of tangency; (2) S. 64 degrees 34 minutes 19 seconds E. 99.40 feet to a point of curvature; (3) along a curve to the left, having a central angle of 11 degrees 39 minutes 39 seconds, a radius of 369.55 feet and an arc length of 75.21 feet to a point of reverse curvature; (4) along a curve to the right, having a central angle of 11 degrees 39 minutes 39 seconds, a radius of 316.55 feet and an arc length of 64.42 feet to a point of tangency, the place of BEGINNING.

CONTAINING 3.34 acres (net).

TITLE TO SAID PREMISES IS VESTED IN Timothy P. Mast and Kathleen M. Mast, his wife, by Deed from Brenda L. Stump, dated 07/31/1997, recorded 08/06/1997 in Book 2855, Page 216.

BEING KNOWN AS 104 Wildwood Road, Temple, PA 19560-1329.

Residential property

TAX PARCEL NO. 66-5319-06-29-5920

TAX ACCOUNT: 66000577

SEE Deed Book 2855 Page 216

To be sold as the property of Timothy P. Mast, Kathleen M. Mast a/k/a Kathleen A. Mast.

No. 15-19037

Judgment Amount: \$37,948.67

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house with mansard roof, together with the lot or piece of ground upon which the same is erected, situate on the West side of North Second Street, between Washington and Walnut Streets, being Number 136 North Second Street, in the City of Reading, County of Berks and State of Pennsylvania, more particularly bounded and described as follows, to wit:

ON the North by property now or late of Anna M. Shannon, being premises Number 138 North Second Street;

ON the East by said North Second Street;

ON the South by property now or late of Ellen R. Christman, widow, being premises Number 134 North Second Street; and

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

CONTAINING in front or width, North and South, on said North Second Street, fifteen feet (15 feet) and in length or depth, East and West, of equal width, one hundred and ten feet (110 feet) to said ten feet (10 feet) wide alley.

TITLE TO SAID PREMISES IS VESTED IN Iola Mays, by Deed from Iola Mays and Mattie Bell Adams, dated 11/28/1990, recorded 11/30/1990 in Book 2180, Page 1413.

MORTGAGOR Iola Mays died on 02/11/2015,

06/23/2016

Vol. 108, Issue 39

and Jason A. Ulrich was appointed Administrator/trix of her estate. Letters of Administration were granted to him on 05/19/2015 by the Register of Wills of Berks County, No. 0615-0750. The Decedent's surviving heirs at law and next-of-kin are Mattie Stevens and Daniel Kibukka.

BEING KNOWN AS 136 North 2nd Street, Reading, PA 19601-4010.

Residential property

TAX PARCEL NO. 06-5307-81-61-1037

TAX ACCOUNT: 06049450

SEE Deed Book 2180 Page 1413

To be sold as the property of Jason A. Ulrich, in his capacity as Administrator of the Estate of Iola Mays, Daniel Kibukka, in his capacity as heir of the Estate of Iola Mays, unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Iola Mays, deceased.

No. 15-19356

Judgment Amount: \$82,315.41

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or parcel of land, together with a two (2) story dwelling, situate on the West side of Washington Street (50 feet wide) and on the East side of Main Street (50 feet wide), partially in the Borough of Bernville and partially in Penn Township, County of Berks and Commonwealth of Pennsylvania, being bounded and more fully described in accordance with a survey by Paul R. Grube and Associates, Inc., and shown on Plan Number 10-20, as follows, to wit:

BEGINNING at an iron pin on the West side of Washington Street (50 feet wide), said corner being the Northeast corner of herein described tract, thence; (1) in and along the West edge of Washington Street (50 feet wide), South five degrees fifty minutes fifty-three seconds West (S. 5 degrees 50 minutes 53 seconds W.) two hundred forty-seven and fifty hundredths feet (247.50 feet) to a p.k. spike in aforementioned Washington Street (50 feet wide), thence; (2) leaving Washington Street (50 feet wide) and along property belonging to B. Frank Sheidy and Flora L. Sheidy, his wife, North eighty-four degrees forty-nine minutes thirty seconds West (N. 84 degrees 49 minutes 30 seconds W.) passing through an iron pin on line fifteen (15.00 feet) from last described corner, a total distance of five hundred nine and fifty-two hundredths feet (509.52 feet) to a p.k. spike in Main Street (50 feet wide), thence; (3) in Main Street (50 feet wide), North thirty-eight degrees thirty-four minutes thirty seconds West (N. 38 degrees 34 minutes 30 seconds W.) forty-seven and thirteen hundredths feet (47.13 feet) to a p.k. spike in Main Street (50 feet wide), thence; (4) leaving aforementioned Main Street (50 feet wide) and along property belonging to Kenneth R. Mohn and Eileen A. Mohn, his wife, the two (2) following courses and distances, viz: (a)

South eighty-three degrees twenty-eight minutes thirty-two seconds East (S. 83 degrees 28 minutes 32 seconds E.) passing through a concrete monument ninety- eight and forty hundredths feet (98.40 feet) from last described corner, a total distance of two hundred fifty-seven and eighty-eight hundredths feet (257.88 feet) to a concrete monument, thence; (b) North thirteen degrees two minutes ten seconds East (N. 13 degrees 02 minutes 10 seconds E.) three hundred seventy-one and seventy hundredths feet (371.70 feet) to a concrete monument, thence; (5) along property belonging to Jacob S. Haag Cemetery Company, South fifty-two degrees thirty-nine minutes seven seconds East (S. 52 degrees 39 minutes 07 seconds E.) two hundred seventy-nine and twenty-five hundredths feet (279.25 feet) to the place of BEGINNING.

CONTAINING two and one hundred fifty-six thousandths (2.156) acres.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey L. Groff and Beth A. Groff, h/w, by Deed from Jeffrey L. Groff and Beth A. Groff, f/k/a Beth A. Muchoney, h/w, dated 11/06/2002, recorded 11/21/2002 in Book 3646, Page 1101.

BEING KNOWN AS 647 North Main Street, Bernville, PA 19506-9711.

Residential property

TAX PARCEL NO. 29-4450-11-56-0720

TAX ACCOUNT: 29008348

SEE Deed Book 3646 Page 1101

To be sold as the property of Jeffrey L. Groff, Beth A. Groff.

No. 15-19913

Judgment Amount: \$116,280.68

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and the lot of ground thereto appertaining, situate in the Borough of Kenhorst, County of Berks and State of Pennsylvania (as shown by the map or plan of South Farview, surveyed by E. Kurtz Wells, bearing date October 1918 and recorded in Plan Book Number 7, Page 9, Berks County Records), and being further known as Lot Number 83 on said plan, bounded and described as follows, to wit:

BEGINNING on the North by a twenty feet wide alley, on the East by Lot Number 82 on said plan, on the South by Fern Avenue, and on the West by Lot Number 84 in said plan, being other property of said John J. Zerbe and about to be conveyed to Joseph S. Conner and Bertha Mac Conner, his wife.

CONTAINING in front or width on said Fern Avenue twenty feet and in depth of equal width one hundred and fifty feet to said alley.

TITLE TO SAID PREMISES IS VESTED IN Ray Schmidt by Deed from Lori L. Dotterer dated 01/31/2006 recorded 02/01/2006 in Book 4772 Page 588.

BEING KNOWN AS 1019 Fern Avenue,

06/23/2016

Reading, PA 19607-1626.

Residential property

TAX PARCEL NO. 54-5306-18-32-7159

TAX ACCOUNT: 54044500

SEE Deed Book 4772 Page 588

To be sold as the property of Ray Schmidt.

No. 15-20245

Judgment \$221,683.74

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

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or tract of land situate on the South side of Township Road T-438 known as Crusher Road in the Township of Union, County of Berks and Commonwealth of Pennsylvania, being Lot No 1 as shown on final plan-Cooper Subdivision for Donald Cooper prepared by Spotts, Stevens and McCoy, Inc. identified as Drawing Number 18223-000 D 002 and 003 and being more fully bounded and described as follows, to wit:

BEGINNING AT A POINT marked by a steel pin on the southerly existing right-of-way line of Township Road T-438 known as Crusher Road being also a corner of residue lot belonging to Everett Sheeder and extending in a northeasterly direction along the southerly right-of-way line of said Township Road T-438 the two following courses and distances, viz:

(1) Along the arc of a curve deflecting to the left having a radius of 666.17 feet, a central angle of 12 degrees 55 minutes 12 seconds and crossing a proposed 50 feet wide access easement to adjoining property a distance along the arc of 150.22 feet to a point marked by a steel pin;

(2) Continuing along the arc of a curve deflecting to the left having a radius of 2913.25 feet a central angle of 02 degrees 57 minutes 44 seconds and a distance along the arc of 150.62 feet to a point marked by a steel pin, a corner of residue lot belonging to Everett Sheeder and Mary C. Sheeder, his wife; thence leaving Township Road T-438 known as Crusher Road and extending along said residue lot the three following courses and distances, viz:

(1) South 42 degrees 52 minutes 54 seconds East, a distance of 100.00 feet to a point marked by a steel pin;

(2) South 06 degrees 13 minutes 49 seconds East, a distance of 471.26 feet to a point marked by a steel pin;

(3) South 22 degrees 54 minutes 05 seconds East, a distance of 380.57 feet to a point marked by a steel pin in line of lands belonging to the Commonwealth of Pennsylvania;

THENCE EXTENDING along said lands belonging to the Commonwealth of Pennsylvania and recrossing a proposed 50 feet wide access easement to adjoining property North 85 degrees 19 minutes 00 seconds West, a distance of 416.74 feet to a point marked by a steel pin, a corner of lands belonging to Paul J. Kakalecik and Anna M. Kakalecik, his wife; thence extending along said lands belong to Paul J. Kakalecik and Anna

Vol. 108, Issue 39

M. Kakalecik, his wife, and also along residue lot belonging to Everett Sheeder and Mary C. Sheeder, his wife, North 06 degrees 13 minutes 49 seconds West, a distance of 490.92 feet to a point marked by a steel pin: thence continuing along said residue lot, North 26 degrees 59 minutes 58 seconds West, a distance of 45.38 feet to a point, the place of beginning.

THE IMPROVEMENTS thereon being known as 56 Crusher Road, Douglassville, Pennsylvania 19518.

TAX I.D. #88-5343-02-77-8621

BEING KNOWN AS: 56 Crusher Road, Douglassville, Pennsylvania 19518.

TITLE TO SAID PREMISES is vested in Amelia M. Cooper and Donald Cooper, husband and wife, and Glen Cooper, their son, as joint tenants, with rights of survivorship by Deed from Donald Cooper and Amelia M. Cooper, husband and wife, dated July 30, 2008 and recorded August 8, 2008 in Deed Book 5401, Page 722.

To be sold as the property of Amelia M. Cooper, Glen Cooper, and Donald Cooper

No. 15-02954

Judgment Amount: \$236,362.40

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Caernarvon Township, Berks County, Pennsylvania, being Lot No. 113, bounded and described according to a final plan of 'Pennwood Farms' Phase IV, drawn by Edward B. Walsh & Associates, Inc., Civil Engineers and Surveyors, dated August 21, 1998 and last revised November 25, 1998, said plan recorded in Plan Book 245 Page 29, Berks County Records as follows:

BEGINNING at a point of reverse curve on the southwesterly side of Pennwood Drive (50 feet wide), said point being the arc distance of 33.40 feet measured along the arc of a circle curving to the right having a radius of 25.00 feet from a point of reverse curve on the southeasterly side of Quarry View Drive (50 feet wide); thence extending from said point of beginning along the southwesterly side of Pennwood Drive the two following courses and distances: (1) southeastwardly along the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 43.23 feet to a point of tangent, and (2) South 33 degrees 17 minutes 49 seconds East 55.12 feet to a point a corner of Lot No. 112 on said plan; thence extending along same South 56 degrees 42 minutes 11 seconds West 173.46 feet to a point in line of Lot No. 85 on said plan; thence extending along same North 33 degrees 17 minutes 49 seconds West 30.00 feet to a point a corner of Lot No. 84 on said plan; thence extending along same and along Lot No. 114 North 06 degrees 57 minutes 28 seconds East 172.46 feet to a point of curve on the southerly side of Quarry View Drive; thence extending eastwardly and northeastwardly along

06/23/2016

Vol. 108, Issue 39

the southerly and southeasterly side of Quarry View Drive along the arc of a circle curving to the left having a radius of 350.00 feet the arc distance of 65.25 feet to a point of reverse curve on the southeasterly side of Quarry View Drive; thence leaving the southeasterly side of Quarry View Drive along the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 33.40 feet to the first mentioned point and place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Jason R. George and Bobbi Jo George, by Deed from Fannie Mae, a/k/a, Federal National Mortgage Association, by its Attorney in Fact Phelan Hallinan & Schmieg by Power of Attorney recorded on 1-30-2009, dated 07/20/2012, recorded 08/01/2012 in Instrument Number 2012031652.

BEING KNOWN AS 53 Pennwood Drive, Morgantown, PA 19543-8821.

Residential property

TAX PARCEL NO.: 532004612778

TAX ACCOUNT: 35000578

INSTRUMENT NO.: 2012031652

To be sold as the property of Jason R. George a/k/a Jason George, Bobbi Jo George a/k/a Bobby Jo Rogo.

No. 15-21022

Judgment Amount \$171,662.06

Attorney: Robert W. Williams, Esquire

ALL THAT CERTAIN lot or piece of ground situate on the northern side of West Race 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 State of Pennsylvania, being Lot No. N18 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 and Edna M. Nygaard, his wife, said revised plan of building lots being recorded in Misc. Book 198 Page 399, Berks County Records, bounded on the North by a twenty (20) feet wide alley known as Liberty Alley; on the East by Lot No. N17, property now or late of John R. Weidner and Ethel K. Weidner, husband and wife; on the South by West Race Street; and on the West by Lot No. N19 and being more fully bounded and described as follows:

BEGINNING AT A CORNER on the northern topographical building line of West Race Street, a distance of 100 feet no inches westwardly from the northwest topographical building corner of West Race Street and Maple Street; thence in a westerly direction along the northern topographical building line of the aforesaid West Race Street, a distance of 80 feet no inches to a corner; thence leaving and making a right angle with the aforesaid West Race Street and in a northerly direction along Lot No. N19, a distance of 125 feet no inches to a corner on the southern side of Liberty Alley; thence in an easterly direction along the same, making a right

angle with the last described line, a distance of 80 feet no inches to a corner; thence leaving and making a right angle with the aforesaid Liberty Alley and in a southerly direction along Lot No. N17, property now or late of John R. Weidner and Ethel K. Weidner, husband and wife, a distance of 125 feet no inches and making a right angle with the aforesaid West Race Street at the place of beginning.

CONTAINING 10,000 square feet.

TITLE TO SAID PREMISES vested in Juan F. Cabrera and Amanda N. Cabrera, husband & wife, by Deed from Ruth S. Adams, by her agent Susan Adams Graves and Susan Adams Graves dated 10/27/2011 and recorded 01/13/2012 in the Berks County Recorder of Deeds in Instrument No. 2012001837.

BEING KNOWN AS 407 West Race Street, Fleetwood, PA 19522

TAX PARCEL NUMBER: 44-5431-15-54-0056

To be sold as the property of Juan F. Cabrera and Amanda N. Cabrera

No. 15-21201

Judgment Amount: \$114,024.23

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground upon which is erected a two-story brick mansard roof dwelling house, situate on the West side of Raymond Street, in Hyde Villa, Muhlenberg Township, Berks County and State of Pennsylvania, known as Lot No. 53 in the map or plan of Hyde Villa, surveyed by N.M. Davis, C.E., and dated 1905, said map or plan being duly recorded in the Recorder's Office at Reading, said County, in Plan Book Volume 3, Page 12, and being bounded and described as follows, to wit:

ON the North by Lot No. 52 on said plan, the property now or late of Kate H. Fisher, on the East by said Raymond Street, on the South by Lot No. 54 on said plan, and on the West by a ten feet wide alley.

CONTAINING in front along Raymond Street twenty (20) feet and in depth of equal width one hundred twenty (120) feet to said ten feet wide alley, being No. 206 Raymond Street, Hyde Villa, Muhlenberg Township, Berks County, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Omar Otero and Taryn N. Wolf, by Deed from William Rhoads and Bonnie J. Rhoads, h/w, dated 04/30/2009, recorded 05/20/2009 in Instrument Number 2009022861.

BEING KNOWN AS 206 Raymond Street, Reading, PA 19605-2946.

Residential property

TAX PARCEL NO. 66-5308-16-84-8050

TAX ACCOUNT: 66388100

SEE Deed Instrument 2009022861

To be sold as the property of Omar Otero, Taryn N. Wolf.

06/23/2016

Vol. 108, Issue 39

No. 15-21291

Judgment Amount: \$73,758.95

Attorney: Phelan Hallinan Diamond & Jones,
LLP**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of ground upon which is erected a three-story brick dwelling house, being No. 152 Douglass Street, situate on the South side of said Douglass Street, between Pear and North Second Street, in the City of Reading, Berks County, Pennsylvania, bounded and described as follows, to wit:

ON the North by said Douglass Street; on the East by property now or late of Equitable Savings and Loan Association; on the South by a ten feet wide alley; and on the West by property now or late of Equitable Savings and Loan Association.

CONTAINING in front on said Douglass Street, in width or breadth, twenty-four feet (24 feet) and in depth or length, of equal width or breadth, one hundred ten feet (110 feet) to said ten feet wide alley, the western line of the herein described premises being twenty-four feet (24 feet) East of the eastern line of said Pear Street.

TITLE TO SAID PREMISES IS VESTED IN Danilo Duran by Deed from Manuel A. Perez and Jessica Y. Perez, h/w, dated 03/01/2006, recorded 03/29/2006, in Book 04835, Page 1595.

BEING KNOWN AS 152 Douglass Street, Reading, PA 19601-4910

Residential property

TAX PARCEL NO. 15530757640505

TAX ACCOUNT: 15345175

SEE Deed Book 04835 Page 1595

To be sold as the property of Danilo Duran.

No. 15-21772

Judgment: \$88,838.65

Attorney: Udren Law Offices, PC

ALL THAT CERTAIN lot or piece of ground, being an addition to the Easterly side of existing property of the herein named grantees, situate on the Southerly side of a public macadam road, Township Route Number 521, leading from State Legislative Route Number 06036 toward Bernville, in the Township of Penn, County of Berks, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the center of the aforementioned Township Route Number 521, the said iron pin being a distance of 1,064 feet, more or less, measured Westerly in and along the center of the said Township Route Number 521 from its intersection with the aforementioned State Legislative Route Number 06036, thence from the said place of beginning, leaving the said Township Route Number 521 and extending along property about to be conveyed unto Gerald F. Scanlan and Irene R. Scanlan, his wife, South 3 degrees 13 minutes 40 seconds West, a distance of 243.07 feet to an iron pin in line of residue property of Walter L. Phillips and Mabel M.

Phillips, his wife, thence along the same North 88 degrees 15 minutes West, a distance of 100.03 feet to an iron pin marking a corner of existing property of Herbert S. Foreman, Sr. and Ethyl Mae Foreman, his wife, thence along the same North 3 degrees 13 minutes 40 seconds East, a distance of 281.11 feet to an iron pin in the center of the said Township Route Number 521, thence in and along the same South 67 degrees 15 minutes East, a distance of 106 10 feet to the place of Beginning.

CONTAINING 26,208.51 square feet of land.

PURPART NO. 2

ALL THAT CERTAIN lot or piece of ground, situate on the Southerly side of a public macadam road, Township Route Number 521, leading from another public macadam road, State Legislative Route Number 06036, toward Bernville in the Township of Penn, County of Berks, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the center of the aforementioned Township Route Number 521, the said iron pin being a distance of 1,170 feet, more or less, measured Westerly in and along the center of the said Township Route Number 521 from its intersection with the aforementioned State Legislative Route Number 06036, thence from the said place of beginning, leaving the aforementioned Township Route Number 521 along residue property of Walter L. Phillips and Mable M. Phillips, his wife, the following four courses and distances, viz (1) South 3 degrees 13 minutes 40 seconds West, a distance of 281.11 feet to an iron pin, (2) North 88 degrees 15 minutes West, a distance of 148.10 feet to an iron pin (3) North 1 degree 45 minutes East, a distance of 267 75 feet to an iron pin on the Southerly side of a 15 feet wide field road, and (4) along the same North 72 degrees 45 minutes East, a distance of 105.73 feet to an iron pin in the aforementioned Township Route Number 521, thence in and along the same South 67 degrees 15 minutes East, a distance of 59 00 feet to the place of Beginning.

CONTAINING one acre in land

PARCEL ID 4379-02-76-2572

BEING KNOWN AS: 48 Fisher Mill Rd. n/k/a 48 Fisher Mill Stream Rd., Bernville, PA 19506

PROPERTY ID NO.: 4379-02-76-2572

TITLE TO SAID PREMISES IS VESTED IN Herbert S. Foreman, Jr., sole owner by Deed from Herbert S. Foreman, Sr. dated 06/28/2005 recorded 10/05/2005 in Deed Book 04680 Page 0430.

To be sold as the property of: Herbert S. Foreman, Jr., sole owner

06/23/2016

Vol. 108, Issue 39

No. 15-22199

Judgment Amount: \$55,921.43

Attorney: Phelan Hallinan Diamond & Jones,
LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house with mansard roof and the lot or piece of ground upon which the same is erected, situate on the East side of and being known as No. 1333 Locust Street, between Perry and Pike 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 Cyrus P. Schucker; ON the East by a 10 feet wide alley; ON the South by property now or late of Boyd E. Wolfe and Carrie M. Wolfe, his wife; and ON the West by said Locust Street.

CONTAINING in front or width, North and South, on said Locust Street, 13 feet 3 inches, more or less, and in depth of equal width 100 feet, more or less, to said 10 feet wide alley.

TOGETHER with the full, free and uninterrupted right, liberty and privilege of using the joint alley, between the above described premises and the premises adjoining on the North in common with the owners and occupiers of said adjoining premises.

TOGETHER also with the right, liberty and privilege of using the ten feet wide alley on the East in common with the owners and occupiers of the premises abutting thereon.

TITLE TO SAID PREMISES IS VESTED IN Wendy Camejo, by Deed from Our City-Reading, Inc., a non-profit corporation, dated 03/06/2008, recorded 03/20/2008 in Book 5323, Page 67

BEING KNOWN AS 1333 Locust Street, Reading, PA 19604-1916.

Residential property

TAX PARCEL NO. 17-5317-30-17-4650

TAX ACCOUNT: 17469025

SEE Deed Book 5323 Page 67

To be sold as the property of Wendy Camejo.

No. 16-00110

Judgment: \$430,263.69

Attorney: Richard J. Nalbandian, III, Esquire
Legal Description

ALL THAT CERTAIN lot or piece of ground situate in South Heidelberg Township, Berks County, Commonwealth of Pennsylvania, bounded and described according to a final plan of Heidelberg Run West drawn by Vitillo Group, Inc, dated June 13, 1997 and last revised September 17, 1998, said plan recorded in Berks County in Plan Book 231, Page 37, as follows, to wit:

BEGINNING at a point of curve on the southeasterly side of Longview Drive (54 feet wide) said point being a corner of Lot No. 337 on said plan; thence extending from said point of beginning along Lot No. 337 South 49 degrees 38

minutes 00 seconds East 170.82 feet to a point in line of Lot No. 326 on said plan; thence extending partly along same and along Lot No. 335 South 85 degrees 40 minutes 55 seconds West 157.00 feet to a point on the easterly side of Longview Drive, thence extending along same North 04 degrees 19 minutes 05 seconds West 33.63 feet to a point of curve on the easterly side of Longview Drive; thence extending northwardly and northeastwardly along the easterly and southeasterly side of Longview Drive along the arc of a circle curving to the right having a radius of 123.00 feet the arc distance of 95.93 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 336 as shown on the abovementioned plan.

SUBJECT TO a portion of a 20 feet wide drainage easement extending along rear of premises

UNDER AND SUBJECT to the following covenants, conditions and restrictions which shall constitute covenants running with land:

1. All sanitary sewer easements shall remain free and clear of all impediments including, but not limited to, sheds, decks, fences, pools, trees, shrubs or other plantings. The individual lot owners shall provide routine maintenance. No regarding without the South Heidelberg Township Municipal Authority's written permission shall be performed.

2. All storm sewer easements shall remain free and clear of all impediments including, but not limited to, sheds, decks, fences, pools, trees, shrubs, or other plantings. The individual lot owners shall provide routine maintenance. No regarding without the South Heidelberg Township's written permission shall be performed.

To be sold as the property of Doreen Hudson

No. 16-00288

Judgment Amount: \$119,886.47

Attorney: Phelan Hallinan Diamond & Jones,
LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the dwelling thereon erected, situate on the Westerly side of Sixth Avenue between South Temple Boulevard and Park Avenue as shown on the Plan of South Temple, laid out by William A. Sharp, said Plan recorded in Plan Book 2, Page 56, Berks County Records, in the Township of Muhlenberg, County of Berks and State of Pennsylvania, more fully bounded and described as follows:

BEGINNING at a point on the Westerly lot line of Sixth Avenue, Southwardly a distance of one hundred seventy and forty-six hundredths feet (170.46 feet) from the intersection of the Westerly lot line of Sixth Avenue (fifty (50) feet wide) with the Southerly lot line of Park Avenue (fifty (50) feet wide); thence extending in a Southerly direction along the Westerly lot line of Sixth Avenue a distance of sixty feet (60 feet) to

06/23/2016

a point; thence extending in a Westerly direction forming a right angle with the Westerly lot line of Sixth Avenue, along property now or late of Mark A. Hipple and Irene Hipple, his wife, a distance of one hundred fifty feet (150 feet) to a point; thence extending in a Northerly direction by a line forming a right angle with the last described line along property now or late of the South Temple Realty Corporation, a distance of sixty feet (60 feet) to a point; thence extending in an Easterly direction by a line forming a right angle with the last described line along property now or late of the South Temple Realty Corporation, a distance of one hundred fifty feet (150 feet) to the place of Beginning.

TITLE TO SAID PREMISES IS VESTED IN William J. Haines, III, by Deed from Mary M. Saxe, dated 12/29/2011, recorded 02/07/2012 in Instrument Number 2012005062.

BEING KNOWN AS 4116 6th Avenue, Temple, PA 19560-1908.

Residential property

TAX PARCEL NO. 66530916826745

TAX ACCOUNT: 66193200

SEE Deed Book 2012 Page 5062

To be sold as the property of William J. Haines, III.

No. 16-00373

Judgment Amount: \$222,914.49

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Bern Township, Berks County, Pennsylvania, bounded and described according to a final plan of West Ridge, Phase 1A, drawn by Thomas R. Gibbons & Associates, Inc., Professional Surveyors, Engineers, Planner, dated March 10, 1997 and last revised June 9, 1997, said plan recorded in Berks County in Plan Book 223, Page 11, as follows, to wit:

BEGINNING at a point of curve on the northeasterly side of Christina Drive (53 feet wide), said point being a corner of Lot No. 50 on said plan; thence extending from said point of beginning along Lot No. 50 North 22 degrees 49 minutes 45 seconds East 114.10 feet to a point in line of lands of unknown owners; thence extending along same South 50 degrees 02 minutes 06 seconds East 35.90 feet to a point, a corner of Lot No. 48 on said plan; thence extending along same South 18 degrees 42 minutes 11 seconds West 101.17 feet to a point on the northeasterly side of Christina Drive; thence extending along same the two following courses and distances: (1) North 71 degrees 17 minutes 49 seconds West 30.98 feet to a point of curve, and (2) northwestwardly along the arc of a circle curving to the right having a radius of 148.50 feet the arc distance of 10.69 feet to the first mentioned point and place of beginning.

CONTAINING 4,071 square feet of land.

TITLE TO SAID PREMISES IS VESTED IN

Vol. 108, Issue 39

Nationstar Mortgage Company, by Deed from Tiffany L. Burns, dated 06/05/2014, recorded 06/26/2014 in Instrument Number 2014020369.

BEING KNOWN AS 1003 Christina Drive, Leesport, PA 19533-8800.

Residential property

TAX PARCEL NO. 27-4388-02-89-2435

TAX ACCOUNT: 27000246

SEE Deed Instrument #2014020369

To be sold as the property of Tiffany Burns.

No. 16-00442

Judgment Amount: \$127,435.36

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground and the buildings and improvements thereon, situate in the Township of Cumru, in the County of Berks and Commonwealth of Pennsylvania, more particularly described as follows:

PREMISES A

ALL THOSE CERTAIN two lots or pieces of ground situate in the Township of Cumru, County of Berks and Commonwealth of Pennsylvania, being Lots Nos. 1174 and 1175 in Plan of Lots of Farview, as drawn and surveyed by William H. Dechant & Son, Engineers, said plan being recorded in the Recorder's Office at Reading, in Plan Book Volume 2, Page 41, bounded and described, to wit:

NORTHERLY by Liggett Avenue;

EASTERLY by Lot No. 1176 on said plan;

SOUTHERLY by a twenty feet wide alley;

WESTERLY by Lot No. 1173, on said plan.

CONTAINING together in front on said Liggett Avenue forty feet and in depth of equal width to said alley, one hundred and fifty feet.

PREMISES B

ALL THOSE CERTAIN lots or pieces of ground, together with the one and one-half story frame bungalow erected thereon, situate on the southerly side of Liggett Boulevard, West of Hill Circle, in the Township of Cumru, County of Berks and Commonwealth of Pennsylvania, being Lots Nos. 1176, 1177, and 1178, in the plan of lots of 'Farview', as drawn and surveyed by Wm. H. Dechant & Son, Engineers, said plan being recorded in the Recorder's Office at Reading in Plan Book Vol. 2, Page 41, bounded and described as follows, to wit:

ON the northerly side by said Liggett Boulevard; on the easterly side by Lot No. 1179 on said plan; on the southerly side by a twenty feet wide alley; and on the westerly side by Lot No. 1175 on said plan; each lot containing in front on said Liggett Boulevard twenty feet and in depth of equal width one hundred and fifty feet to said twenty feet wide alley.

TITLE TO SAID PREMISES IS VESTED IN Nelson J. Delp, Jr. and Florence M. Delp, his wife, by Deed from Nathan Brown and Cynthia Anderson, nka, Cynthia J. Brown, h/w, dated 08/27/2002, recorded 09/16/2002 in Book 3601,

06/23/2016

Vol. 108, Issue 39

Page 1629.

BY VIRTUE OF Nelson J. Delp, Jr.'s death on or about 07/05/2012, his ownership interest was automatically vested in Florence M. Delp, the surviving tenant by the entirety.

BEING KNOWN AS 1810 Liggett Avenue, Shillington, PA 19607-1344.

Residential property

TAX PARCEL NO. 39-4396-20-91-3101

TAX ACCOUNT: 39375150

SEE Deed Book 3601 Page 1629

To be sold as the property of Florence M. Delp.

No. 16-00463

Judgment Amount: \$99,486.53

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or piece of land together with the one and one-half story frame dwelling erected thereon, situate on the Northerly side of Pennsylvania State Highway Route No. 422 in the Township of Douglass, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at an iron pin in the right of way of Pennsylvania Hwy. Route 422 leading from Reading to Philadelphia; thence along and in said right of way of Penna. Hwy. Route No. 422, North 71 degrees, 52-1/2 minutes West a distance of 64.24 feet to a corner in lands of Michael Szaerba and Annie Szaerba, his wife, and the herein described premises; thence along the same, North 22 degrees, 7-1/2 minutes East, a distance of 100.56 feet to an iron pin; thence still along the same, North 8 degrees, 46-1/2 minutes West a distance of 13.32 feet to an iron pin; thence still along the same, North 65 degrees, 20-1/2 minutes West, a distance of 39.30 feet to an iron pin; thence along land now or late of William J. Souders and Erma M. Souders, his wife, North 22 degrees, 48-1/2 minutes East a distance of 76.97 feet to an iron pin; thence along other lands of Michael Szaerba and Annie Szczerba, his wife, South 65 degrees, 20-1/2 minutes East a distance of 109.37 feet to an iron pin; thence along other lands of Michael Szczerba and Annie Szczerba, his wife, South 22 degrees, 7-1/2 minutes West a distance of 182.38 feet to a place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Rodney K. Jones, by Deed from A. Thomas Shires, a/k/a Archibald T. Shires, dated 12/21/2012, recorded 12/21/2012 in Instrument Number 2012053792.

BEING KNOWN AS 1461 Ben Franklin Highway, A/K/A 1461 Ben Franklin Hwy E, a/k/a 1461 W Ben Franklin Hwy, Douglassville, PA 19518-1624.

Residential property

TAX PARCEL NO. 41-5364-20-81-2644

TAX ACCOUNT: 41079095

SEE Deed Instrument Number 2012053792

To be sold as the property of Rodney K. Jones.

No. 16-00939

Judgment Amount: \$24,541.84

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN three-story brick dwelling house, with slanting roof and lot or piece of ground upon which the same is erected, situate on the South side of West Douglass Street, between Weiser and Ritter Streets, being No. 216 West Douglass Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point one hundred thirty-three feet West of and from the Southwest corner of Weiser and West Douglass Streets; thence South along property now or late of Harvey H. Plowfield one hundred and ten feet to a ten feet wide alley; thence West along alley fifteen feet six inches to a point; thence North along property now or late of Blanche Cross one hundred and ten feet to the South side of West Douglass Street; thence East along said West Douglass Street fifteen feet six inches to the place of Beginning.

CONTAINING in front on said West Douglass Street fifteen feet six inches (15' 6") and in depth one hundred ten feet (110').

TOGETHER with the right and privilege of using the joint alley two feet two inches in width and forty-one feet seven inches in length, running along the East side of the premises herein described in common with the owner or occupier of the adjoining premises on the East.

UNDER AND SUBJECT to certain restriction now of record.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 216 West Douglass Street, Reading, PA 19601

TAX PARCEL #15530756448525

ACCOUNT: 15352800

SEE Deed Book 2901, Page 949

Sold as the property of: Juan Ortiz-Ortiz

No. 16-00954

Judgment: \$72,524.87

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

ALL THAT CERTAIN two and one-half story frame dwelling house and lot or piece of ground on which the same is erected, situate on the West side of Orange Street, in the Borough of Birdsboro, in the County of Berks and State of Pennsylvania, bounded and described as follows: ON the North by Rose Street; on the East by Orange Street; on the South by property now or late of Mattie E. Hoffman and Courtland G. Hoffman, her husband; and on the West by an alley.

CONTAINING in front along said Orange Street a width of twenty-four feet (24'), more or less, and a depth of two hundred feet (200'), more or less.

BEING Parcel No. 31-5344-10-35-3367

06/23/2016

Vol. 108, Issue 39

BEING THE SAME PREMISES WHICH Chase Home Finance, LLC, successor by merger Chase Manhattan Mortgage Corporation, by Deed dated 3/9/07 and recorded 3/19/07 in the Office of the Recorder of Deeds of Berks County, in Deed Book 05094, Page 1427, granted and conveyed unto The Secretary of Housing and Urban Development.

TAX I.D. #31-5344-10-35-3367

BEING KNOWN AS: 130 Orange Street, Birdsboro, Pennsylvania 19508.

TITLE TO SAID PREMISES is vested in Ihor Serba by Deed from Alphonso Jackson, Secretary of Housing and Urban Development dated July 3, 2007 and recorded October 4, 2007 in Instrument Number 2007060803

To be sold as the property of Ihor Serba

No. 16-01102

Judgment Amount: \$59,395.62

Attorney: Phelan Hallinan Diamond & Jones, LLP

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 North Twelfth Street, between Elm and Buttonwood Streets, being Number 361 North Twelfth Street, in the City of Reading, County of Berks, and State of Pennsylvania, bounded and described as follows:

ON the North by property now or late of George C. Bower and Helen A. Bower, his wife, being Number 363 North Twelfth Street; on the East by Lombard Street; on the South by property now or late of Francis T. Gieringer and Rose A. Gieringer, his wife, being Number 359 North Twelfth Street; and on the West by said North Twelfth Street.

CONTAINING in front on said Twelfth Street, in width or breadth, fourteen (14) feet, and in depth of equal width, along the northern line, one hundred and seven (107) feet, five (5) inches, and along the southern line one hundred and thirteen (113) feet, eight (8) inches, more or less.

SUBJECT TO COVENANTS, restrictions, easements of record and taxes for the current year.

TITLE TO SAID PREMISES IS VESTED IN Ronald D. Grieco by Deed from Grist Mill Development Company, a corporation dated 05/19/2005 recorded 07/01/2005 in Deed Book 4618 Page 431.

BEING KNOWN AS 361 North 12th Street, Reading, PA 19604-2953.

Residential property

TAX PARCEL NO. 95315770127339

TAX ACCOUNT: 98186100

SEE Deed Book 4618 Page 431

To be sold as the property of Ronald D. Grieco.

No. 16-01144

Judgment Amount: \$99,438.25

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN building lot situated in the Village of Frystown, Bethel Township, Berks County, Pennsylvania, bounded and described as follows to wit:

BEGINNING at a post on State Road; thence along said road westward sixty-six feet to a post; thence northward along lot number sixteen (16), now or late of Harry Weidner, one hundred ninety-eight feet to a post on Strawberry Alley; thence eastward along said alley sixty-six feet to a post; thence southward along lot number fourteen (14) now or late of Elmer K. Bashore, one hundred ninety-eight feet to State Road and place of BEGINNING.

CONTAINING one lot of ground one hundred ninety-eight feet in depth and sixty-six feet wide, and being numbered in the general plan of said village with number 15.

TITLE TO SAID PREMISES IS VESTED IN Shane B. Rebman, an adult individual, by Deed from Anna Mae Marks, an adult individual, dated 07/19/2013, recorded 07/24/2013 in Instrument Number 2013031461.

BEING KNOWN AS 525 Frystown Road, Myerstown, PA 17067-1936.

Residential property

TAX PARCEL NO. 30-3490-06-39-3935

TAX ACCOUNT: 30058801

SEE Deed Book 2013 Page 31461

To be sold as the property of Shane B. Rebman.

No. 16-01255

Judgment Amount: \$70,110.64

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT PARCEL of land in Twp of Heidelberg, Berks County, State of Pennsylvania, as more fully described in Deed Book 2902, Page 1809, ID# 4367.01.09.7375, being known and designated as Lot 3, metes and bounds property.

ALSO DESCRIBED AS:

ALL THAT CERTAIN piece, parcel or tract of land situate on the western side of a 50 feet wide reservation of a right of way northwest of Heidelberg Road, T-374, being Lot No. 3, as shown on Plan No. 8135-000-E-004, prepared by Spotts Stevens and McCoy, Inc., Consulting Engineers, Wyomissing, Pennsylvania and recorded in the Office of the Recorder of Deeds in and for Berks County, at Reading, Pennsylvania in Plan Book Volume 43, Page 22, in the Township of Heidelberg, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows:

BEGINNING at a point, said point being on the northwestern right of way line of Heidelberg Road, T-374, and the western side of a 50 feet wide reservation of a right of way, said point also being the southeastern corner of the herein

06/23/2016

Vol. 108, Issue 39

described premises; thence leaving the aforesaid Heidelberg Road, T-374, and the reservation of a 50 feet wide right of way and along property belonging to Howard C. Heck, South 87 degrees 15 minutes 00 seconds West, a distance of 576.00 feet to a point; thence along residue property belonging to Franklin R. Long and Georgiana Long, his wife, the two following courses and distances viz: (1) North 28 degrees 45 minutes 00 seconds East, a distance of 250.00 feet to a point; and (2) North 53 degrees 15 minutes 00 seconds East, a distance of 190.25 feet to a point on the western side of the aforesaid reservation of a 50 feet wide right of way; thence along the same the three following courses and distances, viz: (1) South 36 degrees 45 minutes 00 seconds East, a distance of 263.71 feet to a point; (2) by a curve bearing to the left having a radius of 175.00 feet, a central angle of 40 degrees 29 minutes 00 seconds, a distance along the arc of 123.65 feet and a chord bearing of South 56 degrees 59 minutes 30 seconds East, a distance of 121.09 to a point at a point of reverse curve; and (3) by a curve bearing to right having a radius of 74.72, a central angle of 40 degrees 26 minutes 00 seconds, a distance along the arc of 52.73 feet and a chord bearing of South 57 degrees 01 minutes 00 seconds East, a distance of 51.64 feet to the place of Beginning.

CONTAINING 2.142 acres.

THEREON ERECTED A DWELLING
HOUSE KNOWN AS: 4 Long Lane, Wernersville,
PA 19565

TAX PARCEL #48436701097375

ACCOUNT: 48014627

SEE Deed Book 2902, Page 1807

Sold as the property of: Cathie J. Peters and
Michael S. Peters

No. 16-01264

Judgment Amount: \$83,789.54

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground upon which the same is erected, situate in Muhlenberg Township, (formerly Temple Borough), Berks County, Pennsylvania being the eastern house of two adjoining brick dwelling houses situate on the North side of and known as No. 717 Mt. Laurel Avenue, between Seventh and Eighth Avenue, (formerly 3rd and 4th Streets), being parts of Lots Nos. 77 and 78, in a certain plan of building lots laid out by Daniel Baum, bounded and described as follows:

ON the North by Long Alley;

ON the East by property of Samuel Ramich;

ON the South by said Mt. Laurel Avenue; and

ON the West by property now or late of Ella Ricknbach, (being the western house).

CONTAINING in front along said Mt. Laurel Avenue 22 feet, and in depth to said alley 140 feet. (Said frontage being made up as follows, the eastern 6 feet of Lot No. 77 and the western

16 feet of Lot No. 75.)

THEREON ERECTED A DWELLING
HOUSE KNOWN AS: 717 Mount Laurel
Avenue, Spring Valley a/k/a Temple, PA 19560
TAX PARCEL #66530912872099
ACCOUNT: 66830298

SEE Deed Book 3942, Page 2299

Sold as the property of: Theodore T. Maguire,
III

No. 16-01454

Judgment Amount: \$77,038.68

Attorney: Phelan Hallinan Diamond & Jones,
LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN parcel of land situate in the City of Reading, County of Berks and Commonwealth of Pennsylvania, being situated on the West side of North Eleventh Street, between Washington Street and Court Street, further bounded and described as follows:

ON the North by property now or late of Mary E. Braungart;

ON the East by said North Eleventh Street;

ON the South by property now or late of Julius Yaffe; and

ON the West by a ten feet wide alley.

CONTAINING in front or width, North and South, along said North Eleventh Street, seventeen feet (17 feet) more or less, and in depth extending East and West to said ten feet wide alley, one hundred ten feet (110 feet), more or less.

TITLE TO SAID PREMISES IS VESTED IN Christian R. Nunez, as sole owner, by Deed from Job Van Leusden, dated 05/31/2011, recorded 06/13/2011 in Instrument Number 2011022268.

BEING KNOWN AS 38 North 11th Street,
Reading, PA 19601-3731.

Residential property

TAX PARCEL NO. 08531777100625

TAX ACCOUNT: 08161450

SEE Deed Instrument #2011022268

To be sold as the property of Christian R. Nunez.

No. 16-01784

Judgment Amount: \$106,410.53

Attorney: Phelan Hallinan Diamond & Jones,
LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the improvements erected thereon, located on the Northern edge of Persimmon Drive (60.00 feet wide) and being Lot No. 174 as shown on a plan of lots known as Lorane Orchards, recorded in Plan Book 33 Page 58, Berks County Records, situate in the Township of Exeter, County of Berks and State of Pennsylvania, being more fully bounded and described as follows:

BEGINNING at a point on the Northern building line of Persimmon Drive, a corner in common of the herein described lot with Lot

06/23/2016

No. 173; thence extending in a Northwesterly direction along the Northern building line of Persimmon Drive, a distance of 73.00 feet to a point, a corner of Lot No. 175; thence extending in a Northwesterly direction along Lot No. 175 by a line forming an interior angle of 90 degrees with the Northern building line of Persimmon Drive, a distance of 107.83 feet to a point in line of Lot No. 188; thence extending in a Southeasterly direction along Lot No. 188 and Lot No. 189 by a line forming an interior angle of 89 degrees 56 minutes 12 seconds with the last described line, a distance of 73.00 feet to a point, a corner of Lot No. 173; thence continuing in a Southwesterly direction along Lot No. 173 by a line forming an interior angle of 90 degrees 03 minutes 48 seconds with the last described line and forming an interior angle of 90 degrees with the Northern building line of Persimmon Drive, a distance of 107.75 feet to the place of Beginning.

TITLE TO SAID PREMISES IS VESTED IN Christine Hitchens, by Deed from Elwood L. Gerber and Wendy E. Gerber, dated 07/23/2010, recorded 07/28/2010 in Instrument Number 2010028829.

BEING KNOWN AS 4997 Persimmon Drive, Reading, PA 19606-3419.

Residential property

TAX PARCEL NO. 43-5325-12-85-0847

TAX ACCOUNT: 43411630

SEE Deed Instrument #2010028829

To be sold as the property of Christine Hitchens.

No. 16-01863

Judgment Amount: \$260,098.98

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN parcel of tract of land, situate on the Western side of Stoudt's Ferry Bridge Road (Township Road T-574), running North and South between Tuckerton Road and Stoudt's Ferry Bridge, in the Township of Muhlenberg, County of Berks, Commonwealth of Pennsylvania, and being known as Lot No. 2 on a certain Plan Book 138, Page 83, Berks County Records, more fully bounded and described as follows, to wit:

BEGINNING at a steel pin in line of lands now or late of Donald C. Haas and Patricia J. Haas, his wife, said point of beginning the Southeast corner of the herein described property and Southeast corner of Lot No. 1, thence along the Eastern boundary line of Lot No. 1, North zero degrees and thirty-seven minutes East (N. 00 degrees 37 minutes E.), a distance of two hundred thirty-four and three hundred ninety-six-thousandths feet (234 396) to an iron pin in line of lands now or late of Douglass S. Dietrich and Faye D. Dietrich, his wife, and being the Northeast property corner of Lot No. 1, passing through an iron pipe on line, twenty-six and five-tenths feet (26.50') from the beginning of said course, and said point being the Northern side of a twenty-six and five-tenths

Vol. 108, Issue 39

feet (26.50') right-of-way, thence along land now or late of the said Dietrich's South seventy-eight degrees forty-four minutes and forty-six seconds East (S. 78 degrees 44 minutes 46 seconds E.), a distance of three hundred forty-seven and ninety-eight-hundredths feet (347.98') to an iron pipe, the Northwest property corner of Lot No. 3, passing through an iron pipe, on line two hundred ninety-six and forty-one-hundredths feet (296.41') from the beginning of said course, thence along the western boundary line of Lot No. 3 South zero degrees and thirty-seven minutes West (S. 00 degrees 37 minutes W.), a distance of one hundred seventy and sixteen-hundredths feet (170.16') to an iron pipe, in line of lands now or late of Donald C. Haas and Patricia J. Haas, his wife, and being the Southwest corner of Lot No. 3, passing through an iron pipe in the Northern side of a twenty-six and five-tenths feet (26.50') wide right-of-way, thence along the Southern side of said twenty-six and five-tenths feet (26.50') wide right-of-way, along lands now or late of Donald and Patricia Haas, North eighty-nine degrees and twenty-three minutes West (N. 89 degrees 23 minutes W.), a distance of three hundred and forty-two feet (342.00') to the place of BEGINNING.

CONTAINING 1 588 Acres.

SUBJECT TO easements, restrictions, and covenants of record, if any.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 4526 Stoudts Ferry Bridge, Reading, PA 19605

TAX PARCEL #66439916747482

ACCOUNT: 66157510

SEE Deed Book 2143, Page 153

Sold as the property of: Deborah A. Erney and Jeffrey A. Erney

No. 16-01880

Judgment: \$91,331.43

Attorney: Sarah K. McCaffery, Esquire

ALL THAT CERTAIN two-story frame dwelling house and lot or piece of ground on which the same is erected, situate on the North side of Hopewell Street, West of Robeson Street, being No. 157 Hopewell Street, in the Borough of Birdsboro, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by Strawberry Alley;

ON the East by property now or late of Edwin F. Mohr Estate, being No. 159 Hopewell Street;

ON the South by said Hopewell Street; and

ON the West by property of Matthew Eisenbise, being No. 155 Hopewell Street.

CONTAINING in front on Hopewell Street twenty feet six and three-quarter inches (20' 6-3/4"), and in depth of equal width to Strawberry Alley one hundred and forty-two feet (142').

BEING the same premises which Eugene H. Seifrit and Priscilla Seifrit, husband and wife, by Deed dated 8/12/2011 and recorded in the Berks County Recorder of Deeds Office August 16,

06/23/2016

2011 as No. 2011030355, granted and conveyed unto Bradford K. Kolb.

TAX PARCEL NO 31534417019735

BEING KNOWN AS 157 Hopewell Street, Birdsboro, PA 19508

Residential Property

To be sold as the property of Bradford K. Kolb

No. 16-01937

Judgment Amount: \$93,397.01

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN plot of ground with the buildings thereon erected, situate on the North side of Walnut Street, being the West side of a double brick dwelling and being Numbered 239, in the Borough of Hamburg, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by a twenty (20) feet wide private alley; On the East by property now or late of Franklin L. Kunkel and Emily M. Kunkel, his wife; On the South by Walnut Street; and On the West by other property now or late of Robert F. Stoudt and Mary A. Stoudt, his wife, parties hereto.

CONTAINING in front on said Walnut Street 36 feet 5 inches and in depth of equal width 100 feet to the said 20 feet wide private alley.

TITLE TO SAID PREMISES IS VESTED IN Ryan J. Rollman and Tiffany L. Rollman, h/w, by Deed from Ryan J. Rollman and Tiffany L. Rollman, f/k/a Tiffany L. Yoder, h/w, dated 02/20/2013, recorded 02/28/2013 in Instrument Number 2013008198.

BEING KNOWN AS 239 Walnut Street, Hamburg, PA 19526-1833.

Residential property

TAX PARCEL NO. 46-4494-05-08-6609

TAX ACCOUNT: 46148300

SEE Deed Instrument Number 2013008198

To be sold as the property of Ryan J. Rollman, Tiffany L. Rollman.

No. 16-02332

Judgment Amount: \$94,165.89

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick mansard roof dwelling house, with the lot or piece of ground upon which the same is erected, situate on the North side of Broad Street, West of Wyomissing Avenue, in the Borough of Shillington, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the North side of Broad Street, said point being 200 feet West of Northwest corner of Broad Street and Wyomissing Avenue; thence North along property now or late of Monroe Blankenbiller, 190 feet to a point in the South side of a 20 feet

Vol. 108, Issue 39

wide street; thence West along said 20 feet wide street a distance of 15 feet to a point in line of property now or late of George Martin; thence South along said property now or late of George Martin a distance of 190 feet to a point in the North side of Broad Street; thence East along the North side of said Broad Street a distance of 15 feet, to a point, the place of beginning.

CONTAINING in front or width along Broad Street, 15 feet, and in depth or length of equal width to said 20 feet wide street, 190 feet, being the second house of a group of four houses on the North side of Broad Street, West of Wyomissing Avenue.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 333 West Broad Street, Reading, PA 19607

TAX PARCEL #77439506488191

ACCOUNT: 77006840

SEE Deed Book Instrument Number 2010016690

PAGE Instrument Number 2010016690

Sold as the property of: Jeannine R. Michel

No. 16-2103

Judgment Amount: \$107,166.36

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground with the two-story brick house and the one story brick garage thereon erected, situate on the southwesterly side of Cherrydale Avenue, between Carsonia Avenue and Friedensburg Road, it being No. 16 Cherrydale Avenue in the Township of Lower Alsace, County of Berks, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point two hundred thirty-seven feet (237 feet), more or less, from the northwest corner of Carsonia Avenue and Cherrydale Avenue, said point being a corner of property of Martin Dompert and Martha Dompert, his wife; thence along said Cherrydale Avenue in a northwesterly direction, a distance of thirty feet (30 feet) to a point, property of David F. Seiz, Jr.; thence in a southwesterly direction along said property of David F. Seiz, Jr., a distance of ninety feet (90 feet) to a ten feet wide alley; thence along said ten feet wide alley in a southeasterly direction, a distance of thirty feet (30 feet) to a point, the corner of property of Martin Dompert and Martha Dompert, his wife; thence in a northeasterly direction along property of Martin Dompert and Martha Dompert, his wife, a distance of ninety feet (90 feet) to a point, the place of beginning.

SAID LOT being ten feet (10 feet) of Lot No. 11 and twenty feet (20 feet) of Lot No. 10 on a plan of lots laid out by David F. Seitz, Jr. of Pennside, Lower Alsace Township, Berks County, Pennsylvania.

CONTAINING in front on said Cherrydale Avenue in width or breadth, thirty feet (30 feet),

06/23/2016

and in depth ninety feet (90 feet), more or less.

TITLE TO SAID PREMISES IS VESTED IN Luis A. Ortiz and Rebecca G. Ortiz, h/w, by Deed from Susan L. Good, formerly Susan L. Weinstein, dated 03/28/2002, recorded 05/16/2002 in Book 3535, Page 1520.

BEING KNOWN AS 16 Cherrydale Avenue, Reading, PA 19606-1217.

Residential property

TAX PARCEL NO. 23-5327-17-01-3431

TAX ACCOUNT: 23153507

SEE Deed Book 3535 Page 1520

To be sold as the property of Rebecca G. Garcia a/k/a Rebecca G. Ortiz, Luis A. Ortiz.

No. 16-857

Judgment Amount: \$20,090.73

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two and one-half story frame dwelling house and lot or piece of ground upon which the same is erected, situate on the Main Street in the Village of Rehrersburg, Tulpehocken Township, Berks County, Pennsylvania being bounded on the North by the Main Street in the said Village of Rehrersburg, on the East by C.H. Webber, on the South by an alley and on the West by property by Mr. & Mrs. Harry Keeney.

CONTAINING in front on the said Main Street sixty feet (60 feet) in width and in depth two hundred seventy-five feet (275 feet) more or less.

TITLE TO SAID PREMISES IS VESTED IN Mervin B. Zimmerman and Joanne K. Zimmerman, husband and wife, by Deed from Levi W. Zimmerman and Doris E. Zimmerman, Trustees of the Levi W. Zimmerman and Doris E. Zimmerman Revocable Trust dated 07/22/2014 and recorded 09/12/2014.

BEING KNOWN AS 354 Godfrey Street, Rehrersburg, PA 19550.

Residential property

TAX PARCEL NO. 86441116827935

TAX ACCOUNT: 86004250

SEE Deed Instrument 2014030025

To be sold as the property of Mervin B. Zimmerman a/k/a Mervin Zimmerman, Joanne K. Zimmerman.

No. 2011-18926

Judgment: \$715,024.60

Attorney: Jeffrey G. Trauger, Esquire

ALL THAT CERTAIN message and tract of land, with the buildings and improvements situate in the Township of Hereford.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 8264 Chestnut Street, Barto, Berks County, Pennsylvania.

TAX PARCEL: 52-6400-0079-4717

ACCOUNT: 027800 (52)

SEE Deed Instrument Number 2009001767

Vol. 108, Issue 39

To be sold as the property of Robert O. Weber and Phyllis A. Weber

No. 2013-19972

Judgment: \$189,727.45

Attorney: Everett K. Sheintoch, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or lot of ground, situate on the Southwestern side of S. R. 0422, in the Township of Amity, Berks County, Pennsylvania, and being known as Lot No. 3R and George Street as shown on the "Resubdivision Plan of Weller Subdivision" as recorded in the Office of the Recorder of Deeds in and for Berks County in Plan Book 260, Page 18, and being more fully bounded and described as follows, to wit:

BEGINNING at a spike on the Southwestern right of way line of S. R. 0422, a corner of land of George Makarevitz; thence along the right of way line, South 57 degrees 02 minutes 07 seconds East, 78.32 feet to a point, a corner of Lot No. 2R; thence leaving said S. R. 0422 and along the Northern and Northwestern line of Lot No. 2R, the four following courses and distances: (1) by a curve to the left, having a radius of 25.00 feet, a central angle of 96 degrees 29 minutes 03 seconds and an arc distance of 42.10 feet to a point of tangency; (2) South 26 degrees 28 minutes 50 seconds West, 149.98 feet to a point of curvature; (3) by a curve to the right, having a radius of 175.00 feet, a central angle of 05 degrees 48 minutes 10 seconds and an arc distance of 17.72 feet, to a point of tangency; (4) South 32 degrees 17 minutes 00 seconds West, 183.68 feet to a point; thence continuing along Lot No. 2R, South 63 degrees 24 minutes 43 seconds East, 185.22 feet to a point in line of lands of Charles A. Schwambach and Joan C. Schwambach, his wife; thence along lands of same and lands of John W. Aulenbach and Gloria B. Aulenbach, South 25 degrees 40 minutes 05 seconds West, 361.00 feet to an iron pin; thence continuing along lands of Aulenbach the four following courses and distances: (1) South 24 degrees 45 minutes 10 seconds West, 312.68 feet to an iron pin; (2) South 67 degrees 24 minutes 31 seconds East, 10.16 feet to an iron pin; (3) South 25 degrees 22 minutes 25 seconds West, 80.65 feet to an iron pin; (4) North 74 degrees 57 minutes 24 seconds West, 134.30 feet to an iron pin, a corner of Lot No. 1; thence along Lot No. 1, the five following courses and distances: (1) North 02 degrees 48 minutes 12 seconds East, 255.68 feet to an iron pin; (2) North 16 degrees 41 minutes 59 seconds West, 100.00 feet to an iron pin; (3) by a curve to the right, having a radius of 175.00 feet, a central angles of 39 degrees 07 minutes 38 seconds and an arc distance of 119.91 feet to a point of tangency; (4) North 67 degrees 34 minutes 21 seconds West, 62.01 feet to a point; (5) South 25 degrees 39 minutes 46 seconds West, 323.69 feet to a point in line of lands of John W. Aulenbach and Gloria B. Aulenbach; thence along lands of

06/23/2016

Vol. 108, Issue 39

same and lands of Barry N. Diamond and Patricia I. Diamond, North 74 degrees 57 minutes 24 seconds West, 240.00 feet to an iron pipe in line of the Hill View Subdivision Plan; thence along the Hill View Subdivision, the two following courses and distances: (1) North 25 degrees 39 minutes 46 seconds East, 392.71 feet to an iron pin; (2) North 24 degrees 58 minutes 31 seconds East, 504.40 feet to an iron pin, a corner of lands of L. Eugene Yelk and Kay G. Yelk, his wife; thence along lands of same and lands of Stewart Ludwig, South 63 degrees 24 minutes 43 seconds East, 459.74 feet to an iron pipe; thence along lands of George Makarevltz, the two following courses and distances: (1) North 32 degrees 17 minutes 00 seconds East, 195.00 feet to an iron pipe; (2) North 26 degrees 28 minutes 50 seconds East, 190.00 feet to the place of beginning.

PIN 24535410456808

BEING THE SAME PREMISES which Plymouth Commercial Mortgage, Ltd., a limited partnership organized and existing under and by virtue of the laws of Texas, by and through Greystone Advisers, Inc., a corporation organized and existing under and by virtue of the laws of Delaware, the general partner thereto, by Deed dated 08/28/2002 and recorded 12/03/2002 in the Office of the Recorder of Deeds in and for the County of Berks in Record Book Volume 3651, Page 846, granted and conveyed unto Ragesh R. Patel and Amita R. Patel, husband and wife, as tenants by the entirety.

TAX PARCEL NO.: 24535410456808

SEE Deed Book Volume 3651, Page 846

To be sold as the property of Ragesh R. Patel and Amita R. Patel

No. 2016-00445

Judgment: \$198,913.33

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

ALL THAT CERTAIN lot or piece of ground shown as Lot No. 3 on the subdivision of Herbert Acres, located in the Township of Longswamp, Berks County, Pennsylvania, recorded in Map Book Volume 202 Page 49, in the Berks County Recorder of Deeds Office, being more fully described as follows:

BEGINNING at a point on the centerline of Pilgrt Street (T-894), said point also being the southeasterly property corner of lands now or formerly Dennis Himmelberger; thence continuing along said centerline the following 04 courses and distances: (1) South 31 degrees 22 minutes 54 seconds West 151.02 feet to a point; (2) along the arc of a curve deflecting to the left (having a radius of 1363.53 feet, a central angle of 04 degrees 42 minutes 109 seconds, a chord bearing of South 29 degrees 01 minute 49 seconds West, 111.89 feet), 111.92 feet to a point; (3) along the arc of a curve deflecting to the right (having a radius of 394.24 feet, a central angle of 20 degrees 09 minutes 50 seconds, a chord bearing of South 36 degrees 45 minutes 39 seconds West, 138.03 feet), 138.74 feet to

a point; (4) South 46 degrees 50 minutes 40 seconds West 121.18 feet to a point; thence along other lands of now or formerly Ruth Herbert, the following 12 courses and distances: (1) North 60 degrees 43 minutes 42 seconds East 188.29 feet to a point; (2) North 72 degrees 05 minutes 41 seconds West 139.18 feet to a point; (3) North 77 degrees 19 minutes 59 seconds West 94.73 feet to a point; (4) North 09 degrees 28 minutes 09 seconds East 62.52 feet to a point; (5) North 04 degrees 52 minutes 48 seconds East 58.66 feet to a point; (6) South 83 degrees 27 minutes 46 seconds East 139.87 feet to a point; North 28 degrees 09 minutes 59 seconds East 88.99 feet to a point; (8) North 21 degrees 33 minutes 12 seconds East 88.03 feet to a point; (9) South 70 degrees 14 minutes 19 seconds East 31.20 feet to a point; (10) North 32 degrees 44 minutes 33 seconds East 65.14 feet to a point; (11) South 57 degrees 27 minutes 03 seconds East 14.72 feet to a point; (12) North 18 degrees 14 minutes 15 seconds East 116.95 feet to a point; thence along lands of now or formerly Philip Landis and Dennis Himmelberger South 67 degrees 00 minutes 00 seconds East 370.66 feet to a point the place of BEGINNING.

CONTAINING 4.495 acres of land, more or less.

LESS AND EXCEPTING therefrom the right-of-way of Pilgrt Street granted to the Township of Longswamp comprising of 9.335 acres of land.

PARCEL NUMBER: 5482-03-20-0037

ACCOUNT NUMBER: 59-035600

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS 320 Pilgrt Street, Alburtis, Pennsylvania 18011

TAX PARCEL: 59-5482-03-10-1539

SEE Deed Book 3038, Page 822

INSTRUMENT NUMBER 30380822

To be sold as the property of Thomas Roma, and Kimberly A. Roma

Taken in Execution and to be sold by

ERIC J. WEAKNECHT, SHERIFF

N.B. To all parties in interest and claimants: A schedule of distribution will be filed by the Sheriff, August 5, 2016 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.

06/23/2016

Vol. 108, Issue 39

The name of the proposed corporation is
Allied Commercial Financial Systems, Inc.

**Powell Trachtman Logan Carrle
 & Lombardo, P.C.**

475 Allendale Rd., (200)
 King of Prussia, PA 19406

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, July 6, 2016 at 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.

33. ALPHIN, WALTER J. - Barbara L. Chimicles and Shirley A. Guthrie, Execs., Michael J. Gombar, Jr., Esq.

34. BERG, JANET - Linda Fisher, Extx., Paul H. Herbein, Esq.

35. BERKS COUNTY MEMORIAL GARDENS CEMETERY (Permanent Lot Care Trust) - AmeriServ Trust & Financial Services Company and SunTrust Bank, Co-Trustees, Timothy C. Leventry, Esq.

36. BRIGHTBILL, LINDA G. - Michael L. Yoder, Gary L. Yoder and LeRoy G. Levan, Exrs. LeRoy G. Levan, Esq.

37. DEETER, SR., NICHOLAS - Nicholas Deeter, Jr., Admr., Richard L. Geschwindt, Esq.

38. FARNSWORTH, CLAYTON R. - Susan Farnsworth, Extx., George E. Christianson, Esq.

39. GEYER, BRIAN K. - Lisa C. Geyer, Admx., Sean J. O'Brien, Esq.

40. HESS, GABRIELLA L. - Christopher J. Hess, Admr., Brian F. Boland, Esq.

41. HOY, SR., MICHAEL W. - Michael W. Hoy, Jr., Admr., Russell E. Farbiarz, Esq.

42. ILIOPOILOS, DIMITRIOS M. - Anna Burkman, Extx., Richard L. Geschwindt, Esq.

43. KOCHINSKY, JOAN H. - Kevin G. Kochinsky and Kim E. May, Exrs., Brian F. Boland, Esq.

44. MAIER, WILLIAM E. (Settlor) - Manufactures and Traders Trust Company, Trust Under Agreement F/B/O Ruth Anne Bengtson, Adam T. Gusdorff, Esq.

45. MCKINNEY, BERNADETTE - Barry L. McKinney, Admr. D.T.A., Richard L. Geschwindt, Esq.

46. MCKINNEY, LEE H. - Barry L. McKinney, Admr. C.T.A., Richard L. Geschwindt, Esq.

47. MOODY, ANNA J. - Jonathan B. Batdorf, Exr., Jonathan B. Batdorf, Esq.

48. RUHE, JR., WILLARD L. - Robert C. Ruhe, Exr., Jonathan B. Batdorf, Esq.

Last day for filing Accounts for September 2016 is July 27, 2016.

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

CERTIFICATE OF ORGANIZATION

Notice is hereby given that a Certificate of Organization was filed on May 9, 2016 with the Pennsylvania Department of State for **Stor 4 You North LLC**, in accordance with the provisions of the Limited Liability Act of 1994.

Elizabeth Roberts Fiorini, Esq.
 Fiorini Law, P.C.
 1150 W. Penn Avenue
 Womelsdorf, PA 19567

CHANGE OF NAME

IN THE COURT OF
 COMMON PLEAS OF
 BERKS COUNTY,
 PENNSYLVANIA
 CIVIL ACTION - LAW
 NO. 16-13077

NOTICE IS HEREBY GIVEN that the Petition of Vivian Elle Gerges was filed in the above named Court, praying for a Decree to change her name to VIVIAN ELLE DAVIS.

The Court has fixed August 10, 2016, at 9:00 A.M. in the Courtroom as posted for the Honorable James M. Lillis of the Berks County Courthouse/Berks County Services Center, Reading, Pennsylvania 19601, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Mary C. Favinger, Esq.

06/23/2016

Vol. 108, Issue 39

HRACHO & LANDIS

727 Washington Street
Reading, PA 19601

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**BITTING, FLORENCE M., dec'd.**

Late of Exeter Township.
Executors: RICHARD A. BITTING and
JEFFREY S. BITTING,
c/o Craig A. Hatch, Esquire.
Halbruner, Hatch & Guise, LLP,
2109 Market Street,
Camp Hill, PA 17011.

**BRUMBACH, ARLINE J. also known as
BRUMBACH, ARLINE JEAN, dec'd.**

Late of Earl Township.
Executor: CLYDE M. BRUMBACH,
3 Earl Road,
Boyertown, PA 19512.
ATTORNEY: THOMAS D. LEIDY, ESQ.,
42 East Third Street,
Boyertown, PA 19512

CLERES, PHILIP L., dec'd.

Late of 2726 Belmont Avenue,
Spring Township.
Executrix: SHARON A. HOGAN,
9725 Stipp Street,
Burke, VA 22015.
ATTORNEY: C. THOMAS WORK, ESQ.,
STEVENS & LEE,
111 N. Sixth Street,
P.O. Box 679,
Reading, PA 19603-0679

DOTTERER, JOAN E., dec'd.

Late of Windsor Township.
Administratrix: JUDITH A. STETZLER,
305 Mountain Rd.,
Lenhartsville, PA 19534.
ATTORNEY: RICHARD L.
GESCHWINDT, ESQ.,
203 East Noble Avenue,
Shoemakersville, PA 19555

DOTTERER, LUELLA K., dec'd.

Late of Albany Township.
Executrix: JUDITH A. STETZLER,
305 Mountain Rd.,
Lenhartsville, PA 19534.
ATTORNEY: RICHARD L.
GESCHWINDT, ESQ.,
203 East Noble Avenue,

Shoemakersville, PA 19555

HINKLE, MARIAN E., dec'd.

Late of 140 West 28th Street,
Reading.
Executrix: MS. DIANE D. SAGEMUEHL,
324 Spohn Road,
Sinking Spring, PA 19608.
ATTORNEY: FREDERICK L. REIGLE,
ESQ.,
Suite 101, 2901 St. Lawrence Avenue,
Reading, PA 19606

HOFFMAN, SARAH E., dec'd.

Late of 2125 Elizabeth Avenue,
Laureldale.
Executor: LARRY F. HOFFMAN,
990 Lincoln Road,
Birdsboro, PA 19518.
ATTORNEY: ROBERT D.
KATZENMOYER, ESQ.,
2309 Perkiomen Avenue,
Reading, PA 19606

LAMM, DORA ANN, dec'd.

Late of 129 Hawthorne Court,
Spring Township.
Executrix: KAREN J. STILES,
1308 N. Atlantic Avenue,
New Smyrna Beach, FL 32169.
ATTORNEY: C. THOMAS WORK, ESQ.,
STEVENS & LEE,
111 N. Sixth Street,
P.O. Box 679,
Reading, PA 19603-0679

LEVIN, DOROTHY M., dec'd.

Late of 105 N. Waverly Street,
Shillington.
Executor: MARK SWAVELY,
132 Bayberry Creek Circle,
Mooresville, NC 28117.
ATTORNEY: JOHN M. STOTT, ESQ.,
P.O. Box 8321,
Reading, PA 19603

LINDNER, KENNETH BRUCE, dec'd.

Late of 1180 Benjamin Franklin Hwy.,
Apt. 30, Reading.
Executrix: JULIE ANN COATES,
8307 Queensway Place,
Huntersville, NC 28078.
ATTORNEY: SHAWN J. LAU, ESQ.,
LAU & ASSOCIATES, P.C.,
4228 St. Lawrence Avenue,
Reading, PA 19606

LOPEZ, MARIA E., dec'd.

Late of 838 Bingaman St.,
Reading.
Administratrix: GABRIELINA LOPEZ,
838 Bingaman St.,
Reading, PA 19602.
ATTORNEY: ANTHONY B. REARDEN,
III, ESQ.,
525 Elm Street,
Reading, PA 19601

LOWREY, MILLICENT E., dec'd.

Late of 360 Loder Road,
Exeter Township.

06/23/2016

Vol. 108, Issue 39

Administrators: BRANCH BANKING and TRUST COMPANY,
1340 Broadcasting Road, Suite 100,
Wyomissing, PA 19610 and
WILLIAM H. LAROQUE,
14 Kuebler Drive,
Rochester, NY 14624.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
ROLAND STOCK, LLC,
627 North Fourth Street,
P.O. Box 902,
Reading, PA 19603

LUGARO, DIVINA M., dec'd.

Late of City of Reading.
Executrix: MARIA DIODATO,
c/o 501 Washington St., Suite 402,
Reading, PA 19601.
ATTORNEY: ABRAHAM J. CEPEDA,
ESQ.,
CULTURA LAW LLC,
Suite 402, 501 Washington Street,
Reading, PA 19601

MARIANO, ROBERT D., dec'd.

Late of 14 Dale Drive,
Oley Township.
Administratrix: ELIZABETH M.
MARIANO-CRAWFORD,
1036 Manatawny Road,
Boyertown, PA 19512.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
ROLAND STOCK, LLC,
627 North Fourth Street,
P.O. Box 902,
Reading, PA 19603

SCHILLING, JOHN L., JR., dec'd.

Late of 2056 Fairview Avenue, Reading.
Executor: DANIEL C. SCHILLING,
112 Ponderosa Drive,
Blandon, PA 19510.
ATTORNEY: ROBERT D.
KATZENMOYER, ESQ.,
2309 Perkiomen Avenue,
Reading, PA 19606

SEIDT, FERN I., dec'd.

Late of 2000 Cambridge Avenue,
Borough of Wyomissing.
Executrix: FERN L. DETWILER,
84 Bonnie Brae Road,
Spring City, PA 19475.
ATTORNEY: FREDERICK M. NICE,
ESQ.,
LEISAWITZ HELLER ABRAMOWITZ
PHILLIPS, P.C.,
2755 Century Boulevard,
Wyomissing, PA 19610

SWAVELY, DANIEL D., JR., dec'd.

Late of Mifflin Center,
500 Philadelphia Avenue, Reading.
Executor: RICHARD ERIC BARE,
4906 Farming Ridge Boulevard,
Reading, PA 19606.
ATTORNEY: JACK G. MANCUSO, ESQ.,
BRUMBACH, MANCUSO & FEGLEY,
P.C.,

50 N. 5th Street,
P.O. Box 8321,
Reading, PA 19603-8321

WESNER, DONALD R. also known as WESNER, DONALD RAYMOND, dec'd.

Late of Perry Township.
Executrix: LINDA KAY WESNER,
1559 Moselem Springs Road,
Hamburg, PA 19526.
ATTORNEY: KENNETH C. MYERS,
ESQ.,
534 Elm Street, 1st Floor,
Reading, PA 19601

Second Publication**ALTING, ELIZABETH M., dec'd.**

Late of Colebrookdale Township.
Executrix: PATRICIA L. POTTEIGER,
c/o Rowan Keenan, Esquire,
Keenan, Ciccitto & Assoc., LLP,
376 East Main Street,
Collegeville, PA 19426.
ATTORNEY: ROWAN KEENAN, ESQ.,
Keenan, Ciccitto & Associates,
376 East Main Street,
Collegeville, PA 19426

BARBERA, ACESTE J. M., dec'd.

Late of Wernersville.
Administrator: ANTHONY C. BARBERA,
c/o Dimmich, Dinkelacker & Anewalt, P.C.,
2987 Corporate Court, Suite 210,
Orefield, PA 18069.
ATTORNEY: JEFFREY R. DIMMICH,
ESQ.,
Dimmich, Dinkelacker & Anewalt, P.C.,
2987 Corporate Court, Suite 210
Orefield, PA 18069

BARKER, ANNA MAE, dec'd.

Late of Berks Heim,
Bern Township.
Executor: WAYNE I. BARKER,
160 Valley Greene Circle,
Wyomissing, PA 19610.
ATTORNEY: SCOTT C. PAINTER, ESQ.,
906 Penn Avenue,
P.O. Box 6269,
Wyomissing, PA 19610

CHIPPERFIELD, JACK LEE, dec'd.

Late of 529 Windsor Street,
Reading.
Administrator: JOHN C. CHIPPERFIELD,
3225 Bryan Court,
Bensalem, PA 19020.
ATTORNEY: DAVID C. BALMER, ESQ.,
3611 Kutztown Road,
Reading, PA 19605

DONATELLI, ANTONIO, dec'd.

Late of City of Reading.
Executrix: ANITA DONATELLI,
940 N. 4th Street,
Reading, PA 19601.
ATTORNEY: ERIC J. FABRIZIO, ESQ.,
BINGAMAN, HESS, COBLENTZ &
BELL, P.C.,

06/23/2016

Vol. 108, Issue 39

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

FRANCIS, CARL A., dec'd.

Late of 743 Girard Avenue,
Borough of Hamburg.
Executrix: DELLA M. FRANCIS,
743 Girard Avenue,
Hamburg, PA 19526.

ATTORNEY: WILLIAM R. BLUMER,
ESQ.,
LEISAWITZ HELLER ABRAMOWITCH
PHILLIPS, P.C.,
2755 Century Boulevard,
Wyomissing, PA 19610

GILCHRIST, ANGELA HEIZMANN, dec'd.

Late of P.O. Box 88, Mohnton.
Executor: JAMES S. SOLIN,
c/o Susan N. Denaro, Esquire,
Rabenold Koestel Goodman & Denaro, P.C.,
501 Park Road North,
P.O. Box 6263,
Wyomissing, PA 19610.
ATTORNEY: SUSAN N. DENARO, ESQ.,
RABENOLD, KOESTEL, GOODMAN &
DENARO, P.C.,
501 Park Road North,
P.O. Box 6263,
Wyomissing, PA 19610

HAMM, TAMMY L. also known as HAMM, TAMMY LYNN, dec'd.

Late of Borough of Hamburg.
Executors: CHARLES W. HENN, JR.,
291 Chestnut,
Hamburg, PA 19526 and
TRACY S. BRISKEY,
29 Pine Tree Road,
Pine Grove, PA 17963.
ATTORNEY: RICHARD L.
GESCHWINDT, ESQ.,
203 East Noble Avenue,
Shoemakersville, PA 19555

HERZOG, MARY A., dec'd.

Late of Exeter Township.
Administratrix C.T.A: VICTORIA G.
SCHUTT, ESQ.,
5 Hearthstone Court,
Suit 201,
Reading, PA 19606.

KACMAR, LAWRENCE also known as KACMAR, LAWRENCE PHILIP, dec'd.

Late of Brecknock Township.
Executor: ROBERT E. KACMAR,
170 Oakbrook Drive,
Birdsboro, PA 19508.
ATTORNEY: TIMOTHY B. BITLER,
ESQ.,
3115 Main Street,
Birdsboro, PA 19508-8319

KLOPP, BARBARA E. also known as KLOPP, BARBARA ELLEN and FUTCHKO, BARBARA E., dec'd.

Late of Muhlenberg Township.

Executor: JEFFREY R. FUTCHKO,
434 Acer Drive,
Blandon, PA 19510.
ATTORNEY: JAMES M. SMITH, ESQ.,
SMITH LAW GROUP, LLC,
14133 Kutztown Road,
P.O. Box 626,
Fleetwood, PA 19522

KURTZ, ROY A., dec'd.

Late of Cumru Township.
Executrix: JUDITH T. RESSLER,
2 Cedar Street,
Mohnton, PA 19540.
ATTORNEY: EDEN R. BUCHER, ESQ.,
LEISAWITZ HELLER ABRAMOWITCH
PHILLIPS, P.C.,
2755 Century Boulevard,
Wyomissing, PA 19610

LACINA, GLADYS M., dec'd.

Late of 330 Bachmoll Road,
Hamburg.
Executrix: MARILYN J. GROSS,
270 St. Michael's Road,
Hamburg, PA 19526.
ATTORNEY: ALEXA S. ANTANAVAGE,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

LETSCHKE, RENATE M., dec'd.

Late of 48 Pine Hill Drive,
Cumru Township.
Executrix: MARTINA L. BAER,
504 Monocacy Hill Road,
Birdsboro, PA 19508.
ATTORNEY: BRIAN R. OTT, ESQ.,
BARLEY SNYDER, LLP,
50 N. 5th Street, 2nd Fl.,
P.O. Box 942,
Reading, PA 19603-0942

MATTHYS, ELIZABETH KLEIN, dec'd.

Late of Amity Township.
Executrix: BETH M. COOPER,
c/o Jessica R. Grater, Esquire,
Wolf, Baldwin & Associates, PC,
P.O. Box 444,
Pottstown, PA 19464.

NIEMCZYK, MARYANNA B., dec'd.

Late of Amity Township.
Executrices: SUSAN SARACENI,
813 Petty Lane,
King of Prussia, PA 19406;
RITA BARBARA WELLER,
410 Pineland Road,
Birdsboro, PA 19508 and
PAULETTE KRALL,
321 State Street,
Shillington, PA 19607.
ATTORNEY: ANDREW M. LOGAN,
ESQ.,
Suite 200, 475 Allendale Road,
King of Prussia, PA 19406

PARKYN, BELVA K., dec'd.

Late of 2000 Cambridge Ave. Apt. 189,

06/23/2016

Vol. 108, Issue 39

City of Wyomissing.
 Executors: PATRICIA L. LUCKENBILL
 and
 ROBERT K. PARKYN JR.
 c/o ANDREW S. GEORGE, ESQ.,
 KOZLOFF STOUTD,
 2640 Westview Drive,
 Wyomissing, PA 19610

REESER, CLARENCE D., dec'd.

Late of 1 South Home Avenue,
 Borough of Topton.
 Executor: GREGORY P. REESER,
 1336 Butter Churn Road,
 Middletown, PA 17057.
 ATTORNEY: CLIFFORD B. LEPAGE, JR.,
 ESQ.,
 44 N. 6th Street,
 P.O. Box 8521,
 Reading, PA 19603

RUTH, SCOTT N., dec'd.

Late of North Heidelberg Township.
 Administratrices: MELISSA J. RUTH and
 JENNIFER L. RUTH,
 89 E. Adamsdale Rd.,
 Orwigsburg, PA 17961.

TURCZYNSKI, SANDRA ELAINE, dec'd.

Late of 111 Spring Garden Street,
 Leesport.
 Executor: JADA A. TURCZYNSKI,
 1506 Snyder Street,
 Reading, PA 19601.
 ATTORNEY: DAVID H. MCLAIN, ESQ.,
 DHM Law Group,
 1405 Stone Ridge Road,
 Sinking Spring, PA 19608

WELLER, DORIS J. also known as**WELLER, DORIS JEANETTE, dec'd.**

Late of Amity Township.
 Executors: PAUL R. WELLER, II,
 935 Old Swede Road,
 Douglassville, PA 19518 and
 SHELLEY L. MOHR,
 939 Old Swede Road,
 Douglassville, PA 19518.
 ATTORNEY: LEE F. MAUGER, ESQ.,
 Mauger & Meter,
 240 King Street,
 P.O. Box 698,
 Pottstown, PA 19464

Third and Final Publication**BUCKS, RICHARD H. also known as****BUCKS, RICHARD HAROLD, dec'd.**

Late of Country Meadows,
 1800 Tulpehocken Road,
 Borough of Wyomissing.
 Executor: TIMOTHY MARTIN,
 1540 Centre Avenue,
 Reading, PA 19601.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 ROLAND STOCK, LLC,
 627 North Fourth Street,
 P.O. Box 902,
 Reading, PA 19603

CARROZZA, JACK, dec'd.

Late of 1758 Perkiomen Avenue, Reading.
 Executors: MR. JACOB A. CARROZZA,
 6074 Pond View Drive,
 Birdsboro, PA 19508;
 MR. ANTHONY J. CARROZZA,
 1500 Hampden Boulevard,
 Reading, PA 19604 and
 MS. CHRISTINE A. CARROZZA-
 SLUSARSKI,
 106 Dawson Street,
 Philadelphia, PA 19127.
 ATTORNEY: GILBERT M. MANCUSO,
 ESQ.,
 BRUMBACH, MANCUSO & FEGLEY,
 P.C.,
 50 N. 5th Street, 4th Fl.,
 P.O. Box 8321,
 Reading, PA 19603-8321

DUNBAR, PETER T., dec'd.

Late of Cumru Township.
 Executor: ANDREW T. DUNBAR,
 c/o Kolb, Vasiliadis and Florenz, LLC,
 60 West Broad Street, Ste. 302,
 Bethlehem, PA 18018-5721.
 ATTORNEY: PAUL A. FLORENZ, ESQ.,
 KOLB, VASILADIS AND FLORENZ,
 LLC,
 Suite 303, 60 West Broad Street,
 Bethlehem, PA 18018-5721

ELISIO, MICHAEL D., dec'd.

Late of Birdsboro.
 Executrix: FRANCINE M. RATH,
 237 Hurst Street,
 Bridgeport, PA 19405.
 ATTORNEY: GREGORY W. PHILIPS,
 ESQ.,
 YERGEY.DAYLOR.ALLEBACH.
 SCHEFFEY.PICARDI,
 1129 E. High Street,
 P.O. Box 776,
 Pottstown, PA 19464-0776

EYRICH, EARL FREDERICK also known as**EYRICH, E. FREDERICK and
EYRICH, EARL and
EYRICH, EARL F., dec'd.**

Late of 133 Hunter Road,
 Oley Township.
 Administratrices: M. JANE KNECHTLE or
 ELEANOR M. KARPINSKI,
 4480 Heron Drive,
 Reading, PA 19606.
 ATTORNEY: JAMES D. SCHEFFEY,
 ESQ.,
 1129 E. High Street,
 P.O. Box 776,
 Pottstown, PA 19464-0776

GARFINKLE, MARK HAROLD also known as**GARFINKLE, MARK H., dec'd.**

Late of City of Reading.
 Executrix: SUSAN L. WAGNER,
 c/o Jack F. Wolf, Esquire,

06/23/2016

Vol. 108, Issue 39

Wolf, Baldwin & Associates, PC,
P.O. Box 444,
Pottstown, PA 19464.

GECHTER, RUSSELL L., dec'd.

Late of 5191 Boyertown Pike,
Exeter Township.
Executrix: REBECCA L. GECHTER,
5191 Boyertown Pike,
Reading, PA 19606.
ATTORNEYS: MICHAEL J. GOMBAR,
JR., ESQ.,
MASANO BRADLEY, LLP,
Suite 201, 1100 Berkshire Boulevard,
Wyomissing, PA 19610

GRAEFF, MARVIN L., dec'd.

Late of Borough of Bernville.
Executor: SCOTT L. GRAEFF,
936 North Garfield Road,
Bernville, PA 19506.
ATTORNEY: ERIC J. FABRIZIO, ESQ.,
BINGAMAN, HESS, COBLENTZ &
BELL, P.C.,
Suite 100, Treeview Corporate Center,
2 Meridian Boulevard,
Wyomissing, PA 19610

KLINE, RICHARD LLOYD also known as

KLINE, RICHARD L., dec'd.
Late of 3701 Lantana Avenue, Reading.
Executrix: DIANA BERTSLER,
3701 Lantana Avenue,
Reading, PA 19605.
ATTORNEY: CHRISTOPHER J.
HARTMAN, ESQ.,
HARTMAN VALERIANO MAGOVERN &
LUTZ, P.C.,
Suite 301, 1100 Berkshire Boulevard,
P.O. Box 5828,
Wyomissing, PA 19610

LAUBACH, GLENDA, dec'd.

Late of 120 Pheasant Drive, Kutztown.
Administratrices: KRISTI A. LAUBACH
and
KARINA J. SARGE,
800 Noble Street,
Kutztown, PA 19530.
ATTORNEY: JAMES E. SHER, ESQ.,
SHER & ASSOCIATES, P.C.,
15019 Kutztown Road,
Kutztown, PA 19530

MARINO, ANTHONY FRANCIS also known as

MARINO, ANTHONY F., dec'd.
Late of 48 Kinsey Hill Drive, Birdsboro.
Executrix: MARY ANN MARINO,
48 Kinsey Hill Drive,
Birdsboro, PA 19508-9437.
ATTORNEY: GREGORY C. HARTMAN,
ESQ.,
HARTMAN VALERIANO MAGOVERN &
LUTZ, P.C.,
Suite 301, 1100 Berkshire Boulevard,
P.O. Box 5828,
Wyomissing, PA 19610

MICHALOWSKI, FLORENCE M., dec'd.

Late of 1375 Pershing Blvd., Reading.
Executrix: BARBARA STEHMAN,
1043 Rick Rd.,
Reading, PA 19605.
ATTORNEY: JOHN A. HOFFERT, JR.,
ESQ.,
536 Court Street,
Reading, PA 19601

MOORE, PAUL L., dec'd.

Late of 41 Westview Terrace,
Borough of Womelsdorf.
Executors: WILLIAM MOORE and
WANDA MOORE,
218 Mill Spring Road,
Womelsdorf, PA 19567.
ATTORNEY: MICHAEL L. MIXELL,
ESQ.,
BARLEY SNYDER, LLP,
50 N. 5th Street, 2nd Fl.,
P.O. Box 942,
Reading, PA 19603-0942

NITKA, AGNES H., dec'd.

Late of 1802 Tulpehocken Rd.,
Borough of Wyomissing.
Administrator: WILLIAM NITKA, JR.,
2028 Girard Ave.,
Reading, PA 19609.
ATTORNEY: JOSEPH D. SILVAGGIO,
ESQ.,
WULMAN & SILVAGGIO LLP,
Suite 150, 5500 Corporate Drive,
Pittsburgh, PA 15237

OQUENDO, NORA L., dec'd.

Late of 1839 Mt. Laurel Road,
Muhlenberg Township.
Administrator: SHERWOOD A. GROFF,
1839 Mt. Laurel Road,
Temple, PA 19560.
ATTORNEY: BRIAN R. OTT, ESQ.,
BARLEY SNYDER, LLP,
50 N. 5th Street, 2nd Fl.,
P.O. Box 942,
Reading, PA 19603-0942

REAGAN, MARY E., dec'd.

Late of 1180 Benjamin Franklin Hwy.,
Amity Township.
Executrix: PATRICIA COOK,
1564 Falcon Circle,
Pottstown, PA 19464.
ATTORNEY: SUZANNE BENDER, ESQ.,
216 Bridge Street,
Phoenixville, PA 19460

SAMSEL, MARY A., dec'd.

Late of Lower Heidelberg Township.
Administrators: RONALD A. SAMSEL and
RICHARD J. SAMSEL,
3341 Harwood Ln.,
Sinking Spring, PA 19608.
ATTORNEY: JOHN R. ZONARICH, ESQ.,
SKARLATOS ZONARICH LLC,
17 S. 2nd St., 6th Fl.,
Harrisburg, PA 17101

**SCHLEGEL, EARL O., JR. also known as
SCHLEGEL, EARL O., dec'd.**

06/23/2016

Vol. 108, Issue 39

Late of Macungie.
 Executor: GRANT E. SCHLEGEL,
 c/o Young & Young,
 Rebecca M. Young, Esq. and
 Lia K. Snyder, Esq.,
 119 E. Main Street,
 Macungie, PA 18062.
 ATTORNEY: REBECCA M. YOUNG,
 ESQ., and
 LIA K. SNYDER, ESQ.,
 YOUNG & YOUNG,
 119 E. Main Street,
 Macungie, PA 18062

SHOLEDICE, GERALD P., dec'd.

Late of 118 Pricetown Road,
 Rockland Township.
 Executrix: BEVERLY A. DESROSIERS,
 2419 Shawnee Drive,
 Finsburg, MD 21048.
 ATTORNEY: CLAYTON A. LINGG, ESQ.,
 Mooney & Associates,
 230 York Street,
 Hanover, PA 17331

SPECHT, KENNETH E., dec'd.

Late of 10 Tranquility Lane, Room #212,
 Cumru Township.
 Administratrix: NANCY S. CINFICI,
 201 Inspiration Boulevard,
 Reading, PA 19607.
 ATTORNEY: REBECCA BATDORF
 STONE, ESQ.,
 301 East Lancaster Avenue,
 Shillington, PA 19607

THOMAS, ANNE M., dec'd.

Late of Borough of Wyomissing.
 Executor: ROBERT F. THOMAS, JR.,
 2169 Pikeland Road,
 Malvern, PA 19355.
 ATTORNEY: JOHN A. GOLDSTAN, ESQ.,
 LEISAWITZ HELLER ABRAMOWITZ
 PHILLIPS, P.C.,
 2755 Century Boulevard,
 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:

Fleetwood Food Market with its principal place of business at 325 East Main Street, Fleetwood, PA 19522.

The name and address of the person owning or interested in said business is: Harnoor LLC, 1000 Josephine Drive, Temple, PA 19560.

The application was Filed on May 13, 2016.

Daral A. Woerle, Esq.
 P.O. Box 6765
 Wyomissing, PA 19610

SALE OF REAL ESTATE**ORDER AND NOTICE OF JUDICIAL SALE**

WHEREAS, judgment was entered by the United States District Court for the Eastern District of Pennsylvania, on February 29, 2016, in Civil No. 02:14-cv-06894; in favor of the United States and against defendant Bruce Irrgang, ordering that the United States' tax liens be foreclosed and that the subject property, described below, be sold pursuant to 28 U.S.C. §§ 2001 and 2002.

WHEREAS, the subject property is:

ONE REAL PROPERTY commonly known as 1001 Reading Blvd., Wyomissing PA 19610.

In the Borough of Wyomissing, County of Berks, Commonwealth of Pennsylvania.

Parcel ID #96-4396-08-98-4617-001.

By a Deed dated December 15, 2000, and recorded December 21, 2000 in Berks County in Record Book Volume 3277 Page 547.

Accordingly, it is hereby ORDERED and DECREED as follows:

That the Internal Revenue Service, through its Property Appraisal and Liquidation Specialist ("PALS"), in accordance with Title 28, United States Code, and the procedures of this Court, is authorized under 28 U.S.C. §§ 2001 and 2002 to offer for sale at public auction, and to sell the subject property. This decree of sale shall act as a special Writ of execution and no further orders or process from the Court shall be required.

NOTICE OF JUDICIAL AUCTION SALE

Date and Time of Auction: 07/13/2016 at 11:30 a.m.

Registration and open house showing at 10:30 a.m., day of sale.

Email to robert.digregorio@irs.gov for a possible additional open house date.

Location of Auction: At the property: 1001 Reading Blvd., Wyomissing PA 19610.

Minimum Bid: \$300,000.00

Go to www.irsauctions.gov - for additional details, and bidding information and dates for possible "open-house" showing of the properties.

Special instructions: Do not enter on, or in, the property at any time. Viewing at this time is "Drive-by" only. Additional Open house dates, if any, will be announced by email as shown above; or call Bob D at (917) 647-5429.

TERMS AND CONDITIONS OF SALE

At the time of sale, the successful bidder shall deposit at least \$50,000.00 made by certified or cashier's check payable to:

{Clerk of the U. S. District Court for the Eastern District of Pennsylvania}.

All bidders must show the deposit check at time of registration.

06/23/2016

Vol. 108, Issue 39

The balance of the purchase price is to be paid to the, PALS, by Monday September 12, 2016; by certified or cashier's check payable to:

{Clerk of the U. S. District Court for the Eastern District of Pennsylvania}.

The PALS is authorized to have free access to the Real Property and to take all actions necessary to preserve the Property, including, but not limited to, retaining a locksmith, or other person to change or install locks, or other security devices on any part of the Property, until the deed to the Real Property is delivered to the ultimate purchaser.

All persons occupying the Property shall vacate the Property permanently. If any person fails or refuses to vacate the Property by the April 04, 2016 date specified in the Order; the PALS are authorized to coordinate with the United States Marshals Office, to take all actions that are reasonably necessary to have those persons ejected. Any personal property remaining on the Property after the April 04, 2016 date; is deemed forfeited and abandoned, and the PALS are authorized to dispose of it in any manner they see fit, including sale.

The property is offered for sale "as is" and "where is"; and without recourse against the United States. The sale is subject to all laws, ordinances, including governmental regulations (building and zoning), affecting the Property and easements and restrictions of record, if any.

The sale of the property is made without right of redemption.

The sale of the Property shall be subject to confirmation by this Court. On confirmation of the sale, all interests in, liens against, or claims to, the Property that are held or asserted by the United States, or any of the defendants in this action, are discharged and extinguished. On confirmation of the sale, a deed of judicial sale conveying the real property to the purchaser shall be delivered.

Important Information

This notice contains information regarding the procedures for the sale of foreclosed property under the auspices of the U. S. District Court for the Eastern District of Pennsylvania, in Civil No. 02:14-cv-06894.

Additional information, photos, and the complete legal description of the property can be found at: www.irsauctions.gov

It is important that any interested party contact:

Bob DiGregorio-{P.A.L.S.}

Internal Revenue Service

290 Broadway, 14th Floor

New York, New York 10007

Mobile phone: (917) 647-5429

or e-mail questions to: www.robort.digregorio@irs.gov

TRUST NOTICES

Second Publication

DIETRICH REVOCABLE LIVING TRUST

Donald A. Dietrich and Mary Lou Dietrich Revocable Living Trust, Late of 164 Huntzinger Road, Wernersville, South Heidelberg Township, Berks County, PA

Michael D. Dietrich, Successor Trustee of the Donald A. Dietrich and Mary Lou Dietrich Revocable Living Trust dated July 7, 1994, as amended, hereby notifies all persons having claims against the Trust that they are requested to present the same and all persons indebted to the Trust to make payment without delay to:

TRUSTEE:

Michael D. Dietrich

127 Maple Leaf Lane

Pottstown, PA 19464

ATTORNEY: Elizabeth Roberts Fiorini,

Esquire

Fiorini Law, P.C.

1150 W. Penn Avenue

Womelsdorf, PA 19567