

LEGAL NOTICES

SHERIFF'S SALES

By virtue of various executions issued out of the Court of Common Pleas of Berks County, Pa. to me directed there will be sold at Public Vendue or Outcry, on June 5, 2015 at 10:00 o'clock A.M. .

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

The following described Real Estate. To wit:

Third and Final Publication

No. 08-4318

Judgment: \$104,201.87

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

TAX I.D.#5431-11-65-7312

PURPART NO. 1:

ALL THAT CERTAIN two-story cement covered building block dwelling house, being House No. 32 West Vine Street, being the western half of twin dwelling houses, and the Lot on which the same is erected it being Lot No. 24 as shown on Plan of Property and Building Lots of Snyder Development Company, filed in the Recorders Office of Berks County on April 11, 1930, in Plan Book No. 8, Page 29, situate on the southeastern side of Vine Street, between Franklin and Green Streets, in the Borough of Fleetwood, County of Berks and State of Pennsylvania, bounded:

ON the northwest by Vine Street;

ON the northeast by the eastern one half of said twin dwelling houses and the Lot on which it is erected, being Lot No. 23, now or late of George W. Eckel;

ON the southeast by Liberty Alley; and

ON the southwest by Lot No. 25, now or late of George W. Eckel, and described more fully as follows, to wit:

BEGINNING AT A POINT in the southeastern building line of said West Vine Street, two hundred twenty-three feet, four and five eighths inches 223' 4-5/8") southwestwardly from the southwestern building corner of said West Vine Street and Shell Alley, as laid out on said Plan of the Snyder Development Company; thence southeastwardly along the same, at right angles to said West Vine Street, passing through the party wall between said twin houses, a distance of one hundred thirteen feet six and three eighths inches (113' 6-3/8") to a corner in the northwestern side of Liberty Alley; thence southwestwardly along the same, parallel to West Vine Street and at right angles to last described line, a distance of twenty feet (20') to a corner of Lot No. 25, now or late the property of George W. Eckel;

thence northwestwardly along the same, at right angles to said Liberty Alley, a distance of one hundred thirteen feet six and three eighths inches (113' 6-3/8") to a corner In the aforesaid southeastern building line of West Vine Street; thence northeastwardly along the same at right angles to the last described line, a distance of twenty feet (20) to the place of BEGINNING.

CONTAINING IN WIDTH along Vine Street, twenty feet (20') and in depth of equal width one hundred thirteen feet, six and three eighths inches (113' 6-3/8") to said Liberty Alley and an area of 2270-6/10 square feet.

PURPART NO. II:

ALL THAT CERTAIN Lot or piece of ground being Lot No. 25 as shown as Plan of Property and Building Lots of the Snyder Development Company, filed in the Recorder's Office of Berks County on April 11, 1930, in Plan Book Volume 8, Page 29, situate on the southeastern side of West Vine Street between Franklin Street and Green Street in the Borough of Fleetwood, County of Berks and Commonwealth of Pennsylvania, and being more fully bounded and described as follows to wit:

ON the northwest by West Vine Street;

ON the northeast by Lot No. 24 upon which is erected House No. 32 West Vine Street about to be conveyed to George T. Hess and Esther May Hess, his wife;

ON the southeast by Liberty Alley (20 feet wide); and

ON the southwest by Lot No. 26, property now or late of the Estate of John H. Adams, deceased.

CONTAINING IN FRONT in width or breadth along West Vine Street 20.00 feet and extending in depth or length of equal width or breadth 113 feet 6-3/8 inches to the northwestern side of Liberty Alley.

BEING KNOWN AS: 32 West Vine Street, Fleetwood, Pennsylvania 19522. Title to said premises is vested in Lisa M. Quillan and John H. Quillan, husband and wife, by Deed from Rodney C. Waters and Victoria K. Waters, h/w, dated July 30, 2001 and recorded August 13, 2001 in Deed Book 3379, Page 1443.

To be sold as the property of John H. Quillan and Lisa M. Quillan

No. 09-17767

Judgment Amount: \$76,414.27

Attorney: KML Law Group, P.C.

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 Fairview Street, between Madison and Wilson Streets, and being the Southernmost half of Lot No. 68 in the Plan of Hyde Villa, Muhlenberg Township, Berks County, Pennsylvania, said Plan being recorded at Reading, in the Recorder's

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Office in Plan Book No. 5, Page 4, bounded and described as follows, to wit:

ON the North by the Northernmost half of Lot No. 68 on said Plan;

ON the South by Lot No. 67 on said Plan;

ON the East by a 20 feet wide alley; and

ON the West by said Fairview Street.

CONTAINING IN FRONT on Fairview Street 20 feet and in depth 150 feet.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 415 Fairview Street, Reading, PA 19605

TAX PARCEL #66530816841987

ACCOUNT: 66261600

SEE Deed Book 5394, Page 778

Sold as the property of: Scott E. Williams and Cynthia L. Williams

No. 09-4457

Judgment Amount: \$114,954.62

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 subdivision of property belonging to Marvin C. Miller, drawn by Leon A. Leshner, Registered Land Surveyor, dated November 5, 1989 and last revised June 27, 1990, said Plan recorded in Berks County in Plan Book 173, Page 23, as follows, to wit:

BEGINNING AT A POINT on the northwesterly side of Beacon Street (40 feet wide), said point being a corner of Lot No. 3 on said Plan; thence extending from said point of beginning along Lot No. 3 northwestwardly by a line forming an interior angle of 90 degrees with the line to be described last a distance of 140.18 feet to a point in line of lands now or late of Birdsboro Associates; thence extending along said lands northeastwardly by a line forming an interior angle of 89 degrees 58 minutes 15 seconds with the last described line a distance of 40.00 feet to a point, a corner of Lot No. 5 on said Plan; thence extending along same, southeastwardly by a line forming an interior angle of 90 degrees 01 minute 45 seconds with the last described line a distance of 140.16 feet to a point on the northwesterly side of Beacon Street; thence extending along same, southwestwardly by a line forming an interior angle of 90 degrees with the last described line a distance of 40.00 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN William R. Angstadt and Kay A. Angstadt, h/w, by Deed from Marvin C. Miller, dated 01/31/1996, recorded 03/22/1996 in Book 2713, Page 1576.

BEING KNOWN AS 407 Beacon Street, Birdsboro, PA 19508-2032.

Residential property

TAX PARCEL NO. 31534410259338

TAX ACCOUNT: 31000197

SEE Deed Book 2713 Page 1576

To be sold as the property of William R. Angstadt, Kay A. Angstadt.

No. 10-2154

Judgment Amount: \$52,279.29

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and the Lot or piece of ground whereupon the same is erected, situate on the North side of Marion Street, between Ninth and Tenth Streets, being No. 917 Marion Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of Amaziah Knauer;

ON the East by property now or late of Abraham Herr;

ON the South by said Marion Street; and

ON the West by property now or late of Amos Woodworth.

CONTAINING IN FRONT on said Marion Street twelve feet six inches and in depth of said width, North and South, sixty-five feet, together with the use of a joint alley on the East.

BEING KNOWN AS 917 Marion Street, Reading, PA 19604-2105.

Residential property

TITLE TO THE SAID PREMISES IS VESTED IN Yris M. Nunez, by Deed from Robert L. Wolfe & Penelope D. Wolfe, dated 01/26/2001, recorded 02/05/2001 in Deed Book 3291, Page 2040.

TAX PARCEL NO. 17-5317-3706-2895

TAX ACCOUNT: 17485905

SEE Deed Book 3291 Page 2040

To be sold as the property of Yris M. Nunez, Gefry F. Ventura.

No. 10-7125

Judgment Amount: \$170,403.30

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or tract of land situate in Reiffton, in the Township of Exeter, County of Berks, and State of Pennsylvania, together with the dwelling house thereon erected, known as No. 3503 Romig Avenue, situate on the Northeastern corner of the intersection of Thirty-Sixth Street and Romig Avenue as shown on Map or Plan of Reiffton, laid out by the Reiffton Development Company, Inc., in 1923 recorded in the Office for the Recording of Deeds in and for Berks County at Reading, Pennsylvania, in Plan Book Vol. 7, Page 22, being the whole of Lot Nos. 9 and 10 and the Western thirty (30) feet of Lot No. 11 in Block 'P' of said Plan, bounded:

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ON the North by Lot Nos. 1, 2, and 3;
ON the East by the Eastern twenty (20) feet
of Lot No. 11;

ON the South by Thirty-Sixth Street; and
ON the West by Romig Avenue, and being
more fully bounded and described as follows,
to wit:

BEGINNING AT A CORNER formed by the intersection of the Northern building line of Thirty-Sixth Street and the Eastern building line of Romig Avenue, as shown on the aforesaid Plan of Reiffon, thence in a Northerly direction along the aforesaid Eastern building line of Romig Avenue, a distance of one hundred twenty three feet no inches (123 feet 0 inches) to a corner of Lot No. 1, Block 'P', thence eastwardly along the same and along Lot. Nos. 2 and 3, at right angles to the last described line a distance of one hundred forty feet (140 feet) to a corner; thence Southwardly at right angles to the last described line, twenty (20) feet westward from and parallel to the Eastern line of Lot No. 11, a distance of one hundred twenty three feet no inches (123 feet 0 inches) to a corner in the Northern building line of Thirty-Sixth Street; thence westwardly along same at right angles to the last described line, a distance of one hundred forty feet no inches (140 feet 0 inches) to and forming a right angle at the place of Beginning.

CONTAINING seventeen thousand two hundred twenty (17,220) square feet.

TITLE TO SAID PREMISES IS VESTED IN Scott T. Boyer and Vicki L. Boyer, his wife, by Deed from Owe G. Petersen and Lorna J. Petersen, his wife, dated 07/28/1994, recorded 08/31/1994 in Book 2571, Page 1399.

BEING KNOWN AS 3503 Romig Avenue, Reading, PA 19606-2931.

Residential property

TAX PARCEL NO. 43-5326-13-24-4307

TAX ACCOUNT: 43072779

SEE Deed Book 2571 Page 1399

To be sold as the property of Vicki L. Boyer, Scott T. Boyer.

No. 11-20289

Judgment: \$269,240.53

Attorneys: Scott A. Dietterick, Esquire

Kimberly A. Bonner, Esquire

Joel Ackerman, Esquire

Ashleigh Levy Marin, Esquire

Jaime R. Ackerman, Esquire

Jana Fridfinnsdottir, Esquire

Brian Nicholas, Esquire

Denise Carlon, Esquire

Roger Fay, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground situate in Ontelaunee Township, Berks County, Commonwealth of Pennsylvania, bounded and described according to a Final Plan of The Development of Willow Glen, drawn by John W. Hoffert, Professional Land Surveyor, dated March 16, 2000 and last revised May 27, 2004,

said Plan recorded in Berks County in Plan Book 274, Page 41, as follows, to wit:

BEGINNING AT A POINT on the southwesterly side of Calais Drive (50 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 South 45 degrees 59 minutes 52 seconds West 139.00 feet to a point in line of Open Space A on said Plan; thence extending along same North 44 degrees 00 minutes 08 seconds West 87.50 feet to a point in line of Lot No. 126 on said Plan; thence extending partly along same and along Lot No. 6 North 45 degrees 59 minutes 52 seconds East 139.00 feet to a point on the southwesterly side of Calais Drive; thence extending along same South 44 degrees 00 minutes 08 second East 87.50 feet to the first mentioned point and place of BEGINNING.

BEING THE SAME PREMISES which Timothy J. McMahon, by Deed dated May 25, 2006 and recorded June 1, 2006 in and for Berks County, Pennsylvania, in Deed Book Volume 4889, Page 0253, granted and conveyed unto Rose M. Taylor and Monthrose Taylor.

PARCEL NO. 68-5400-15-64-5127

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 29 Calais Drive, Reading, PA, 19605.

To be sold as the property of Rose M. Taylor and Monthrose Taylor.

No. 11-20341

Judgment: \$68,981.41

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

TAX I.D. #80438618403918C21

ALL THAT CERTAIN dwelling shown as Unit 21 and being part of a building shown as Units 19-24 within the Oak Terrace Development, Final Plan recorded in Deed Book Volume 154 Page 18, in the Berks County Courthouse, being located on the southerly side of Iroquois Avenue (60' wide) West of Spohn Road situate in Spring Township, Berks County, Pa., being more fully bounded and described as follows, to wit:

BEGINNING at the northeast corner of the herein described Unit 21, a corner of Unit 20 of the aforesaid building and being in line of land of the "Townhouse Area" as shown on the above reference Plan, said point of beginning being the three following courses and distances from the centerline intersection of the said Iroquois Avenue and Spohn Road.

1. North fifty-four degrees, five minutes, forty-three seconds West (N. 54 degrees 05' 43" W.) along the centerline of Iroquois Avenue seven hundred seventy-two feet (772.00') to a point.

2. Leaving the centerline of Iroquois Avenue and crossing the southerly right of way, thereof South thirty-five degrees, fifty-four minutes, seventeen seconds West (S. 35 degrees 54' 17" W.) seventy-eight feet and nine hundredths of one foot (78.09') to a point, said point being the northeast corner of the aforesaid building.

3. Along Unit 19 and Unit 20 of the said

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building, South thirty-five degrees, forty-one minutes, fifty-three seconds West (S. 35 degrees 41' 53" W.) forty feet (40.00') to a point.

THENCE from the said point of beginning and along the said "Townhouse Area" the three following courses and distances, to wit:

1. South thirty-five degrees, forty-one minutes, fifty-three seconds West (S. 35 degrees 41' 53" W.) zero feet and thirty-two hundredths of one foot (0.32') to a point.

2. North fifty-four degrees, eighteen minutes, seven seconds East (N. 54 degrees 18' 07" E.) two feet (2.00') to a point.

3. South thirty-five degrees, forty-one minutes, fifty-three seconds West (S. 35 degrees 41' 53" W.) nineteen feet and seventy-one hundredths of one foot (19.71') to a point, a corner of Unit 22 of the aforesaid building.

THENCE along the said Unit 22, North fifty-four degrees, eighteen minutes, seven seconds West (N. 54 degrees 18' 07" W.) thirty-seven feet and ninety-eight hundredths of one foot (37.98') to a point, a corner of said Unit 22 and in line of the aforesaid "Townhouse Area". THENCE along the said "Townhouse Area" North thirty-five degrees, forty-one minutes, fifty-three seconds East (N. 35 degrees 41' 53" E.) twenty feet and three hundredths of one foot (20.03') to a point, a corner of the aforesaid Unit 20.

THENCE along the said Unit 20, South fifty-four degrees, eighteen minutes, seven seconds East (S. 54 degrees 18' 07" E.) thirty-nine feet and ninety-eight hundredths of one foot (39.98') to the first mentioned point and place of BEGINNING.

CONTAINING an area of seven hundred sixty-two square feet (762') being the same more or less.

BEING KNOWN AS: 2904 Marvin Drive, Sinking Spring, Pennsylvania 19608.

TITLE TO SAID PREMISES IS VESTED IN Franklin R. Miller aka Franklin R. Miller, Jr. and Regina E. Miller, husband and wife, by Deed from Laura G. Anderson, a single person dated July 31, 1996 and recorded November 7, 1996 in Deed Book 2781, Page 017.

To be sold as the property of Franklin R. Miller a/k/a Franklin R. Miller, Jr. and Regina E. Miller

No. 11-25597

Judgment Amount: \$170,835.45

Attorney: Udren Law Offices, P.C.

ALL THAT CERTAIN Lot or piece of ground situate on the southern side of Curtis Road, East of Stevens Avenue, being all of Lot No. 37 and the western 10 feet of Lot No. 38 as shown on Plan of Wilshire Development, Section No. I, said Plan being recorded in Plan Book Volume 16, Page 5, Berks County Records, in the Township of Spring, County of Berks, and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING AT A POINT in the southern side of Curtis Road ninety and zero hundredths

(90.00') feet East of the eastern side of Stevens Avenue; thence in an easterly direction along the southern side of Curtis Road a distance of eighty and zero hundredths (80.00') feet to a point; thence in a southerly direction at right angles to Curtis Road a distance of one hundred forty and zero hundredths (140.00') feet to a point; thence in a westerly direction at right angles to last described line a distance of eighty and zero hundredths (80.00') feet to a point; thence in a northerly direction at right angles to last described line a distance of one hundred forty and zero hundredths (140.00') feet to the southern side of Curtis Road, the place of beginning, and making a right angle with same.

TOGETHER WITH THE dwelling house thereon erected, known as 3020 Curtis Road.

BEING KNOWN AS: 3020 Curtis Road, Sinking Springs, PA 19608

PROPERTY ID NO. 80-4386-11-57-238

TITLE TO SAID PREMISES IS VESTED IN Walter H. Barrera, sole owner by Deed from Lee Ann Wright dated 09/25/2006 recorded 10/23/2006 in Deed Book 04994 Page 0408.

To be sold as the property of: Walter H. Barrera

No. 12-15096

Judgment Amount: \$184,955.21

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground with the building and improvements thereon erected, situate in the Township of Jefferson, County of Berks, Commonwealth of Pennsylvania, described in accordance with a Minor (1-Lot) Subdivision for Elmer Rentschler made by A.E. Naylor Registered Surveyor dated April 19, 1978, being more fully bounded and described as follows, to wit:

BEGINNING AT A POINT located at the intersection of the center line of Township Road T-489 and the center line of Legislative Route 06020; thence extending from said beginning point through the bed of Legislative Route 06020 South seventy-eight (78) degrees twenty-six (26) minutes twenty-three (23) seconds West, five hundred forty-three and forty hundredths (543.40) feet to a point a corner of lands now or late of Elmer Rentschler; thence extending along the same North eight (8) degrees forty-seven (47) minutes twenty (20) seconds West, three hundred forty-three and eighty hundredths (343.80) feet to a point in line of lands now or late of George Rubright; thence extending along the same North seventy-five (75) degrees fifty-four (54) minutes twenty-three (23) seconds East, two hundred twenty-two (222) feet to a point in the bed of Township Road T-489; thence extending through the same the two following courses and distances (1) South forty-nine (49) degrees three (3) minutes thirty-seven (37) seconds East, one hundred eighty-eight (188) feet to a point; (2) South fifty-four (54) degrees fifty-four (54)

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minutes thirty-seven (37) seconds East, two hundred eighty and five-tenths (280.5) feet to the first mentioned point and place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Sheree B. Breen, by Deed from Edward W. Breen and Sheree B. Breen, h/w, dated 12/31/2001, recorded 01/10/2002 in Book 3461, Page 1842.

BEING KNOWN AS 10 Stone Road, Womelsdorf, PA 19567-9302.

Residential property

TAX PARCEL NO. 53-4339-00-76-0496

TAX ACCOUNT: 53001540

SEE Deed Book 3461 Page 1842

To be sold as the property of Sheree B. Breen.

No. 12-18593

Judgment: \$1,245,518.16

Attorney: John F. Hacker, Esq.

LEGAL DESCRIPTION OF

KETTERMAN HILL ROAD PROPERTY

ALL THAT CERTAIN parcel of land situate in Tulpehocken Township, Berks County, Commonwealth of Pennsylvania, being shown as Lot No. 1 on a Plan prepared by Dennis R. Dierolf, Jr., Professional Land Surveyor, titled "Final Minor Subdivision Plan for Timothy D. Derr", recorded in Plan Book 305 Page 449, Berks County Records, Reading, Pennsylvania, and being more particularly bounded and described as follows, to wit:

BEGINNING at an iron pin found, said point being a common corner of Lot No. 1 and lands of Bonita Selig, Deed Book 1680 Page 544; thence along lands of Bonita Selig, South 4 degrees 24 minutes 36 seconds East 456.68 feet to an iron pin set; thence along lands of Chris, Brenda and Diana DeHart, Deed Book 4166 Page 676, the following two courses and distances: (1) North 83 degrees 52 minutes 00 seconds West 888.94 feet to a hickory tree; thence (2) South 85 degrees 5 minutes 19 seconds West 315.52 feet to an iron pipe found; thence along lands of Oliver Yenser, Deed Book 1017 Page 318, the following three courses and distances: (1) North 41 degrees 54 minutes 45 seconds West 572.88 feet to an iron pin set; thence (2) North 74 degrees 56 minutes 15 seconds East 341.21 feet to an iron pin set; thence (3) North 18 degrees 28 minutes 44 seconds West 257.30 feet to an iron pin set; thence along lands of Rufus and Mabel Martin, Deed Book 2402 Page 2154, the following four courses and distances: (1) North 79 degrees 5 minutes 13 seconds East 123.75 feet to an iron pin set; thence (2) North 00 degrees 35 minutes 13 seconds East 135.30 feet to an iron pin set; thence (3) North 85 degrees 50 minutes 13 seconds East 1,126.13 feet to an iron pin set; thence (4) North 16 degrees 24 minutes 47 seconds West 54.78 feet to an iron pin set; thence along other lands of Timothy Derr, Deed Book 3880 Page 935, North 86 degrees 16 minutes 41 seconds East 15.77 feet to a point on the Southern ultimate right of way line of Ketterman Hill Road (T-488); thence along said right of way line the

following four courses and distances: (1) along a non-tangent curve turning to the left with an arc length of 64.99 feet, a central angle of 31 degrees 33 minutes 35 seconds a radius of 118.00 feet, a chord bearing of South 79 degrees 00 minutes 38 seconds East a chord length of 64.17 feet to a point; thence (2) North 85 degrees 12 minutes 44 seconds East 39.88 feet to a point; thence (3) along a curve turning to the right with an arc length of 31.34 feet, a central angle of 89 degrees 47 minutes 27 seconds a radius of 20.00 feet a chord bearing of South 49 degrees 53 minutes 32 seconds East a chord length of 28.23 feet to a point on the Western right of way line of Chestnut Street; thence (4) crossing Chestnut Street North 85 degrees 22 minutes 46 seconds East 50.00 feet to an iron pin set; thence along Lot No. 2 of the aforementioned Plan and being the Eastern right of way line of Chestnut Street, the following two courses and distances: (1) South 4 degrees 59 minutes 49 seconds East 300.24 feet to an iron pin set; thence (2) along a curve turning to the right with an arc length of 135.66 feet a central angle of 44 degrees 24 minutes 55 seconds a radius of 175.00 feet a chord bearing of South 17 degrees 12 minutes 39 seconds West a chord length of 132.29 feet to an iron pin set; thence leaving said right of way line and continuing along Lot No. 2, South 4 degrees 59 minutes 49 seconds East 208.00 feet to an iron pin set; thence along the aforesaid lands of Bonita Selig, South 85 degrees 32 minutes 33 seconds West 128.14 feet to the place of beginning.

TOGETHER WITH THE FOLLOWING - INGRESS/EGRESS EASEMENT "A"

BEGINNING at a point on the Easternmost right of way line of Chestnut Street, said point being North 4 degrees 59 minutes 49 seconds West 15.78 feet from an iron pin set at the point of tangency of a 175.00 feet radius curve; thence along said right of way line North 4 degrees 59 minutes 49 seconds West 25.65 feet to a point; thence crossing Lot No. 2, South 56 degrees 13 minutes 18 seconds East 283.86 feet to a point on the Western ultimate right of way line of Ketterman Hill Road (T-488); thence along a non-tangent curve turning to the right with an arc length of 22.25 feet, a central angle of 6 degrees 4 minutes 11 seconds a radius of 210.00 feet a chord bearing of South 7 degrees 51 minutes 45 seconds West a chord length of 22.24 feet to a point; thence leaving said ultimate right of way line and re-crossing Lot No. 2, North 56 degrees 13 minutes 18 seconds West 277.51 feet to the place of Beginning.

BEING PIN NO. 4309-00-89-2320

Account No. 86-006700

To be sold as the property of: Sun Valley Trust, u/d/t dated 9/3/2010

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No. 12-18929

Judgment Amount: \$107,997.26

Attorney: Phelan Hallinan Diamond & Jones,
LLP

LEGAL DESCRIPTION

ALL THOSE CERTAIN three parcels of ground together with the dwelling house thereon erected situate in Exeter Township, Berks County, Pennsylvania and being more particularly bounded and described as follows, to wit:

PURPART NO. 1:

ALL THAT CERTAIN plot or piece of ground with the buildings and improvements thereon erected, situate in Exeter Township, Berks County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the middle of Philadelphia Pike, said point being a corner in common of property now or late of Amelia Ruth and the herein described premises;

THENCE in a northerly direction along property now or late of said Amelia Ruth North 24 degrees 10 East the distance of 255.85 feet to a point, an iron pin;

THENCE along property now or late of Traver Hess the following courses and distances, to wit: South 68 degrees 10 minutes East the distance of 38.84 feet to a point, an iron pin; and South 24 degrees 10 minutes West the distance of 267 feet to a point in the middle of the aforementioned Philadelphia Pike;

THENCE along the middle of said Pike North 52 degrees West the distance of 40 feet to the place of beginning.

PURPART NO. 2:

ALL THAT CERTAIN Lot or piece of ground lying on the northern side of the Pennsylvania State Highway (known as the Philadelphia Pike) situate in the Township of Exeter, County of Berks, and Commonwealth of Pennsylvania, being more fully bounded and described in accordance with a survey made by Lewis E. Hart, Registered Surveyor, November, 1950, as follows, to wit:

BEGINNING at a point in the center line of the concrete four lane Pennsylvania State Highway (known as the Philadelphia Pike) leading from Baumstown towards Reading, a corner of property belonging to Traver Hess, of which the herein described Lot is a part; thence along said center line of highway by a curve to the left having a chord bearing of North fifty-four (54 degrees) degrees twenty-five (25 minutes) minutes West a distance of seventeen and eighty-three hundredths (17.83 feet) feet, a radius of five thousand seven hundred sixty-nine and sixty-five hundredths (5,769.65 feet) feet, and a distance of seventeen and eighty-five hundredths (17.85 feet) feet along the arc to a point; thence leaving said highway and extending along other property belonging to Walter H. Schmitz and Mary R. Schmitz, his wife, grantees herein, North twenty-four (24 degrees) degrees ten (10

minutes) minutes East a distance of two hundred sixty-three and eighty-eight hundredths (263.88 feet) feet to an old iron pin in line of property belonging to the aforementioned Traver Hess; thence along the same the two following courses and distances, viz: (1) South sixty-eight (68 degrees) degrees ten (10 minutes) minutes East a distance of seventeen and forty-nine hundredths (17.49 feet) feet to an iron pipe, and (2) South twenty-four (24 degrees) degrees ten (10 minutes) minutes West passing through an iron pipe on the line at a distance of one hundred thirty-five and twenty-nine hundredths (135.29 feet) feet, a total distance of two hundred sixty-eight and twelve hundredths (268.129 feet) feet to the place of beginning.

CONTAINING four thousand six hundred forty-nine and twenty-five hundredths square feet (4,649.25 square feet).

PURPART NO. 3:

ALL THAT CERTAIN narrow strip or piece of ground lying on the northern side of the Pennsylvania State Highway U.S. Route No. 422, known as the Philadelphia Pike, leading from Baumstown to Reading, situate in the Township of Exeter, County of Berks and State of Pennsylvania being more fully bounded and described as follows, to wit:

BEGINNING at a point in the middle of the aforesaid Philadelphia Pike, being a corner of other property belonging to the said Walter H. Schmitz and Mary R., his wife;

THENCE extending along the middle of said Philadelphia Pike, North fifty-two degrees West (N.52 degrees W.), a distance of twenty and sixty one-hundredths feet (20.60 feet) to a point;

THENCE leaving said Philadelphia Pike and extending along residue property belonging to Edward A. Nolf and Mabel R., his wife, of which the herein described Lot was a part, North twenty-four degrees ten minutes East (N.24 degrees 10 minutes E.) a distance of two hundred fifty and twelve one-hundredths feet (250.12 feet) to an iron pipe in line of property belonging to the now or late Traver Hess;

THENCE along the same, South sixty-eight degrees ten minutes East (S.68 degrees 10 minutes E.) a distance of twenty and two one-hundredths feet (20.02 feet) to an iron pipe, a corner of aforementioned other property belonging to the said Walter H. Schmitz and Mary R., his wife;

THENCE along the same, South twenty-four degrees ten minutes West (S. 24 degrees 10 minutes W.) a distance of two hundred fifty-five and eighty-five one-hundredths feet (255.85 feet) to the place of beginning.

CONTAINING AREA: 5,060.92 square feet.

TITLE TO SAID PREMISES IS VESTED IN Paul A. Cox and Ann J. Cox, h/w, by Deed from Paul A. Cox, dated 09/15/2006, recorded 11/02/2006 in Book 5003, Page 832.

BEING KNOWN AS 6111 Perkiomen Avenue, Birdsboro, PA 19508-9122.

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Residential property
TAX PARCEL NO. 43-5335-10-46-0182
TAX ACCOUNT: 43067225

SEE Deed Book 5003 Page 832

To be sold as the property of Ann J. Cox,
Paul A. Cox.

No. 12-25

Judgment: \$238,928.96

Attorney: Zucker Goldberg &
Ackerman, LLC

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 No. 4F, drawn by Leon A. Leshner Registered Land Surveyor, dated August 26, 1988 and revised September 9, 1988, said Plan recorded in Berks County in Plan Book 157, Page 52 as follows to wit:

BEGINNING AT A POINT of curve on the southeasterly side of Union Street (50 feet wide) said point being a corner of Lot No. 1 on said Plan;

THENCE EXTENDING from said point of beginning along Lot No. 1 southeastwardly by a line radial to the curve to be described last a distance of 144.30 feet to a point in line of Lot No 20 on said Plan;

THENCE EXTENDING partly along same and partly along Lot No. 19 southwestwardly by a line forming an interior angle of 81 degrees 47 minutes 07 seconds with the last described line a distance of 89.11 feet to a point, a corner of Lot No. 3 on said Plan;

THENCE EXTENDING along same northwestwardly by a line forming an interior angle of 93 degrees 44 minutes 53 seconds with the last described line a distance of 139.00 feet to a point of curve on the southeasterly side of Union Street;

THENCE EXTENDING along same northeastwardly along the arc of a circle curving to the left having a radius of 997.50 feet the arc distance of 77.76 feet to the first mentioned point and place of beginning.

BEING LOT NO. 2 as shown on the abovementioned Plan.

BEING THE SAME PREMISES which Gerard S. Lubinsky and Monica A. Lubinsky, husband and wife, by Deed dated May 28, 2008 and recorded June 11, 2008 in and for Berks County, Pennsylvania, in Deed Book Volume 05371, Page 1076, granted and conveyed unto Ryan DeFrain and Tiffany DeFrain, husband and wife, as tenants by the entireties.

PARCEL NO. 31534417224284

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 903 Union Street, Birdsboro, PA, 19508.

To be sold as the property of Ryan DeFrain and Tiffany DeFrain, husband and wife, as tenants by the entireties.

No. 12-26182

Judgment Amount: \$145,946.00

Attorney: Shawn M. Long, Esquire

ALL THAT CERTAIN piece, parcel or tract of land situate on the northeast side of the macadam Township Road known as Gould Lane, a short distance southeast of the Pricetown Road in the Township of Ruscombmanor, County of Berks and State of Pennsylvania, being more fully bounded and described in accordance with Plan No. 416-1-S of a field survey completed on April 24, 1974 by George W. Knehr, Registered Professional Surveyor No. 5260-E of Reading, Pennsylvania, as follows to wit:

BEGINNING at a PK spike in the center line of the existing fifteen feet wide roadbed of the macadam Township Road known as Gould Lane southeast of the Pricetown Road, said PK spike being North seventy-three degrees thirteen minutes East (N. 73° 13' E.) thirteen and twenty-two one-hundredths feet (13.22') from a marble stone on the division line between property belonging to Leon M. Schmeck and Effie D. Schmeck, his wife, and property belonging to Marie L. Grim and Leon M. Grim, her husband; thence along residue property belonging to David J. Gould and Bettie S. Gould, his wife, the next three following courses and distances, viz: (1) leaving said Gould Lane, passing through a first iron pin 16.50' from the last described corner, passing through a second iron pin 114.67' from the first iron pin and passing a third iron pin 128.50' from the next described corner, North forty-seven degrees East (N. 47° E.) three hundred seventy-five feet (375.00') to an iron pin, (2) South forty-three degrees East (S. 43° E.) one hundred seventy-five feet (175.00') to an iron pin and (3) passing through an iron pin 128.78' from the last described corner, passing through a second iron pin 104.22' from the first iron pin and passing through a third iron pin 16.50' from the next described corner, South forty-seven degrees West (S. 47° W.) three hundred seventy-five feet (375.00') to a PK spike in the aforesaid center line of Gould Lane; thence along said center line of Gould Lane and along property belonging to said Marie L. Grim and Leon M. Grim, her husband, North forty-three degrees West (N. 43° W.) one hundred seventy-five feet (175.00') to the PLACE OF BEGINNING.

CONTAINING one and five hundred seven one-thousandths acres (1.507 Acres).

BEING THE SAME PREMISES which David John Gould by Deed dated October 3, 1984 and recorded November 5, 1984 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania in Record Book 1863, Page 25, granted and conveyed unto David John Gould and Bonnie L. Gould, his wife, their heirs and assigns.

To be sold as the premises of David John Gould and Bonnie L. Gould.

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No. 12-5286

Judgment Amount: \$90,398.86

Attorney: Robert W. Williams, Esquire

ALL THAT CERTAIN two-story stone and brick dwelling with mansard roof and the Lot or piece of ground upon which is the same is erected situate on the South side of West Windsor Street, being No. 140 West Windsor Street in Reading City, County of Berks, Commonwealth of Pennsylvania bounded and described as follows:

ON the North by said West Windsor Street,

ON the East by property now or late of Wayne Leinbach,

ON the South by a 10 feet wide alley, and

ON the West by property now or late of Margaret Goodhart.

CONTAINING IN FRONT of said West Windsor Street, 15 feet 6 inches more or less, and in depth of equal width 110 feet.

AS DESCRIBED IN Mortgage Book 4753 Page 780.

TITLE TO SAID PREMISES vested in Venita Knight and Eric Knight, husband and wife, as tenants by the entirety by Deed from Lisa Frick dated 01/13/2006 and recorded 01/13/2006 in the Berks County Recorder of Deeds in Book 4753, Page 775.

To be sold as the property of Eric Knight and Venita Knight

No. 12-5749

Judgment Amount: \$132,701.24

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 Northwestern side of and known as No. 811 Main Street, between North Eighth Street and North Ninth Street, in the Borough of Bally, County of Berks, and Commonwealth of Pennsylvania, bounded on the Northwest by No. 17 North Eighth Street, property belonging now or formerly to George W. Walters and Darlene Walters, his wife, on the Northeast by property now or formerly to Joseph S. Quigley and Elizabeth V. Quigley, his wife, on the Southeast by the aforesaid Main Street (fifty two feet wide), and on the Southwest by No. 809 Main Street, other Property belonging now or formerly to James H. Albitz and Julia P. Albitz, his wife, and being more fully bounded and described, as follows, to wit:

BEGINNING at a corner marked by an iron pin in the Northwestern topographical building line of Main Street, a distance of one hundred forty-two and fifty-four hundredths (142.54) feet Northeasterly measured along the aforesaid Northwestern topographical building line from the Northeastern topographical building line of North Eighth Street, thence leaving and making a right angle with the aforesaid Main Street and in a Northwesterly direction along

No. 809 Main Street, other property belonging now or formerly to James H. Albitz and Julia P. Albitz, his wife, passing through the eight inch building block party wall between the buildings, a distance of one hundred thirty-nine and twelve hundredths (139.12) feet to a corner marked by an iron pin in line of No. 17 North Eighth Street, property belonging now or formerly to George W. Walters and Darlene Walters, his wife, thence in a Northeasterly direction along same making a right angle with the last described line, a distance of eighty and fifteen hundredths (80.15) feet to a corner marked by an iron pin in line of property belonging now or formerly to Joseph S. Quigley and Elizabeth V. Quigley, his wife, thence in a Southeasterly direction along the same making an interior angle of eighty-two (82) degrees fifty-one (51) minutes thirty (30) seconds with the last described line, a distance of one hundred forty and twenty-one hundredths (140.21) feet to a corner marked by an iron pin in the Northwestern topographical building line of the aforesaid Main Street, thence in a Southwesterly direction along same, making an interior angle of ninety seven (97) degrees eight (08) minutes thirty (30) seconds with the last described line, a distance of sixty-two and seventy-two hundredths (62.72) feet to the place of BEGINNING.

BEING KNOWN AS 811 Main Street, Bally, PA 19503-9631.

Residential property

TITLE TO SAID PREMISES IS VESTED IN Kenneth L. Greaser and Michelle A. Greaser, h/w, by Deed from Kenneth Larry Greaser, dated 11/15/2007, recorded 11/21/2007 in Book 5260, Page 2030.

TAX PARCEL NO. 25630906278505

TAX ACCOUNT: 25029850

SEE Deed Book 5260 Page 2030

To be sold as the property of Kenneth L. Greaser, Michelle A. Greaser.

No. 12-5783

Judgment Amount: \$205,371.69

Attorney: Phelan Hallinan Diamond & Jones,
LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or piece of land located on the West side of Hawthorne Street fifty feet wide (50.00 feet), and the East side of Montclare Street and being Lot 8 of the Laureldale Townhouses as shown on the Laureldale Townhouses Final Plan recorded in PBV 300, Page 462, Berks County Records, situate in the Borough of Laureldale, County of Berks, Commonwealth of Pennsylvania and being more fully bounded and described as follows, to wit:

BEGINNING at a steel pin found on the West right-of-way line of Hawthorne Street fifty feet wide (50.00 feet), said point being the Southeasternmost corner of Lot 8 and the Northwesternmost corner of property belonging to the Central Fire Co.;

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THENCE EXTENDING in a Westerly direction along the Central Fire Co. on a line forming an interior angle of ninety degrees (90 degrees), with the line to be described last a distance of one hundred twenty feet (120.00 feet), to a steel pin on the East right-of-way line of Montclare Street;

THENCE EXTENDING in a Northerly direction along the East right-of-way line of Montclare Street on a line forming an interior angle of ninety degrees (90 degrees), with the last described line a distance of forty-two feet (42.00 feet), to a corner of Lot 7;

THENCE EXTENDING in an Easterly direction along Lot 7 on a line forming an interior angle of ninety degrees (90 degrees), with the last described line a distance of one hundred twenty feet (120.00 feet) to a point on the West right-of-way line of Hawthorne Street;

THENCE EXTENDING in a Southerly direction along the West right-of-way line of Hawthorne Street on a line forming an interior angle of ninety degrees (90 degrees), with the last described line a distance of forty-two feet (42.00 feet), to the PLACE OF BEGINNING.

CONTAINING IN AREA five thousand forty square feet (5,040 s.f.) of land.

TITLE TO SAID PREMISES IS VESTED IN Eusebio M. Trinidad and Maria L. Trinidad, h/w, by Deed from The Belovich Group, dated 05/09/2006, recorded 05/10/2006 in Book 4873, Page 1494.

BEING KNOWN AS 3584 Hawthorne Avenue, Reading, PA 19605-1802.

Residential property

TAX PARCEL NO. 57-5319-17-00-7742

TAX ACCOUNT: 57000132

SEE Deed Book 4873 Page 1494

To be sold as the property of Eusebio M. Trinidad, Maria L. Trinidad.

No. 12-6933

Judgment Amount: \$103,805.91

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or parcel of land, together with the dwelling house and other improvements thereon erected, said tract or parcel of land being composed of Lots Nos. 15, 16, 17 and the easternmost 10.00 feet of Lot No. 18 in Block 'R', as said Lots are shown on the Plan of 'Sinking Spring Heights', laid out in May 1924, by John G. Keller and recorded in Plan Book Volume 5A, Page 20, Berks County Records, situate on the southerly side of Clematis Street, Eastwardly from Park Avenue, in the Borough of Sinking Spring, County of Berks and Commonwealth of Pennsylvania and being more fully bounded and described as follows, to wit:

BEGINNING AT A POINT on the southerly building line of Clematis Street (50 feet wide as shown on the topographical survey of the Borough of Sinking Spring), said point being

on the division line between Lot No. 14 and Lot No. 15 in Block 'R'; thence leaving the southerly building line of Clematis Street, and extending in a southerly direction along the division line between Lot No. 14 and Lot No. 15 in Block 'R', forming an interior angle of 90 degrees with the southerly building line of Clematis Street, a distance of 127.46 feet to a point on the Northerly side of a twenty feet wide alley; thence extending in a westerly direction along the northerly side of said twenty feet wide alley, forming an interior angle of 92 degrees 05 minutes with the last described line, a distance of 70.04 feet to a point; thence leaving the northerly side of said twenty feet wide alley and extending in a northerly direction along the westernmost 10.00 feet of Lot No. 18, in Block 'R', forming an interior angle of 87 degrees 55 minutes with the northerly side of said twenty feet wide alley, a distance of 130.00 feet to a point on the southerly building line of Clematis Street; thence extending in an easterly direction along the southerly building line of Clematis Street, forming an interior angle of 90 degrees with the last described line, a distance of 70.00 feet to the place of beginning.

BEING KNOWN AS 1010 Clematis Street, Sinking Spring, PA 19608-1307.

Residential property

TITLE TO SAID PREMISES IS VESTED IN Nathan A. Monyer and Jolynne M. Monyer, h/w, by Deed from Robin L. Sharman and Kimberly A. Erdman and Rick L. Monyer, Co-Administrators C.T.A. of the Estate of Joyce B. Monyer, deceased, dated 07/13/2006, recorded 07/19/2006 in Book 4924, Page 1236.

TAX PARCEL NO. 79-4376-16-84-4643

TAX ACCOUNT: 79009830

SEE Deed Book 4924 Page 1236

To be sold as the property of Nathan A. Monyer, Jolynne M. Monyer.

No. 13-1560

Judgment Amount: \$73,915.79

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story cement dwelling house with mansard roof and Lot or piece of ground on which the same is erected (being Lot No. 12 on Plan of Lots, as plotted and laid out by Warren & Gougler, on the 8th day of November, 1906 and recorded in the Office for the Recording of Deeds, in and for County of Berks in Plan Book Vol. 3, Page 28), situate on the northwestern side of Lancaster Avenue (formerly No. 451) now 651 in the 18th Ward of the City of Reading, formerly the Village of Oakbrook, Township of Cumru, County of Berks and State of Pennsylvania, bounded:

ON the northwest by property now or late of John Eynch;

ON the northeast by property now or late of William Strock;

ON the southeast by Lancaster Avenue, and

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ON the southwest by property now or late of Lillian M Bear.

CONTAINING in front along said Lancaster Avenue 20 feet and in depth from Lancaster Avenue to said property of John Eyrich 120 feet.

BEING KNOWN AS 651 Lancaster Avenue, Reading, PA 19611-1635.

Residential property

TITLE TO SAID PREMISES IS VESTED IN Theodore K. Lilley, III, by Deed from Theodore K. Lilley, Jr. and Theodore K. Lilley, III, his son, dated 06/20/2008, recorded 06/27/2008 in Book 5380, Page 2100.

TAX PARCEL NO. 18530665531734

TAX ACCOUNT: 18443050

SEE Deed Book 5380 Page 2100

To be sold as the property of Theodore K. Lilley, III.

No. 13-16342

Judgment: \$81,965.94

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

TAX I.D. #16-531630282650

ALL THAT CERTAIN two-story brick dwelling with mansard roof, being No. 253 South Thirteenth Street, and the Lot of ground upon which the same is erected, situate at the Northeast corner of South Thirteenth and Spruce Streets, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point, the Northeast corner of South Thirteenth and Spruce Street, thence North along Thirteenth Street, 41 feet 0-1/4 inch to property now or late of Rehr and Pricker; thence East along the same, by a line running at right angles to said Thirteenth Street, 78 feet 07 inches, more or less, to Spruce Street; thence Westwardly along Spruce Street 88 feet, more or less, to the place of BEGINNING.

BEING KNOWN AS: 253 South 13th Street, Reading, Pennsylvania 19602.

TITLE TO SAID PREMISES is vested in Eddy A. Duran by Deed from Kevin S. Painter dated July 25, 2005 and recorded September 7, 2005 in Deed Book 4661, Page 1938.

To be sold as the property of Eddy A. Duran

No. 13-16559

Judgment: \$220,464.08

Attorney: LeeAne O. Huggins, Esquire

ALL THAT CERTAIN Lot or piece of ground situate on the Northeastern side of Weidman Avenue at the Northeastern terminus of Kirkwood Avenue, Spring Township, Berks County, Pennsylvania, being the Western forty feet (40') of Lot No. 22 and the Eastern fifty feet (50') of Lot No. 23, as shown on the Map or Plan of the Development of Wilshire Hills, Section No. 1 and established by the Wilshire Development Co., Inc., in August 1956, as recorded in Plan Book 19, Page 7, Berks County Records, bounded on the northeast by property of Stelios G. Apsokardu,

on the Southeast by residue portion of Lot No. 22, on the Southwest by the aforesaid Weidman Avenue (60 ft. wide) and on the Northwest by residue portion of Lot No. 23, and being more fully bounded and described as follows:

BEGINNING at a corner in the Northeastern building line of Weidman Avenue, said corner being ninety feet no inches (90' 0") Southeastwardly from the beginning of a curve joining the said Northeastern building line of Weidman Avenue with the Southeastern building line of Marcor Drive; thence leaving and forming an angle of ninety degrees (90°) with the aforesaid Weidman Avenue and in a Northeasterly direction along residue portion of Lot No. 23, a distance of one hundred twenty feet and one fourth of an inch (120' 0-1/4") to a corner in line of property belonging to Stenos G. Apsokardu; thence in a Southeastwardly direction along same, forming an angle of ninety degrees (90°) with the last described line and along the Northeastern side of a five feet (5') wide reservation for public utilities across the herein described property, a distance of ninety feet no inches (90' 0") to a corner; thence in a Southwesterly direction along the residue portion of Lot No. 22, forming an angle of ninety degrees (90°) with the last described line, a distance of one hundred twenty feet one fourth of an inch (120' 0-1/4") to a corner in the aforesaid Northeastern building line of Weidman Avenue; thence in a Northwesterly direction along same, forming an angle of ninety degrees (90°) with the last described line, a distance of ninety feet no inches (90' 0") to the place of Beginning.

CONTAINING ten thousand eight hundred one and eighty one hundredths (10,801.80) square feet.

BEING THE SAME PREMISES which G. Christopher Rada and Lindsay K. Rada, by Deed dated 7/22/10 and recorded in the Berks County Recorder of Deeds Office on 7/29/10 in Instrument No. 2010029032, granted and conveyed unto Linda A. Duren.

TAX PARCEL NO. 80-4386-06-38-4057

BEING KNOWN AS 444 Weidman Avenue, Reading, PA 19608

Residential Property

To be sold as the property of Linda A. Duren

No. 13-16842

Judgment Amount: \$195,258.43

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or parcel of ground situate in Birdsboro Borough, Berks County, Pennsylvania bounded and described according to a Plan of Maple Springs Farms, Section 4F, recorded in Plan Book 166, Page 27, Berks County Records, as follows;

BEGINNING at a point on the northwest side of Denise Drive a corner in common with Lot No. 40 of Maple Springs Farms, Section 4B (P.B.V. 40, Page 6); thence along the northwest side of

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Denise Drive along the arc of circle curving to the right having a radius of 1,288.43 feet an arc distance of 82.02 feet to a point a corner in common with Lot No. 19 of Maple Springs Farms, Section 4F; thence along Lot No. 19 along a line radial to the last described curve a distance of 141.10 feet to a point on line of Lot No. 2 of Maple Springs Farms, Section 4F; thence along Lot No. 2 and along Lot No. 1 of Maple Springs Farms, Section 4F, along a line forming an interior angle of 89 degrees 23 minutes 54 seconds with the last described line a distance of 73.18 feet to a point a corner in common with the aforementioned Lot No. 40; thence along Lot No. 40 along a line forming an interior angle of 94 degrees 14 minutes 56 seconds a distance of 138.00 feet to a point on the northwest side of Denise Drive the place of BEGINNING.

CONTAINING 10,855.23 square feet.

BEING Lot No. 20 on the abovementioned Plan.

TITLE TO SAID PREMISES IS VESTED IN Mark B. Davidowski and Anna B. Davidowski, his wife, by Deed from Maple Springs Development, Inc., dated 09/24/1993, recorded 09/28/1993 in Book 2461, Page 1884.

BEING KNOWN AS 900 Denise Drive, Birdsboro, PA 19508-2652.

Residential property

TAX PARCEL NO. 31534418226129

TAX ACCOUNT: 31014768

SEE Deed Book 2461 Page 1884

To be sold as the property of Mark B. Davidowski, Ann B. Davidowski a/k/a Anna B. Davidowski.

No. 13-17818

Judgment Amount: \$233,679.28

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of land situate in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, being shown on the Plan of 'Fairview Chapel Villas' drawn by Thomas R. Gibbons, P.L.S. dated November 8, 1990 last revised December 4, 1990 and identified as Plan No. TRG-D-6150-9 and recorded in Berks County in Plan Book 177, Page 38, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the northeasterly side of Budd Street said point being a corner of Lot No. 24 on said Plan; thence extending from said point of beginning along Lot No. 24, North 21 degrees 01 minute 20 seconds East 211.13 feet to a point in line of lands of now or late Louis P. Manzella and Mary Manzella, husband and wife; thence extending along the same, South 64 degrees 38 minutes 16 seconds East 40.12 feet to a point in line of Lot No. 26 on said Plan; thence extending along same, South 21 degrees

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01 minute 20 seconds West 220.16 feet to a point on the northeasterly side of Budd Street; thence extending along same, along a curve to the left having a radius of 245.00 feet, a central angle of 09 degrees 46 minutes 57 seconds and an arc length of 41.83 feet to the first mentioned point and place of BEGINNING.

BEING KNOWN AS 1311 Budd Street, Birdsboro, PA 19508-8809.

Residential property

TITLE TO SAID PREMISES IS VESTED IN Matthew M. Manton, by Deed from Harold R. Kemp, widower, real owner and ORB Construction, Inc., equitable owner, dated 12/15/1999, recorded 12/22/1999 in Book 3157, Page 105.

TAX PARCEL NO. 43-5335-15-63-4567

TAX ACCOUNT: 43001113

SEE Deed Book 3157 Page 105

To be sold as the property of Matthew M. Manton.

No. 13-20092

Judgment Amount: \$121,733.58

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground together with the 2 story single masonry dwelling with basement garage thereon erected and being further known as House No. 221 Oak Terrace, situate on the Southern side of Hill Terrace, West of North 25th Street and on the Southeasterly side of Oak Terrace, in the Borough of Mt. Penn, Berks County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the South line of Hill Terrace (40 feet wide), 166 feet 3 inches West from the West line of North 25th Street (50 feet wide), measured along said South line of Hill Terrace, said point being also a corner of lands now or late of Mt. Penn Country Club; thence in a Southerly direction at right angles to said Hill Terrace, parallel to said North 25th Street, along lands now or late of the said Mt. Penn Country Club, a distance of 78 feet to a corner; thence along same lands in a Westerly direction at right angles to last described line, a distance of 33 feet 10 inches to a corner; thence in a Southerly direction along same lands, now or late of the Mt. Penn Country Club, parallel with said West line of North 25th Street, a distance of 10 feet to a corner; thence in a Westerly direction along property now or late of Oscar Decker and wife, at right angles to last described line, a distance of 98 feet 6-7/8 inches to a point on the Southeasterly side of Oak Terrace (30 feet wide); thence along said line of Oak Terrace in a Northeasterly direction and making an interior angle of 60 degrees 05 minutes with the last described line, a distance of 69 feet to an angle point in said line of Oak Terrace; thence still along said line of Oak Terrace in a Northeasterly direction and making an interior angle of 155 degrees 20 minutes with the last

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described line, a distance of 48 feet 0-5/8 inch to the aforementioned South line of Hill Terrace; thence in an Easterly direction along the South line of Hill Terrace and making an interior angle of 144 degrees 35 minutes with the last described line, a distance of 61 feet 1 inch to the place of Beginning.

TITLE TO SAID PREMISES IS VESTED IN Ethan E. Shalter, by Deed from Steward J. Schmitz and Joanne P. Schmitz, h/w, dated 10/31/2012, recorded 12/05/2012 in Instrument Number 2012050773.

BEING KNOWN AS 221 Oak Terrace, Reading, PA 19606-2025.

Residential property

TAX PARCEL NO. 64531608889901

TAX ACCOUNT: 64083600

SEE Deed Instrument No. 2012050773

To be sold as the property of Ethan E. Shalter.

No. 13-20728

Judgment Amount: \$72,238.71

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN 2 story brick and frame dwelling house and appurtenances thereto, together with the Lot or piece of ground upon which the same is erected, situate on the East side of Morgantown Road in the Township of Cumru, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the Eastern line of the public road leading from Reading to Morgantown, said point being 31 feet North of an iron pin marking a corner of property now or late of Caroline Archer, thence Eastwardly at right angles to said public road along other property now or late of Leon H. Keller and Catherine Keller, his wife, the distance of 160 feet to a point in the Western line of a 15 feet wide alley, thence Northwardly along same at right angles to the last described line the distance of 28 feet 1-7/8th inches to a point, thence Westwardly along property now or late of Robert E. DeLong and Helen D. DeLong, his wife, and at right angles to said 15 feet wide alley the distance of 160 feet to a point in the Eastern side of the aforesaid public road leading from Reading to Morgantown, thence Southwardly along same at right angles with the last described line the distance of 28 feet 1-7/8th inches to the place of beginning.

CONTAINING in front along said public road 28 feet 1-7/8th inches and in depth, of an equal width, 160 feet.

TITLE TO SAID PREMISES IS VESTED IN Russell J. Snook, II and Jaime L. Valle, by Deed from Miriam B. Kauffman and Paul Edward Smith and Patricia Ann Heffner, dated 07/15/2008, recorded 07/25/2008 in Book 5393, Page 1022.

BEING KNOWN AS 922 Morgantown Road, Shillington, PA 19607-9517.

Residential property

TAX PARCEL NO. 39530620806058

TAX ACCOUNT: 39400035

SEE Deed Book 5393 Page 1022

To be sold as the property of Russell J. Snook, II, Jaime L. Valle a/k/a Jaime L. Snook.

No. 13-21455

Judgment Amount: \$143,740.46

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground being Lot No. 3, Block AA as shown on Plan of Building Lots known as Douglass Manor, said Plan recorded in Plan Book Volume 24, Pages 17a and B situate in Amity Township, Berks County, Pennsylvania, being more particularly bounded and described as follows, to wit:

BEGINNING AT A POINT in the easterly building line of Maplewood Drive, said point being 147.21 feet northwardly from point of curve of the northeasterly building line intersection of said Maplewood Drive and Richards Avenue each of 53 foot wide street as shown on the above mentioned Plan; Thence in a northwardly direction along the easterly building line of Maplewood Drive by a line forming a right angle with the line to be described last the distance of 68 feet to a point; Thence in an easterly direction along the southerly side of Lot No. 4 by a line forming a right angle with the last described line the distance of 114 feet to a point; Thence in a southwardly direction along the line of Sunrise Hills Lot Development by a line forming a right angle with the last described line the distance of 68 to a point; Thence in a westward direction along the northerly side of Lot No. 2 by a line forming a right angle with the last described line the distance of 114 feet to the place of beginning.

BEING KNOWN AS 111 Maplewood Drive, Douglassville, PA 19518.

Residential property

TITLE TO SAID PREMISES vested to James M. Danner, III and Laura K. Danner by Deed dated 01/26/2010 and recorded 02/16/2010, given by Palmer Ray Wilson, individually and Palmer Ray Wilson, Trustee under Wilson Brothers Trust No. 2 F.B.O. Matthew Clifford Wilson and Palmer Ray Wilson, Trustee under Wilson Brothers Trust No. 4 F.B.O. Elizabeth Amy Wilson and Palmer Ray Wilson, Trustee under Wilson Brothers Trust No. 7 F.B.O. Karen Rebecca Wilson and Matthew Clifford Wilson and Elizabeth Amy Wilson and Karen Rebecca Wilson by her Power of Attorney, Palmer Ray Wilson by virtue of a Power of Attorney dated September 4, 2007 and recorded forthwith.

TAX PARCEL NO. 24536410450575

TAX ACCOUNT: 24142909

SEE Instrument No. 2010005803

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To be sold as the property of James M. Danner,
Laura K. Danner.

No. 13-26480

Judgment: \$320,803.18

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

TAX I.D. #24-5364-06-48-1030

ALL THAT CERTAIN Lot or piece of ground situate in Amity Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of Amity Gardens, Addition III, Part 2, drawn by Mast Engineering Company, Inc., dated 8/18/1975 and last revised 2/14/1977, said Plan recorded in Berks County, in Plan Book 85, Page 16, as follows, to wit:

BEGINNING at a point of curve on the Southerly side of Mulberry Place (53 feet wide) said point being a corner of Lot No. 66, Block C-1 on said Plan; thence extending from said point of beginning along Lot No. 66, Block C-1, Southwardly a distance of 115.00 feet to a point in line of Recreation Area on said Plan; thence extending along said land Westwardly by a line forming an interior angle of 88 degrees 36 minutes 15 seconds with the last described line, a distance of 113.87 feet to a point, a corner of Lot No. 64, Block C-1 on said Plan; thence extending along same Northwardly by a line forming an interior angle of 86 degrees 51 minutes 52 seconds with the last described line, a distance of 120.00 feet to a point on the Southerly side of Mulberry Place; thence extending along same the 2 following courses and distances: (1) Eastwardly by a line forming an interior angle of 90 degrees with the last described line, a distance of 82.66 feet to a point of curve, and (2) Eastwardly along the arc of a circle curving to the left having a radius of 278.00 feet the arc distance of 21.90 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 65, Block C-1 as shown on the above mentioned Plan

BEING Pin No. 5364-06-48-1030; Account No. 211(24)

BEING KNOWN AS: 100 Mulberry Place, Douglassville, Pennsylvania 19518.

TITLE TO SAID PREMISES IS VESTED IN Heidi M. Hughes by Deed from Myron D. Hughes and Margaret Elaine Hughes dated August 31, 2006 and recorded September 19, 2005 in Instrument Number 2006074092.

To be sold as the property of Heidi M. Hughes

No. 13-2685

Judgment Amount: \$288,171.23

Attorney: Phelan Hallinan Diamond & Jones,
LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground together with the improvements thereon erected, being known as Premises No. 248 Highland Avenue, situate on the Southern side of Highland Avenue between North Laurel

Street and North Maple Street, in the Borough of Kutztown, County of Berks and Commonwealth of Pennsylvania, being Lot Nos. 45 and 46 as shown on a Map or Plan of Building Lots laid out by the Kutztown Foundry and Machine Corporation, which aforesaid Map or Plan is recorded in the Office of the Recorder of Deeds, in and for Berks County, at Reading, Pennsylvania, in Plan Book Volume 9, Page 17, bounded on the North by Highland Avenue (60 feet wide), on the East by Lot No. 47, upon which is erected No. 250 Highland Avenue, property now or late of Frederick E. Wuchter and Hilda M. Wuchter, his wife, on the South by a fifteen (15) feet wide alley known as Vine Alley, and on the West by Lot No. 44, property now or late of Kutztown Foundry and Machine Corporation, and being more fully bounded and described in accordance with a survey made by Walter E. Spotts and Associates, Registered Professional Engineers and Land Surveyors, in May 1953, as follows, to wit:

BEGINNING at a corner marked by an iron pin in the Southern topographical building line of Highland Avenue, as laid out on the topographical survey of the Borough of Kutztown, a distance of one hundred fifty feet no inches (150 feet 00 inches) Westwardly from the Southwestern topographical building corner of the intersection of the aforesaid Highland Avenue and North Laurel Street, thence leaving and making an interior angle of eighty-nine degrees fifty-six minutes (89 deg. 56 minutes) with the aforesaid Highland Avenue and in a Southerly direction along Lot No. 47, upon which is erected No. 250 Highland Avenue property now or late of Frederick E. Wuchter and Hilda M. Wuchter, his wife, a distance of one hundred fifty feet three and one eighth inches (150 feet 3-1/8 inches) to a corner marked by an iron pin on the Northern side of Vine Alley; thence in a Westerly direction along same, making an interior angle of ninety degrees four minutes (90 deg. 04 minutes) with the last described line, a distance of one hundred feet no inches (100 feet 0 inches) to a corner marked by an iron pin; thence leaving and making an interior angle of eighty-nine degrees fifty-six minutes (89 deg. 56 minutes) with the aforesaid Vine Alley and in a Northerly direction along Lot No. 44, property now or late belonging to the Kutztown Foundry and Machine Corporation a distance of one hundred fifty feet three and one eighth inches (150 feet 3-1/8 inches) to a corner marked by an iron pin in the Southern topographical building line of the aforesaid Highland Avenue; thence in an Easterly direction along same, making an interior angle of ninety degrees four minutes (90 deg. 04 minutes) with the last described line, a distance of one hundred feet no inches (100.0 feet 00 inches) to the place of Beginning.

CONTAINING fifteen thousand twenty-six (15,026) square feet more or less.

TITLE TO THE SAID PREMISES IS

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VESTED IN Roland H. Moll and Denise B. Moll, his wife, by Deed from Roland H. Moll and Denise B. Moll, his wife, dated 04/15/1992, recorded 04/22/1992 in Book 2296, Page 890.

BEING KNOWN AS 248 Highland Avenue, Kutztown, PA 19530-1102.

Residential property

TAX PARCEL NO. 55-5543-0889-9615

TAX ACCOUNT: 55002410

SEE Deed Book 2296 Page 890

To be sold as the property of Denise B. Moll, Roland H. Moll.

No. 13-26891

Judgment: \$32,613.80

Attorney: Leon P. Haller, Esquire

ALL THAT CERTAIN two-story brick dwelling house and Lot of ground situated on the South side of West Buttonwood Street, between North Front and McKnight Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

ON the North by said West Buttonwood Street;

ON the East by property now or late of Harry Reese;

ON the South by a ten feet wide alley; and

ON the West by property now or late of Mrs. Ellen Haines.

CONTAINING sixteen (16) feet in front and in depth of uniform width one hundred ten (110) feet.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 120 W. Buttonwood Street Reading, PA 19601

PARCEL I.D. 06530773524379

BEING THE SAME PREMISES which Samuel B. Royle and Rita S. Royle, his wife, by Deed dated 08/09/02 and recorded 09/13/02 in Berks County Record Book 3601, Page 363, granted and conveyed unto Debra L. Royle. (a/k/a Debra Royle a/k/a Debra L. Alvarez).

To be sold as the property of Debra L. Royle (a/k/a Debra Royle a/k/a Debra L. Alvarez).

No. 13-3363

Judgment Amount: \$129,811.96

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or parcel of ground situate at the southwest corner of Broad and Hendel Streets in the Borough of Shillington, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at the intersection of the building lines at the southwest corner of Broad and Hendel Streets making an interior angle with the South building line of Broad Street of 89 degrees 24 minutes and a distance of 30.00 feet along the West building line of Hendel Street to a point, thence along Lot No.2 making an interior angle of 90 degrees 36 minutes and a distance of

102.50 feet to an iron pin; thence along property of the Shillington Gun Club making an interior angle of 110 degrees 45 minutes and a distance of 26.69 feet to an iron pin; thence along same making an interior angle of 124 degrees 15 minutes and a distance of 6.16 feet to an iron pin; thence along the South building line of Broad Street making all interior angle of 125 degrees and a distance of 108.38 feet to the place of beginning.

CONTAINING IN AREA 3,234.80 square feet.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 202 Hendel Street, Shillington, PA 19607

TAX PARCEL #77439506486042

ACCOUNT: 77018602

SEE Deed Book 05181, Page 0313

Sold as the property of: Jennifer L. Gross and Michael Yarish

No. 13-4435

Judgment Amount: \$141,128.33

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two and one-half story brick dwelling house and Lot of ground situate at the northeast corner of North Twenty-fifth and Grant Streets, being No. 19 North Twenty-fifth Street, in the Borough of Mt. Penn, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

ON the North by other property of said Charles H. Schlegel;

ON the East by a ten feet wide alley;

ON the South by said Grant Street; and

ON the West by said North Twenty-fifth Street.

CONTAINING twenty-nine (29) feet in front on North Twenty-fifth Street and in depth of uniform width along Grant Street one hundred ten (110) feet to said ten feet wide alley.

BEING KNOWN AS 19 North 25th Street, Reading, PA 19606-2005.

Residential property

TITLE TO SAID PREMISES IS VESTED IN Clifford C. Knarr and Janice L. Knarr, by Deed from Donald G. Hartenstine, dated 10/20/2006, recorded 01/10/2007 in Book 5051, Page 2379.

Mortgagor Clifford C. Knarr died on 12/27/2012, and upon information and belief, his surviving heirs are Janice L. Knarr, Susan Croy, and Kathy Schaffer. By executed waiver, Susan Croy waived her right to be named as a defendant in the foreclosure action.

TAX PARCEL NO. 64531608972916

TAX ACCOUNT: 64011000

SEE Deed Book 5051 Page 2379

To be sold as the property of Janice L. Knarr, individually and in her capacity as heir of Clifford C. Knarr, deceased, Kathy Schaffer, in her capacity as heir of Clifford C. Knarr, deceased, unknown heirs, successors, assigns,

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and all persons, firms, or associations claiming right, title or interest from or under Clifford C. Knarr, deceased.

No. 13-5743

Judgment: \$99,200.64

Attorney: McCabe, Weisberg & Conway, P.C.
TAX I.D. #92449007595657

ALL THAT CERTAIN two-story brick dwelling house and Lot of ground situated on the East side of Railroad Avenue, known as No. 11 Railroad Avenue, in the Borough of Leesport, (formerly in the Borough of West Leesport), County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING AT A POINT on the East line of said Railroad Avenue, a corner of land now or late of Mamie Parvin, thence eastwardly along the Lot now or late of said Mamie Parvin, thirty-two feet, more or less to a point, thence along the same northwardly five feet, more or less, to a point, thence along the same eastwardly eighty-seven feet, more or less, to a corner, thence along the same southwardly thirty-four feet, more or less to a corner of land now or late of Charles L. Ketner thence along said land now or late of Charles L. Ketner, westwardly ninety-two feet, more or less, to a corner, thence along the same westwardly thirty-two feet, more or less, to Railroad Avenue; thence along said Railroad Avenue northwardly thirty-four feet, more or less, to the place of beginning.

BEING KNOWN AS: 11 Railroad Avenue, Leesport, Pennsylvania 19533.

TITLE TO SAID PREMISES is vested in Craig Boyer and Valerie Berg, by Deed from Keith D. Sepke and Tamara L. Sepke, husband and wife, dated May 26, 2005 and recorded July 6, 2005 in Deed Book 4620, Page 715.

To be sold as the property of Valerie Berg and Craig Boyer

No. 13-6571

Judgment Amount: \$92,889.79

Attorney: Phelan Hallinan Diamond & Jones,
LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of land situate on the Southern corner of North Franklin Street and East Fifth Street in the Borough of Boyertown, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on Building Range at the intersection of East Fifth Street and North Franklin Street and running thence along Building Range of East Fifth Street in a Southeastwardly direction fifty-nine feet eleven and one-half inches to a corner of Frederick Werner's Lot; thence by the same in a Southwestwardly direction one hundred and fifty feet to a corner at an alley sixteen feet wide; thence along said

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alley in a Northwestwardly direction seventy-nine feet eleven and one-eighth inches to a corner on Building Range of North Franklin Street; thence along Building Range of said North Franklin Street in a Northeastwardly direction one hundred and fifty-one feet three and seven-eighth inches to the place of beginning.

CONTAINING ten thousand four hundred and ninety-one square feet.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM:

ALL THAT CERTAIN brick messuage and Lot of land situate on the Southwestern side of East Fifth Street in the Borough of Boyertown, County of Berks and State of Pennsylvania bounded and described as follows, to wit:

BEGINNING at a corner on Building Range on the Southwestern side of East Fifth Street and running thence along said Building Range of said Street in a Southeastwardly direction twenty-five feet to a corner of Fredrick Werner's Lot; thence by the same in a Southwestwardly direction one hundred and fifty feet to a corner at an alley sixteen feet wide; thence along said alley in a Northwestwardly direction twenty-five feet to a corner of other land of said Edgar H. Kuser; thence by same the two next courses and distances to wit: thence in a Northeastwardly direction eighty-two feet three and eighth inches to a corner at the rear and in the middle of a double brick dwelling; thence through the middle of the partition wall of said double brick dwelling in a Northeastwardly direction sixty-seven feet eight and five eighth inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey Becker and Debra Lee Becker, his wife, by Deed from Glenn Werstler and Cynthia R. Werstler, his wife, dated 07/31/1996, recorded 08/07/1996 in Book 2755, Page 674.

BEING KNOWN AS 300 East 5th Street, Boyertown, PA 19512-1208.

Residential property

TAX PARCEL NO. 33-5397-17-00-1986

TAX ACCOUNT: 33025900

SEE Deed Book 2755 Page 674

To be sold as the property of Jeffrey Becker, Debra Lee Becker.

No. 14-13156

Judgment Amount: \$209,964.71

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of land, together with the improvements thereon erected, situate on the northern side of macadam Township Road T361, known as Five Point Road, being Lot No. 4 as shown on Plan of Lots for Philip G. Staudt and designated as Plan No. 8708-001-F-006, prepared by Spotts, Stevens and McCoy Inc., Consulting Engineers of Wyomissing, Pennsylvania and recorded in Plan Book Volume 143, Page 89, Berks County Records at Reading, Pennsylvania, in the Township of South Heidelberg, County of Berks and Commonwealth

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

BEGINNING at the corner in macadam Township Road T-361, known as Five Point Road, said corner being in line of property belonging to Carl Z. Sensenig and Noreen Z. Sensenig, his wife; thence leaving the aforesaid macadam Township Road T-361, known as Five Point Road, and along the eastern Lot Line of Lot No. 5 and crossing a Pennsylvania Power and Light Company right-of-way, North sixteen degrees fifty-three minutes forty-eight seconds East (N. 16 degrees 53 minutes 48 seconds E.), a distance of five hundred twenty-one and twenty-one hundredths feet (521.21 feet) to a corner in line of residue property belonging to Philip G. Staudt, thence along the same and along the northern side of a Pennsylvania Power and Light Company right-of-way, South sixty degrees eighteen minutes forty-seven seconds East (S. 60 degrees 18 minutes 47 seconds E.), a distance of one hundred twenty-five and zero hundredths feet (125.00 feet); thence along the western Lot Line of Lot No. 3 and recrossing a Pennsylvania Power and Light Company right-of-way and also crossing macadam Township Road T-361, known as Five Point Road, South seven degrees thirty-nine minutes thirty-eight seconds West (S. 07 degrees 39 minutes 38 seconds W.), a distance of four hundred forty-four and fifty-six hundredths feet (444.56 feet) to a corner on the southern side of the aforesaid Five Point Road in line of property belonging to Leroy E. Fake and Alice R. Fake, his wife; thence along the same, North eighty-six degrees forty-seven minutes eight seconds West (N. 86 degrees 47 minutes 08 seconds W.) a distance of one hundred forty-one and twenty-four hundredths feet (141.24 feet) to a corner marked by a steel pipe in stones in line of property belonging to Carl Z. Sensenig and Noreen Z. Sensenig, his wife; thence along the same, North eight degrees seventeen minutes zero seconds East (N. 08 degrees 17 minutes 00 seconds E.) a distance of eighteen and eighty-seven hundredths feet (18.87 feet) to a corner; thence along the same, and in and along the aforesaid macadam Township Road T-361, known as Five Point Road, North fifty-eight degrees five minutes fifty-four seconds West (N. 58 degrees 05 minutes 54 seconds W.) a distance of sixty-seven and fifty-one hundredths feet (67.51 feet) to the place of beginning.

EXCEPTING AND RESERVING thereout and therefrom all that certain tract or parcel of land, being part of Lot No. 4 of the "Staudt Subdivision" which presently belongs to John J. Renninger and Diane C. Renninger, his wife, situate on the South side of macadam Township Road T-361 (Five Point Road) in the Township of South Heidelberg, County of Berks and State of Pennsylvania, as conveyed in a Deed from, John J. Renninger and Diane C. Renninger, husband and wife, to Leroy E. Fake and Alice R. Fake, his wife, dated July 16, 1991 and recorded in

Recorded Book 2237, Page 246, Berks County Records.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 165 Five Point Road, Robesonia, PA 19551

TAX PARCEL #51434604727984

ACCOUNT: 51041009

SEE Deed Book 5268, Page 1317

Sold as the property of: Margaret M. Thorne and Thomas W. Thorne

No. 14-14111

Judgment Amount: \$82,537.49

Attorney: Udren Law Offices, P.C.

ALL THAT CERTAIN Lot or piece of ground, being Lot No. 22 as shown on the Plan of "Green Valley Gardens," said Plan recorded in Plan Book Volume 24, Page 8, Berks County Records, situate on the southerly side of Hill Terrace Drive, in the Township of Lower Heidelberg, County of Berks, and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit: beginning at an iron pin on the southerly Lot Line of Hill Terrace Drive (50 feet wide) on the division line between Lot No. 21 and Lot No. 22; thence extending in an easterly direction along the southerly Lot Line of Hill Terrace Drive, a distance of 70.00 feet to an iron pin; thence extending in a southerly direction along Lot No. 23; forming a right angle with the southerly Lot Line of Hill Terrace Drive, a distance of 145.00 feet to a point; thence extending in a westerly direction along land now or late of Aluminum Alloys, Inc., forming a right angle with the last described line, a distance of 70.00 feet to a point; thence extending in a northerly direction along Lot No. 21 forming a right angle with the last described line, a distance of 145.00 feet to the place of beginning. The last described line forming a right angle with the southerly Lot Line of Hill Terrace Drive. As described in Mortgage Book 3206, Page 75.

BEING KNOWN AS: 4320 Hill Terrace Drive, Sinking Spring, PA 19608

PROPERTY ID NO. 49-4376-12-76-9933

TITLE TO SAID PREMISES is vested in Paul Faller and Jolynn Faller, husband and wife, by Deed from Bradley L. Foster and Sherry L. Foster, husband and wife, dated 05/31/2000 recorded 06/06/2000 in Deed Book 3206 Page 73.

To be sold as the property of: Paul Faller a/k/a Paul R. Faller, and Jolynn Faller

No. 14-14251

Judgment: \$75,106.44

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

TAX I.D. #16-5316-32-48-3201

ALL THAT CERTAIN Lot or piece of ground upon which is erected a two-story stone front, brick dwelling house with mansard roof, being Number 1637 Perkiomen Avenue, situate on the North side of said Perkiomen Avenue, between Hoskins Place and South Seventeenth Street,

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in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded, and described as follows, to wit:

BEGINNING AT A POINT on the North side of said Perkiomen Avenue sixty-four feet (64') East of Hoskins Place; thence North at right angles to said Perkiomen Avenue, along property now or late of Printz and Rehr, one-hundred ten feet (110') more or less to property now or late of Printz and Rehr; thence East along the same, sixteen feet (16') to other property now or late of Printz and Rehr, thence East along the same sixteen feet (16') to other property now or late of Printz and Rehr; thence South along the same, one-hundred ten feet (110') to said Perkiomen Avenue; thence West along the same sixteen feet (16') to the place of Beginning.

BEING KNOWN AS: 1637 Perkiomen Avenue, Reading, Pennsylvania 19606.

TITLE TO SAID PREMISES is vested in Virginia P. Chacon and Leonardo Chacon by Deed from Nelson O. Rivera Sanchez dated September 1, 2009 and recorded September 9, 2009 in Instrument Number 2009043008.

To be sold as the property of Virginia P. Chacon and Leonardo Chacon

No. 14-14589

Judgment Amount: \$134,760.13

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground together with the two-story stucco dwelling house thereon erected, situate in the Borough of Wyomissing, County of Berks and State of Pennsylvania, being known as No. 1046 Terrace Avenue and being part of Lot 114, all of Lot Numbered 115, and part of Lot Numbered 116 in Block D, as laid out and shown on the Map or Plan entitled 'the East addition to Wyomissing', laid out by Milton A. Mory and Charles A. Mory and recorded in Plan Book Volume 2, Page 8, Berks County Records, bounded and described as follows:

BEGINNING at a point in Lot Numbered 114 on the South side of Terrace Avenue thirty-two feet six inches (32 feet 6 inches) measured along Terrace Avenue from the Northeastern corner of Lot Numbered 112 in Block D as shown on above mentioned Plan;

THENCE Southwardly along other property now or late of Harry N. Dickinson and through dividing wall of above mentioned house a distance of one hundred thirty feet (130 feet) to a point in a twelve feet (12 feet) wide alley said point being thirty-seven feet nine and seven-eighths inches (37 feet 9-7/8 inches) from the Southeastern corner of Lot Numbered 112, said distance being measured along said alley;

THENCE Eastwardly along said alley a distance of thirty-seven feet nine and seven-eighths inches (37 feet 9-7/8 inches) to a point in the property now or late of the Park Association

of the Borough of Wyomissing;

THENCE Northwardly along property of said Park Association, a distance of one hundred and thirty feet (130 feet) to a point in the Southern line of Terrace Avenue;

THENCE Westwardly along the Southern line of Terrace Avenue a distance of thirty-two feet six inches (32 feet 6 inches) to the place of Beginning.

BEING KNOWN AS 1046 Terrace Avenue, Reading, PA 19610-2049.

Residential property

TITLE TO SAID PREMISES IS VESTED IN Stephen Corcoran and Amy Corcoran, h/w, by Deed from William C. Schlosser and Joanne Schlosser, h/w, dated 01/15/1999, recorded 01/19/1999 in Book 3027, Page 2217.

TAX PARCEL NO. 96439608990196

TAX ACCOUNT: 96118700

SEE Deed Book 3027 Page 2217

To be sold as the property of Stephen Corcoran, Amy Corcoran.

No. 14-15086

Judgment: \$75,233.35

Attorneys: Scott A. Dietterick, Esquire

Kimberly A. Bonner, Esquire

Joel A. Ackerman, Esquire

Ashleigh L. Marin, Esquire

Jaime R. Ackerman, Esquire

Jana Fridfinnsdottir, Esquire

Brian Nicholas, Esquire

Denise Carlson, Esquire

Roger Fay, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground with the two-story dwelling house thereon erected, situate at No. 739, on the East side of Pear Street between Oley and Douglass Streets (formerly Centre) in the City of Reading, Berks County, Pennsylvania, bounded on the North by property now or late of George W. Whitman, on the East by a fifteen (15) feet wide alley, on the South by property now or late of Charles F. Bower, and on the West by said Pear Street.

CONTAINING in front on said Pear Street, sixteen (16) feet four and one-half (4-1/2) inches in depth East and West ninety-six (96) feet, the northern line of said premises being one hundred eighty-four (184) feet three and three-quarter (3-3/4) inches South of the southern line of said Douglass Street.

BEING the same premises which Samuel DeLaCruz, by Deed dated October 14, 2009 and recorded October 19, 2009 in and for Berks County, Pennsylvania, as Instrument #2009048943, granted and conveyed unto Shandelia Spencer, as sole owner.

PARCEL NO. 155307576404110411

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 739 Pear Street, Reading, PA, 19601.

To be sold as the property of Shandelia Spencer, as sole owner.

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No. 14-15631

Judgment Amount: \$109,705.39

Attorney: Robert W. Williams, Esquire

ALL THAT CERTAIN tract or parcel of land and premises, situate, lying and being in the Borough of Robesonia in the County of Berks and Commonwealth of Pennsylvania, more particularly described as follows:

ALL THAT CERTAIN Lot or piece of land being Lot No. 2 as shown on a Plan titled R.E. Laudenslager Subdivision, Drawing No. MS-9, dated January 28, 1980 and recorded in Plan Book Vol. 111, Page 8, Berks County Records, bounded on the North by Ruth Avenue, on the East by land belonging now or late to Clarence C. Billman and land belonging now or late to Robert W. Shaeffer, respectively on the South by Consolidated Rail Corporation right of way and on the West by Lot No. 1, situate in the Borough of Robesonia, County of Berks Commonwealth of Pennsylvania being more fully bounded and described as follows:

BEGINNING AT A POINT said point being the northern most corner of the herein described property and a common corner of Lot No. 1 as shown on aforesaid Plan, thence extending along the southerly right-of-way line of Ruth Avenue South 61 degrees 13 minutes 02 seconds East, a distance of 43.90 feet to a steel pipe, a corner of Lot No. 5 in the Development of "Thomasue Manor" recorded in Plan Book Volume 41, Page 10, Berks County Records; thence along Lot No. 5, belonging now or late to Clarence C. Billman, and Lot No. 9, belonging now or late to Robert E. Shaeffer, respectively in the Development of "Thomasue Manor", South 31 degrees 06 minutes 48 seconds West passing through a steel pipe on line at distance of 25.02 feet and 131.12 feet from the last described corner a total distance of 245.08 feet to a steel pipe on the northerly right-of-way line of the Consolidated Rail Corporation.

THENCE ALONG the northerly right-of-way line of Consolidated Rail Corporation North 48 degrees 51 minutes West, a distance of 38.15 feet to a point, thence along Lot No. 1 as shown on the aforesaid R.E. Laudenslager Subdivision Plan, the three following courses and distances. (1) North 31 degrees 05 minutes 17 seconds East, a distance of 158.68 feet to a point, (2) North 13 degrees 56 minutes 43 seconds East a distance of 46.61 feet to a point and (3) North 43 degrees 47 minutes 57 seconds East, a distance of 34.28 feet to the place of beginning.

TITLE TO SAID PREMISES vested in Richard Dean Angstadt and Linda Favinger by Deed from Jack N. Boettner and Mary L. Boettner, husband and wife, dated 03/19/1998 and recorded 04/06/1998 in the Berks County Recorder of Deeds in Book 2927, Page 145.

BEING KNOWN AS 250 West Ruth Avenue, Robesonia, PA 19551

TAX PARCEL NUMBER: 4347-12-85-4154

To be sold as the property of Linda M.

Favinger a/k/a Linda Mae Favinger and Ronald H. Favinger, Sr. a/k/a Ronald Hayden Favinger a/k/a Ron Favinger

No. 14-16120

Judgment: \$553,855.74

Legal Description

PREMISES "A"

ALL THAT CERTAIN message, tenement and tract of land, together with the buildings thereon erected, situate in Richmond Township, Berks County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the middle of the public road, leading to Kutztown; thence by land now or late of John Madeira, South forty-seven degrees East ninety-four and eight-tenths perches to a stone; thence by land now or late of Solomon Koller, South forty-two and three quarter degrees West eighty-one and a half perches to a stone; thence by land now or late of Charles Mertz North fifty-five degrees West forty-three and eight-tenth perches to a point in the middle of said road; thence along the same and land now or late of Missouri Heffner North forty-eight and a half degrees West eighty-four and a half perches to a point in the middle of said road; thence by land now or late of John Sweyer and along the middle of said road North sixty-four and one-half degrees East, approximately sixty-eight perches to the place of Beginning.

CONTAINING forty-eight acres, more or less.

PREMISES "B"

PURPART NO. 1

ALL THAT CERTAIN tract or parcel of land, together with the buildings and improvements thereon erected, lying along the Northerly side of Pennsylvania State Highway U.S. Route No. 222, leading from Moselem Springs to Kutztown, situate partly in the Township of Richmond and partly in the Township of Maxatawny, County of Berks and Commonwealth of Pennsylvania, and being more fully bounded and described as follows, to wit:

BEGINNING at an iron pin in line of land now or late of Clayton W. Snyder and Ruth R. Snyder, his wife, and a corner of land now or late of Herbert W. Beiber and Mabel F. Bieber, his wife, thence extending along land now or late of Clayton W. Snyder and Ruth R. Snyder, his wife, and along land now or late of John A. Knittle and Ruth D. Knittle, his wife, North 38 degrees 40 minutes East a distance of 1873.97 feet, more or less to a stone; thence extending along land now or late of Herbert L. Hyman and Clayton T. Hyman and along land now or late of Ethel R. Kunkel and Lennia C. Kutz, South 20 degrees 30 minutes East, a distance of 2230.18 feet more or less to a point on the Northerly right of way line of the aforementioned Pennsylvania State Highway U.S. Route 222; thence extending along the Northerly right of way line by a line 30.00 feet Northwardly from and parallel with the centerline thereof, South 55 degrees 30

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minutes West, a distance of 469.81 feet more or less to a point; thence extending along land now or late of Ogden W. Smith and Margaret S. Smith, his wife, the three (3) following bearing and distances: (1) leaving said Northerly right of way line, North 34 degrees 30 minutes West, a distance of 204.32 feet to an iron pin; (2) South 55 degrees 30 minutes West a distance of 200.00 feet to an iron pin on the Eastern side of a thirty-three feet wide drive; and (3) along the Easterly side of thirty-three feet wide drive; South 20 degrees 49 minutes East, a distance of 210.29 feet to a point on the Northerly right of way line of the aforementioned Pennsylvania State Highway U.S. Route No. 222; thence extending along said Northerly right of way line by a line 30.00 feet Northwardly from and parallel with the centerline thereof, South 55 degrees 30 minutes West, a distance of 33.96 feet to point; thence leaving and Northerly right of way line and along land now or late of D. Charles Blatt and Hilda K. Blatt, his wife, and along the Westerly side of the aforementioned thirty-three feet wide drive, North 20 degrees 49 minutes West, a distance of 164.67 feet to an iron pin; thence extending along land now or late of John D. Schaeffer and Maude F. Schaeffer, his wife, the three (3) following bearings and distances: (1) North 19 degrees 45 minutes West, distance of 150.00 feet to an iron pin on the Southerly side of a proposed thirty feet wide street; (2) along the Southerly side of said proposed thirty feet wide street, South 70 degrees 15 minutes West, a distance of 131.00 feet to an iron pin; and (3) leaving said proposed thirty feet wide street, South 34 degrees 30 minutes East, a distance of 176.00 feet to an iron pin; thence extending along land now or late of D. Charles Blatt and Hilda K. Blatt, his wife, along land now or late of Charles H. Adams and Lottie C. Adams, his wife, along land now or late of Rudolph I. Jandrisevitz and Erna R. Jandrisevitz, his wife, along land now or late of Lloyd Faring and Mary F. Faring, his wife, and along land now or late of Crystal Cave Co., Inc., by a line being 190.00 feet Northwardly from and parallel with the centerline of Pennsylvania State Highway U.S. Route No. 222, South 55 degrees 30 minutes West, a distance of 587.11 feet more or less to an iron pin; thence extending along land now or late of Wirt C. Wiltrout and Dorothy Wiltrout, his wife, the two (2) following bearings and distances: (1) North 25 degrees 30 minutes West, a distance of 327.39 feet more or less to a stone; and (2) South 68 degrees 30 minutes West, a distance of 171.75 feet to iron pin; thence extending along land now or late of Roger C. Fegley and Grace C. Fegley, his wife, along land now or late of Rudolph I. Jandrisevitz and Erna Jandrisevitz, his wife, and along land now or late of Gerald F. Werner and Marie A. Werner, his wife, by a line being 166.50 feet Eastwardly from and parallel with the centerline of the macadam State Highway leading from Pennsylvania State Highway U.S. Route No. 22 to

Crystal Cave, North 21 degrees 30 minutes West, a distance of 334.00 feet to an iron pin; thence extending along land now or late of Gerald F. Werner and Marie A. Werner, his wife and along the Southerly side of a twenty feet wide alley, South 68 degrees 30 minutes West, a distance of 166.50 feet to an iron pin in the centerline of the aforementioned macadam State Highway leading from Pennsylvania State Highway U.S. Route No. 222 to Crystal Cave; thence extending in and along the centerline of said macadam State Highway, North 21 degrees 30 minutes West a distance of 20.00 feet to an iron pin, leaving said macadam State Highway and along land now or late of Louis Sayer and Anna M. Sayer, his wife, and along the Northerly side of said twenty feet wide alley, North 68 degrees 30 minutes East a distance of 166.50 feet to an iron pin; thence extending along land now or late of Louis Sayer and Anna M. Sayer, his wife, along land now or late of Ignatz B. Schwab and Elizabeth Schwab, his wife, along land now or late of Robert S. Rhode and Goldie M. Rhode, his wife, and along land now or late of Herbert W. Bieber and Mabel F. Bieber, his wife, by a line being 166.50 feet Eastwardly from and parallel with the centerline of the aforementioned macadam State Highway, North 21 degrees 30 minutes West, a distance of 723.92 feet to the place of Beginning.

CONTAINING in area 65 acres and 63.52 perches of land, more or less.

PURPART NO. 2

ALL THAT CERTAIN tract or parcel of land, lying along the Southerly side of Pennsylvania State Highway U.S. Route No. 222, leading from Moselem Springs to Kutztown, situate partly in the Township of Richmond and partly in the Township of Maxatawny, County of Berks and Commonwealth of Pennsylvania, and being more fully bounded and described as follows, to wit:

BEGINNING at an iron pin on the Southerly right of way line of said Pennsylvania State Highway U.S. Route No. 222 a corner of land now or late of Marvin L. Berger and Shirley E. Berger, his wife; thence extending along the said Southerly right of way line by a line 30.00 feet Southwardly from and parallel with the centerline thereof, North 55 degrees 30 minutes East, a distance of 23.03 feet to a drill hole, thence leaving said Southerly right of way line and extending along land now or late of Bryon N. Miller and Elsie M. Miller, his wife, South 34 degrees 30 minutes East, a distance of 160.00 feet to an iron pin; thence extending along land now or late of Harold W. Schloch and Mae L. Schloch, his wife by a line 190.00 feet Southwardly from and parallel with the centerline of Pennsylvania State Highway U.S. Route No. 222, North 55 degrees 30 minutes East, a distance of feet to an iron pin; thence along land now or late of M. George Ruttenberg and Minnie R. Ruttenberg, his wife the two (2) following bearings and distances: (1) South 34 degrees 30 minutes East, a distance of 40.00 feet to an iron pin; and (2) by a line

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230.00 feet Southwardly from and parallel with the centerline of Pennsylvania State Highway U.S. Route No. 222, North 55 degrees 30 minutes East, a distance of 279.43 feet more or less to an iron pin; thence extending along land now or late of Ethel R. Kunkel and Lennia C. Kutz, South 20 degrees 30 minutes East, a distance of 1611.86 feet more or less to a stone; thence extending along land now or late of Warren W. Berger and Madeline E. Berger, his wife, South 68 degrees West, a distance of 730.95 feet more or less to a stone; thence extending along land of the same and along land now or late of Marvin L. Berger and Shirley E. Berger, his wife, North 20 degrees 30 minutes West, a distance of 1655.38 feet to the place of beginning.

CONTAINING in area 26 acres and 40 perches of land more or less.

EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN Lot or piece of land located on the South side of Pennsylvania State Highway Legislative Route No. 157, U.S. Route No. 222, known as "Kutztown Road" leading from Moselem Springs to Kutztown as shown on Plan of Survey No. TRG-D-4072 by Thomas R. Gibbons, Registered Surveyor of Reading, Pennsylvania, and situate partially in the Township of Richmond and partially in the Township of Maxatawny, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows to wit:

BEGINNING at a steel pipe on the Northwestmost corner of the herein described tract of land a corner of property belonging to Marvin L. Berger and Shirley E. Berger, his wife, said point being located on the South right of way line of Pennsylvania State Highway Legislative Route No. 157, U.S. Route 222, known as "Kutztown Road" (60.00 feet wide) leading from Moselem Springs to Kutztown; thence extending in a Northeasterly direction along said South right of way line of Kutztown Road on a line bearing North 55 degrees 36 minutes 24 seconds East, a distance of 23.03 feet to a drill hole on a concrete headwall a corner of property belonging to Byron N. Miller and Elsie M. Miller, his wife; thence extending in a Southeasterly direction along property belonging to Byron M. Miller and Elsie M. Miller, his wife, on a line bearing South 34 degrees 30 minutes 30 seconds East a distance of 160.29 feet to a steel pipe; thence extending in a Northeasterly direction along property belonging to Byron N. Miller and Elsie M. Miller, his wife, Marvin O. Leshner and Marie B. Leshner, his wife, and Harold W. Schoch and Mae L. Schoch, his wife on a line bearing North 55 degrees 36 minutes 24 seconds East, a distance of 400.00 feet to a steel pin in line of other property belonging to Mente Chevrolet, Inc., thence extending along property belonging to Mente Chevrolet, Inc., the following two (2) courses and distances, to wit: (1) in a southeasterly direction on a line bearing South 34 degrees 23 minutes 36 seconds East a

distance of 40.00 feet to a steel pipe; and (2) in a Northeasterly direction on a line bearing North 55 degrees 36 minutes 24 seconds East a distance of 286.14 feet to a steel pipe in line of property belonging to Summit Properties on a line bearing South 20 degrees 42 minutes 30 seconds East a distance of 102.57 feet to a steel pipe a corner of residue property belonging to Reuben L. Strauss; thence extending in a Southwesterly direction along residue property belong to Reuben L. Strauss on a line bearing South 55 degrees 36 minutes 24 seconds West a distance of 758.15 feet to a steel pipe in line of property belonging to Marvin L. Berger and Shirley E. Berger, his wife; thence extending in a Northwesterly direction along property belonging to Marvin L. Berger and Shirley E. Berger, his wife, on a line bearing North 20 degrees 43 minutes 44 seconds West a distance of 308.68 feet to the place of Beginning.

CONTAINING in area 2.321 acres or 101,085,217 square feet of land.

FURTHER EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN tract or piece of land, containing 1.89 acres, being Lot 1 of the Kunkel Subdivision situate on the Northwest side of LR157 in the Township of Maxatawny, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described in accordance with a survey by Andrew F. Kent, Professional Surveyor, designed 39-11-87, said Plan recorded in Plan Book Volume 150 Page 72, Berks County Records, in Deed recorded in Record Book 1970 Page 1792, Berks County Records.

PREMISES "A"

BEING THE SAME PREMISES WHICH Lovie E. Bemdt, widow by Deed dated 3/8/1976 and recorded in Berks County in Deed Book 1686 Page 716, granted and conveyed unto Wayne H. Wanner and Linda J. Wanner, his wife.

PREMISES "B"

BEING PART OF THE SAME PREMISES WHICH Gerald Peters and Nancy Peters, his wife; and Wayne Wanner and Linda Wanner, his wife by Deed dated 4/21/1997 and recorded in Berks County in Record Book 2826 Page 1343, granted and conveyed unto Wayne H. Wanner and Linda J. Wanner, his wife.

ALSO BEING PART OF THE SAME PREMISES WHICH Gerald Peters and Nancy Peters, his wife; and Wayne Wanner and Linda Wanner, his wife by Deed dated 4/21/1997 and recorded in Berks County in Records Book 2833 Page 1011 granted and conveyed unto Wayne H. Wanner and Linda J. Wanner, his wife.

To be sold as the property of: Wayne H. Wanner and Linda J. Wanner, h/w, defendants

No. 14-16234

Judgment Amount: \$175,639.08

Attorney Robert W. Williams, Esquire

ALL THAT CERTAIN Lot or tract of land situated on West 6th Street, in the Borough of Boyertown, County of Berks and State of

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Pennsylvania, (known as No. 210 West 6th Street) bounded and described as follows, to wit:

BEGINNING AT A CORNER on the South side of West 6th Street on building range and running thence in a southwardly direction along the Lot now or late of Edwin M. Raidknauer, 150 feet to an 18 feet wide alley; thence along the said alley in a westwardly direction 67 feet to a point at another 18 feet wide alley; thence along the said alley in a northwardly direction 150 feet to a point, a corner on building range of West 6th Street; thence along the said building range of West 6th Street in an eastwardly direction 67 feet to the place of beginning.

BEING Lots Nos. 261, 262 and 263 in a Plan of Lots laid out by Spatz, Rhoads and Korp, "Esserkay Heights".

TITLE TO SAID PREMISES vested in Carmel M. Kitchen by Deed from Ryan C. Meyers and Vicki M. Meyers dated 03/30/2011 and recorded 04/07/2011 in the Berks County Recorder of Deeds in Instrument No. 2011013589.

To be sold as the property of Carmel M. Kitchen

No. 14-16443

Judgment Amount: \$27,629.03

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground, together with the buildings and improvements thereon erected, situate on the West side of Pear Street, between Exeter and Bern Streets and being No. 1712 Pear Street, in the City of Reading, Berks County and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of James F. Riegel;

ON the East by said Pear Street;

ON the South by a ten feet wide alley; and

ON the West by a fifteen feet wide alley.

CONTAINING IN FRONT or width on said Pear Street, twenty feet and in depth, East and West, one hundred feet. The southern line of this Lot being one hundred and twenty feet North of the northern line of said Exeter Street and being Lot No. 112 in the Plan of Lots of Birch, Parvin and Shalter.

TITLE TO SAID PREMISES IS VESTED IN Thomas C. Haines, by Deed from Faye S. Haines, dated 06/03/2009, recorded 06/09/2009 in Instrument Number 2009026522.

THOMAS C. HAINES died on 06/14/2013, and upon information and belief, his surviving heirs are Faye Haines, Matthew T. Haines, Travis W. Haines, and Amber E. Haines. By executed waiver, Faye Haines, Matthew T. Haines, Travis W. Haines, and Amber E. Haines waived their right to be named as defendants in the foreclosure action.

BEING KNOWN AS 1712 Pear Street, Reading, PA 19601-1215.

Residential property

TAX PARCEL NO. 15530725598685

TAX ACCOUNT: 15578475

SEE Instrument Number 2009026522.

To be sold as the property of unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Thomas C. Haines, deceased.

No. 14-16517

Judgment Amount: \$124,200.38

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN messuage, tenement and Lot of ground, situate in the Borough of Womelsdorf, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the East side of South Front Street, and fronting on said Street 33 feet to a corner of Lot now or late of Jacob Weigaman: thence Southeasterly by the same 264 feet intersecting a 12 feet wide alley; thence Northeasterly 33 feet intersecting Lot now or late of Anna Miller, wife of Phillip Miller; thence Northwesterly by the same 264 feet intersecting said South Front Street, to the place of BEGINNING.

CONTAINING in front North and South 33 feet and in depth East and West 264 feet, said premises being known as No. 37 South Front Street.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 37 Front Street South, Womelsdorf, PA 19567

TAX PARCEL #95433707681415

ACCOUNT: 95019200

SEE Deed Book 4792, Page 2087

Sold as the property of: Kerry L. Strunk and Christy A. Strunk a/k/a Christy A. Deibler

No. 14-16612

Judgment: \$113,162.44

Attorney: LeeAne O. Huggins, Esquire

ALL THAT certain two-story brick dwelling house and Lot of ground situate in the Borough of Mount Penn, formerly Lower Alsace Township, County of Berks and Commonwealth of Pennsylvania, together with Lot No. 133 in Purpart "Y" in Reeser and Kendall's Plan of Woodvale, bounded and described as follows, to wit:

ON the North by Filbert Street, on the East by Lot No. 132, property now or late of John R. Folk, on the South by Diamond Street, and on the West by Lot No. 134 now or late of W. Raymond Folk.

CONTAINING in breadth East and West, twenty feet (20') and in depth, North South of equal width, one hundred and fifty feet (150') and known as No. 2424 Filbert Street.

PIN NO. 5316-08-88-7425

BEING THE SAME PREMISES which Yadja L. Bakanowski a/k/a Yadja L. Wagner by Deed

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dated 7/31/2008 and recorded 8/5/2008 in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 5398, Page 1277 granted and conveyed unto Christopher N. Craft and Dakota L. Craft, husband and wife.

TAX PARCEL NO 5316-08-88-7425

BEING KNOWN AS 2424 Filbert Avenue, Reading, PA 19606

Residential Property

To be sold as the property of Christopher N. Craft and Dakota L. Craft

No. 14-17349

Judgment: \$64,918.53

Attorneys: Scott A. Dietterick, Esquire

Kimberly A. Bonner, Esquire

Joel Ackerman, Esquire

Ashleigh Levy Marin, Esquire

Jaime R. Ackerman, Esquire

Jana Fridfinnsdottir, Esquire

Brian Nicholas, Esquire

Denise Carlon, Esquire

Roger Fay, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN two and one-half story brick dwelling house and the Lot or piece of ground upon which the same is erected, situate on the North side of Wayne Avenue, East of Lake View Drive, being known as House No. 715 Wayne Avenue, in the Borough of West Reading, County of Berks and State of Pennsylvania, and being more particularly bounded and described as follows, to wit:

BEGINNING at a point in the North property line of Wayne Avenue, whence the northeast intersection corner of Wayne Avenue and Lake View Drive bears South eighty-eight degrees, four minutes West, one hundred sixty-three feet, eight inches (163' 8") for the southwest corner of this survey; thence North eighty-eight degrees, four minutes East with said inches (22' 00") to the southeast corner of this survey and southwest corner of House Lot No. 713; thence North one degree, fifty-six minutes West with the dividing line between this survey and said House Lot No. 713 a distance of seventy-three feet, eleven inches (73' 11") to the South line of nine feet, six inches (9' 6") wide alley for the northeast corner of this survey; thence North eighty six degrees; thirty minutes West with said South line of Alley, a distance of twenty-two feet, one and one fourth inches (22' 1-1/4") to the northwest corner of this survey and northwest corner of House Lot No. 171, thence South one degree fifty-six minutes East with a dividing line between this survey and said House Lot No. 7171, a distance of seventy-six feet, no inches (76' 0") to the BEGINNING.

BEING the same premises which William Hugh Lynn, Executor of the Estate of Mary C. Abbonizio, deceased, by Deed dated July 20, 2001 and recorded August 14, 2001 in and for Berks County, Pennsylvania, in Deed Book Volume 3380, Page 1836, granted and conveyed unto Ann Marie Kissingser.

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PARCEL NO. 93-5306-05-09-8464

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 715 Wayne Avenue, West Reading, PA, 19611.

To be sold as the property of Ann Marie Kissingser.

No. 14-17942

Judgment Amount: \$101,104.83

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground together with the one-story single brick dwelling house thereon erected, lying on the Western side of Ridgeway Street, 50 feet wide, between Bellevue Avenue and Margaret Street, said Lot being composed of the northern-most 20 feet of Lot No. 31 and the Southern-most 35 feet of Lot No. 32 as shown on the Plan of Lots laid out by the Estate of Joseph Hartman, dated December, 1924, situate in the Borough of Laureldale, County of Berks and State of Pennsylvania, being more fully bounded and described as follows:

BEGINNING at a point in the Western building line of Ridgeway Street, said point being a distance of four hundred fifty-four and three hundredths feet (454.03 feet) Northwardly from the Northwestern building corner of Bellevue Avenue and Ridgeway Street; thence leaving said building line of Ridgeway Street and extending in a Westerly direction along the Southern-most 20 feet of Lot No. 31 of said Plan of Lots, belonging to B. Frank Sheidy, by a line making a right angle with the said building line of Ridgeway Street, a distance of one hundred seventeen and fifty-hundredths feet (117.50 feet) to a point in the Eastern side of a fifteen feet (15 feet) wide alley; thence extending in a Northerly direction along the Eastern side of said alley by a line making a right angle with the last described line, a distance of fifty-five and no hundredths feet (55.00 feet) to a point; thence extending in an Easterly direction along the Northern-most 5 feet of Lot No. 32 of said Plan of Lots belonging to B. Frank Sheidy, by a line making a right angle with the last described line, a distance of one hundred seventeen and fifty hundredths feet (117.50 feet) to a point in the aforesaid Western building line of Ridgeway Street; thence extending in a Southerly direction along said building line of Ridgeway Street by a line making a right angle with the last described line, a distance of fifty-five and no hundredths feet to the place of Beginning.

CONTAINING in area 6,462.50 square feet.

TITLE TO SAID PREMISES IS VESTED IN Krista Lynn Hartranft and Harry J. Dawson, IV, by Deed from Bernard J. Condash and Ruth Condash, by their Agents John Spangler and Donna Spangler, by virtue of the authorization contained in the Power of Attorneys dated March 17, 1999, and to be recorded herewith, dated 07/21/2011, recorded 07/22/2011 in Instrument Number 2011027203.

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BEING KNOWN AS 3544 Ridgeway Street,
Reading, PA 19605-1846.

Residential property

TAX PARCEL NO. 57531917002750

TAX ACCOUNT: 57144300

SEE Deed Instrument Number 2011027203

To be sold as the property of Harry J. Dawson,
IV, Krista Lynn Hartranft.

No. 14-18030

Judgment: \$95,603.42

Attorney: Law Offices of Gregory Javardian

ALL THAT CERTAIN two-story frame dwelling house and Lot of ground on which the same is erected, being 112 Philadelphia Avenue, situate in the Borough of Shillington (formerly Township of Cumru), County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the East by property of Cora J. Good;

ON the West by property of Washington Shilling;

ON the South by Pearl Alley; and

ON the North by Philadelphia Avenue.

CONTAINING in front along said Philadelphia Avenue, 20 feet, more or less, and in depth of equal width to said alley 220 feet.

BEING THE SAME PREMISES which Ryan K. Gehris and Laura J. Gehris formerly Laura J. Hess, husband and wife, by Deed dated July 30, 2003 and recorded August 12, 2003 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 3835, Page 236, granted and conveyed unto Robert W. Eidle, Jr.

BEING KNOWN AS 112 Philadelphia Avenue, Reading, PA 19607.

TAX PARCEL NO. 77-4395-08-77-6823

ACCOUNT:

SEE Deed Book 3835 Page 236

To be sold as the property of Robert W. Eidle, Jr.

No. 14-18258

Judgment: \$111,030.71

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

TAX I.D. #66-5319-13-04-6377

ALL THAT CERTAIN Lot or piece of ground situate on the Northerly side of 12th Avenue (53' wide) in the Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania bounded and described according to a Final Plan of "South Temple Heights", Second II Phase III, dated May 16, 1994 and last revised November 16, 1994 and recorded 10 Plan Book Volume 206 Page 15, as follows to wit:

BEGINNING at a point on the Northerly side of 12th Avenue being a corner 10 common with Lot No. 67, thence along Lot No. 67, North 07 degrees 08 minutes 38 seconds East, 125.00 feet to a point, a corner in common with Lot No. 67 and Lot No. 65; thence along Lot No. 65 South 37 degrees 51 minutes 22 seconds East 125.00 feet to a point on the Northerly side of 12th Avenue;

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thence along the Northerly side of 13th Avenue by a curve bearing to the right having a radius of 125.00 feet, a central angle of 45 degrees 00 minutes 00 seconds and a distance along the arc of 98.18 feet to a point, the PLACE OF BEGINNING.

BEING KNOWN AS: 4329 12th Avenue, Temple, Pennsylvania 19560.

TITLE TO SAID PREMISES is vested in Alexandria Martinez Garcia, a/k/a Alexandria Martinez-Garcia, a/k/a Alexandria Garcia and Juan Martinez Garcia, a/k/a Juan Martinez-Garcia, husband and wife, by Deed from Daniel I. Dietrich and Mandy B. Dietrich, husband and wife dated July 14, 2006 and recorded August 1, 2006 in Deed Book 04933, Page 1940.

To be sold as the property of Alexandria Martinez Garcia, a/k/a Alexandria Martinez-Garcia, a/k/a Alexandria Garcia and Juan Martinez Garcia, a/k/a Juan Martinez-Garcia

No. 14-18258

Judgment: \$111,030.71

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

TAX I.D. #66-5319-13-04-6377

ALL THAT CERTAIN Lot or piece of ground situate on the Northerly side of 12th Avenue (53' wide) in the Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania bounded and described according to a Final Plan of "South Temple Heights", Second II Phase III, dated May 16, 1994 and last revised November 16, 1994 and recorded 10 Plan Book Volume 206 Page 15, as follows to wit:

BEGINNING at a point on the Northerly side of 12th Avenue being a corner 10 common with Lot No. 67, thence along Lot No. 67, North 07 degrees 08 minutes 38 seconds East, 125.00 feet to a point, a corner in common with Lot No. 67 and Lot No. 65; thence along Lot No. 65 South 37 degrees 51 minutes 22 seconds East 125.00 feet to a point on the Northerly side of 12th Avenue; thence along the Northerly side of 13th Avenue by a curve bearing to the right having a radius of 125.00 feet, a central angle of 45 degrees 00 minutes 00 seconds and a distance along the arc of 98.18 feet to a point, the PLACE OF BEGINNING.

BEING KNOWN AS: 4329 12th Avenue, Temple, Pennsylvania 19560.

TITLE TO SAID PREMISES is vested in Alexandria Martinez Garcia, a/k/a Alexandria Martinez-Garcia, a/k/a Alexandria Garcia and Juan Martinez Garcia, a/k/a Juan Martinez-Garcia, husband and wife, by Deed from Daniel I. Dietrich and Mandy B. Dietrich, husband and wife dated July 14, 2006 and recorded August 1, 2006 in Deed Book 04933, Page 1940.

To be sold as the property of Alexandria Martinez Garcia, a/k/a Alexandria Martinez-Garcia, a/k/a Alexandria Garcia and Juan Martinez Garcia, a/k/a Juan Martinez-Garcia

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No. 14-18390

Judgment: \$208,214.43

Attorney: McCabe, Weisberg & Conway, P.C.
TAX ID. #66-5308-12-95-8116

ALL THAT CERTAIN two-story brick dwelling house and the tract of ground upon which the same is erected, situate on the northeast corner of Lafayette Street and Pennsylvania Avenue, and being Number 119 Lafayette Street, in Hyde Park, Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, on the North by a 15 feet wide alley; on the East by property now or formerly of Adolbert C. Friesem; on the South by Lafayette Street; and on the West by Pennsylvania Avenue.

CONTAINING in front or width on said Lafayette Street, 33 feet more or less, and depth of equal width 165 feet to said feet wide alley.

BEING KNOWN AS: 119 Lafayette Street, Reading, Pennsylvania 19605.

TITLE TO SAID PREMISES is vested in Joseph J. Maniscalco and Mary E. Maniscalco, husband and wife, and Michael E. Catanzaro by Deed from Trevor J. Columbo, a/k/a Trevor J. Columbo, and Alonna M. Columbo, husband and wife, dated May 15, 2006 and recorded May 24, 2006 in Deed Book 4884, Page 0745. The said Mary E. Maniscalco died on January 24, 2013 thereby vesting title in Joseph J. Maniscalco and Michael E. Catanzaro by operation of law.

To be sold as the property of Joseph J. Maniscalco and Michael E. Catanzaro

No. 14-18793

Judgment Amount: \$48,129.71

Attorney: Phelan Hallinan
Diamond & Jones, LLP
LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house with stone front and mansard roof and the Lot or piece of ground upon which the same is erected, situate on the West side of North Fifth Street, being No. 830, 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 of now or late Fletcher E. Nyce, being No. 832 North Fifth Street,

ON the East by said North Fifth Street,

ON the South by property of now or late Levi H. Hendel, being No. 828 North Fifth Street, and
ON the West by property of now or late Adolph H. Kretz.

CONTAINING in front or width on said North Fifth Street, North and South twenty-one (21) feet and in depth, East and West, of equal width, one hundred and seventeen (117) feet.

TITLE TO SAID PREMISES IS VESTED IN M. Douglass Painter, by Deed from Catharine E. Painter, dated 02/01/2005, recorded 02/16/2005 in Book 4533, Page 1502.

THE SAID M. Douglass Painter, a/k/a Melvin D. Painter died on 3/20/2014, leaving a Will dated

11/20/2006. Letters Testamentary were granted to Robert R. Kreitz on 4/10/14 in Berks County, No. 06-14-0427. Decedent's surviving devisee(s) is Teen Challenge Training Center, Inc.

BEING KNOWN AS 830 North 5th Street, Reading, PA 19601-2212.

Residential property

TAX PARCEL NO. 14530751757151

TAX ACCOUNT: 14077525

SEE Deed Book 4533 Page 1502

To be sold as the property of Robert R. Kreitz, in his capacity as Executor of the Estate of M. Douglass Painter a/k/a Melvin D. Painter, Teen Challenge Training Center, Inc.

No. 14-18882

Judgment Amount: \$116,976.94

Attorney: Phelan Hallinan
Diamond & Jones, LLP
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 South side of Crescent Avenue, between Freemont and Fairmont Avenue, being No. 618 Crescent Avenue in the City of Reading, County of Berks and Commonwealth of Pennsylvania, in the Plan of Northmont as laid out by David B. Hoffer said Map or Plan having been duly recorded in the Recorder's Office of Berks County in Plan Book Vol 5, Page 1, bounded and described as follows, to wit:

ON the North by Crescent Avenue,

ON the East by other property now or late of Hiram L. Hoffer and Martin L. Hoffer,

ON the South by a fourteen (14) feet wide rear driveway, and

ON the West by property now or late of Phillip L. Ash and Pauline E. Ash, his wife.

CONTAINING in front or width on said Crescent Avenue twenty (20) feet and four (4) inches and being composed of ten (10) feet four (4) inches of the Western part of Lot No. 218 and ten (10) feet of the eastern part of Lot No. 219 in said Plan and in depth of equal width one hundred and twenty (120) feet to said fourteen (14) feet wide rear driveway.

BEING KNOWN AS 618 Crescent Avenue, Reading, PA 19605-3012.

Residential property

TITLE TO SAID PREMISES IS VESTED IN Elizabeth Perrotto, by Deed from Mariola Majka and Wladyslaw Ochal, dated 03/13/2008, recorded 03/14/2008 in Book 5320, Page 1400.

TAX PARCEL NO. 17530875826145

TAX ACCOUNT: 17339425

SEE Deed Book 5320 Page 1400

To be sold as the property of Elizabeth Perrotto.

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No. 14-1893

Judgment: \$79,505.93

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

TAX I.D. #16-5316-4047-8039

ALL THAT CERTAIN two and one-half story brick dwelling house and Lot of ground upon which the same is erected, situate on the South side of Fairview Street, between South Seventeenth and a Half and South Eighteenth Streets, in the City of Reading, County of Berks and State of Pennsylvania, being No. 1746, bounded and described as follows, to wit:

BEGINNING AT A POINT in the southern building line of Fairview Street 74.76 feet West of the intersection of the southern building line of Fairview Street and the western building line of South Eighteenth Street, thence South along property of Raymond F. Ritter and Stella T., his wife, being No. 1748; making an interior angle with said southern building line of Fairview Street of 89 degrees 51-1/2 minutes, a distance of 110 feet to a point in the northern line of a ten feet wide alley, thence along said northern line of said ten feet wide alley, making an interior angle of 90 degrees, 08-1/2 minutes a distance of 19.12 feet to a point, thence North along other property of Charles H. Schlegel, being No. 1744, making an interior angle with said northern line of said alley of 89 degrees 33 minutes, a distance of 110 feet to a point in the southern building line of Fairview Street, thence East along said southern building line of Fairview Street, making an interior angle with the last mentioned line of 90 degrees 27 minutes, a distance of 18.53 feet to the place of beginning.

BEING KNOWN AS: 1746 Fairview Street, Reading, Pennsylvania 19606.

TITLE TO SAID PREMISES is vested in Bertha G. Rohrbach and Arthur J. Rohrbach by Deed from Bertha G. Rohrbach, widow dated March 6, 1990 and recorded March 15, 1990 in Deed Book 2127, Page 193. The said Bertha G. Rohrbach died on February 9, 2000 thereby vesting title in Arthur J. Rohrbach by operation of law.

To be sold as the property of Arthur J. Rohrbach

No. 14-19034

Judgment Amount: \$54,931.48

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and mansard roof, and the Lot or piece of ground upon which the same is erected, situate on the West side of Pear Street, being Numbered 922, between Windsor and Spring Streets, in the City of Reading, County of Berks, and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the West side of Pear Street two hundred and thirty-one (231) feet North from Windsor Street; thence West at

right angles to said Pear Street, along property now or late of Lizzie Vise one hundred (100) feet to property now or late of Rick Brothers; thence North along the same fourteen (14) feet to property now or late of Agnes B. Vewggr; thence East along the same one hundred (100) feet to said Pear Street; thence South along said Pear Street fourteen (14) feet to the place of Beginning.

TITLE TO THE SAID PREMISES IS VESTED IN Norman L. Brown, by Deed from TLC Real Estate Solutions Inc., dated 01/04/2002, recorded 02/01/2002 in Deed Book 3475, Page 0929. The said Norman L. Brown departed this life on or about 04/18/2008, and upon information and belief, his surviving heirs are Cecelia Brown and Cynthia J. Jerideau.

THE SAID Cecelia Brown departed this life on or about 01/04/2014, and upon information and belief, her surviving heirs are Mulushet Teffera and William E. Duncan.

BEING KNOWN AS 922 Pear Street, Reading, PA 19601-2024.

Residential property

TAX PARCEL NO. 15530749558484

TAX ACCOUNT: 15577325

SEE Deed Book 3475 Page 0929

To be sold as the property of Mulushet Teffera, in his capacity as heir of Cecelia Brown, deceased, William E. Duncan, in his capacity as heir of Cecelia Brown, deceased, Cynthia J. Jerideau, in her capacity as heir of Norman L. Brown, deceased, unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Norman L. Brown, deceased, unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Cecelia Brown, deceased, unknown successor Administrator of the Estate of Norman L. Brown.

No. 14-19176

Judgment Amount: \$193,336.51

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 Ontelaunee Heights-Phases 3 and 4, drawn by Thomas R. Gibbons and Associates, Inc., Professional Surveyors, Engineers and Planners, dated March 17, 1995 and revised April 26, 1995, said Plan recorded in Berks County in Plan Book 211, Page 59, as follows, to wit:

BEGINNING at a point on the northeasterly side of Longleaf Drive (53 feet wide), said point being a corner of Lot No. 158 on said Plan, thence extending from said point of beginning along Lot No. 158 North 23 degrees 11 minutes 23 seconds East 137.50 feet to a point in line of Lot No. 142 on the Plan of Ontelaunee Heights, Phase 2 thence extending partly along same and partly

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along Lot No. 141 South 66 degrees 48 minutes 37 seconds East 80.00 feet to a point, a corner of Lot No. 160 on said Plan, thence extending along same South 23 degrees 11 minutes 23 seconds West 137.50 feet to a point on the northeasterly side of Longleaf Drive; thence extending along same North 66 degrees 48 minutes 37 seconds East 80.00 feet to the first mentioned point and place of beginning.

CONTAINING 11,000 00 square feet of land.

BEING Lot No. 159 as shown on abovementioned Plan.

TITLE TO SAID PREMISES IS VESTED IN Kevin S. Adams by Deed from Kevin S. Adams and Rachel A. Adams, dated 06/25/2009, recorded 09/29/2009 in Instrument Number 2009045984.

BEING KNOWN AS 281 Longleaf Drive, Blandon, PA 19510-9417.

Residential property

TAX PARCEL NO. 61-5411-15-53-4559

TAX ACCOUNT: 61000735

SEE Deed Book 2009 Page 045984

To be sold as the property of Kevin S. Adams

No. 14-19318

Judgment: \$117,234.01

Attorney: Richard M. Squire & Associates,
LLC

ALL THAT CERTAIN Lot or piece of ground, together with the building thereon erected, which is known as Lot No. 87 as shown on Plan dated August 1, 1952 showing revision of Lots on Reber Street, between Eighth Street and Ninth Street on the Arenal Farms Development as laid out by Clarence H. Ritter and Esther H. Ludwig, and situate on the Western side of Reber Street, between Eighth Street and Ninth Street, in the Borough of Shoemakersville, County of Berks and State of Pennsylvania, and being more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Western lot line of Reber Street (50 feet wide) and said point being the Northeastern corner of Lot No. 86 and said point also being 187.87 feet North of the Northwestern lot corner of said Reber Street and Eighth Street (50 feet wide) as said Streets are shown on the Topographical Survey Plan of the Borough of Shoemakersville; thence Westwardly along the Northern line of said Lot No. 86 by a line making a right angle with the Western lot line of Reber Street a distance of 156.70 feet to a point in line of the Shoemakersville Park; thence Northwardly along the same by a line making an interior angle of 91 degrees 46 minutes 30 seconds with the last described line a distance of 62.03 feet to a point a corner of Lot No. 88; thence Eastwardly along the Southern line of said Lot No. 88 by a line making an interior angle of 88 degrees 13 minutes 20 seconds with the last described line a distance of 158.62 feet to a point in the Western lot line of Reber Street aforementioned; thence Southwardly along the

Western lot line of Reber Street by a line making a right angle with the last described line a distance of 62.00 feet to the place of beginning.

KNOWN AS 820 Reber Street, Shoemakersville, PA 19555

BEING THE SAME PREMISES which Paul E. Matthews and Diane L. Matthews granted and conveyed unto Ronald E. Seyfert and Tina L. Seyfert by Deed dated April 16, 1992 and recorded April 30, 1992 in the Office of the Recorder of Deeds for Berks County, Pennsylvania in Deed Book 2299, Page 282.

TAX PARCEL 4493-19-51-6602

ACCOUNT NO. 78-045400

SEE Deed Book 2299, Page 282

To be sold as the property of Ronald E. Seyfert and Tina L. Seyfert

No. 14-19807

Judgment: \$121,980.38

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

TAX ID. #51436502998055

ALL THAT CERTAIN piece parcel or tract of land, together with the one-story brick ranch type dwelling house erected thereon, situate in the northwest side of the macadam Township Road T-377 known as Balthaser Road leading from Fritztown to Cushion Peak in the Township of South Heidelberg, County of Berks, and State of Pennsylvania, being more fully bounded and described in accordance with a survey in June, 1966 by George W. Knehr, Registered Professional Surveyor N. 5260-E of Reading, Pennsylvania, as follows, to wit:

BEGINNING AT AN iron pin in line of property belonging to John A. Schaeffer and Irene C. Schaeffer, his wife, in the center of macadam Township Road T-377 known as Balthaser Road leading from Fritztown to Cushion Peak, said iron pin being corner of property belonging to Thomas L. Keppley and Eva Keppley, his wife, and the southeasternmost corner of the herein described premises; thence in and through said macadam Township Road T-377 known as Balthaser Road, along property belonging to said John A. Schaeffer and Irene C. Schaeffer, his wife, South fifty two degrees forty one minutes West (S. 52° 41' W.) one hundred twenty-three and sixty-one hundredths feet (123.61') to an iron pin, thence leaving said Balthaser Road, passing through an iron pin nineteen and fifty-eight hundredths feet (19.58') from the last described corner, along property to be conveyed to Raymond L. Johnston, single man, North thirty-eight degrees thirty minutes West (N. 38° 30' W.) one hundred eighty seven and fifty-two one-hundredths feet (187.52') to an iron pin in line of property belonging to said Thomas L. Keppley and Eva Keppley, his wife; thence along same the two following courses and distances, viz (1) North fifty-six degrees fifty-nine minutes East (N. 56° 59' E.) one hundred two and eighteen one-hundredths feet (102.18') to an iron pin and (2) South forty-five degrees twenty-five minutes East (S. 45° 25' E.) one hundred eighty-

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one and sixty-three one hundredths feet (181.63') to the place of beginning. The last described line passes through an iron pin twenty-two and twenty-seven one hundredths feet 22.27') from the place of beginning.

CONTAINING four hundred seventy-four one-thousandths of an acre (0.474 acres).

BEING KNOWN AS: 143 Balthaser Road, Sinking Spring, Pennsylvania 19608.

TITLE TO SAID PREMISES is vested in Ellen Mae McMullen and Jerome L. McMullen, her husband, by Deed from Ellen Mae McMullen and Jerome L. McMullen, her husband, dated April 30, 1985 and recorded May 6, 1985 in Deed Book 1873, Page 1183. The said Ellen M. McMullen died on February 23, 2010 thereby vesting title in Jerome L. McMullen by operation of law.

To be sold as the property of Jerome L. McMullen

No. 14-20156

Judgment Amount: \$142,505.60

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house with stone front and mansard roof and Lot of ground, situate on the East side of North Fourth Street, it being No. 811, between Douglass and Windsor Streets, in the City of Reading, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

ON the North by property of D. Lorah Mauger,

ON the South by property now or late of Charles Breneiser, Edwin P. VanReed, Ammon S. Deeter, James O'Rourke and Carrie S. Gable Zerbe,

ON the East by a 10 feet wide alley, and

ON the West by North Fourth Street.

CONTAINING IN FRONT 20 feet 6 inches and in depth of that width 105 feet.

TITLE TO SAID PREMISES IS VESTED IN Matthew Mazurkiewicz and Carson Kober Mazurkiewicz, by her Agent Matthew Mazurkiewicz, by Deed from Edward G. Thomas and Dorothy J. Thomas, his wife, dated 11/17/2008, recorded 11/20/2008 in Book 5443, Page 2369.

BEING KNOWN AS 811 North 4th Street, Reading, PA 19601-2520.

Residential property

TAX PARCEL NO. 14530758743789

TAX ACCOUNT: 14065900

SEE Deed Book 5443 Page 2369

To be sold as the property of Matthew Mazurkiewicz, Carson Kober Mazurkiewicz.

No. 14-20188

Judgment Amount: \$47,876.68

Attorney: Udren Law Offices, P.C.

ALL THAT CERTAIN Lot or piece of ground with the three-story brick dwelling house thereon erected, situate on the South side of and known as No. 1620 Perkiomen Avenue, between Sixteenth and Seventeenth Street, in the City of Reading, Berks County, Pennsylvania, bounded and described as follows: on the North by said Perkiomen Avenue; on the East by property now or late of Mary Ester Killer; on the South by a 10 feet wide alley; and on the West by property now or late of D. Nicholas Schaeffer containing in front on said Perkiomen Avenue, 16 feet more or less and in depth 100 feet, more or less. Being the same premises which Frederick A. Marles and Shirley A. Marles, husband and wife, by Deed granted and conveyed unto Peter G. McNeil and Ann L. McNeil, husband and wife, recorded on 09/12/2003 in Deed Book 3866 Page 823, Berks County Recorder of Deeds Office, Commonwealth of Pennsylvania.

BEING KNOWN AS: 1620 Perkiomen Ave, Reading, PA 19602

PROPERTY ID NO. 16-5316-32-48-0079

TITLE TO SAID PREMISES IS VESTED IN Peter G. McNeil & Ann L. McNeil, husband & wife by Deed from Frederick A. Marles & Shirley A. Marles, husband & wife, dated 08/04/2003 recorded 09/12/2003 in Deed Book 3866 Page 23.

To be sold as the property of: Peter G. McNeil & Ann L. McNeil.

No. 14-20208

Judgment: \$80,115.81

Attorney: Richard M. Squire & Associates, LLC

ALL THAT CERTAIN two-story brick dwelling house and lot of ground in the Borough of Hamburg, County of Berks, Pennsylvania, known as 312 South Third Street, Hamburg, PA 19526.

TAX PARCEL 4494-05-18-0084

ACCOUNT NO. 46-024300

SEE Deed Book 2889, Page 488

To be sold as the property of Mark S. Pavitt

No. 14-20227

Judgment Amount: \$57,575.90

Attorney: Udren Law Offices, P.C.

ALL THAT CERTAIN dwelling, house and the Lot or piece of ground on which the same is erected, situate on the South side of West Oley Street, being No. 218 West Oley Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows to wit:

On the North by said West Oley Street, on the South by a fifteen feet wide alley; on the East by now or late of Isaac Orr; and on the West by property now or late of Thomas H. Price. Containing in front sixteen feet six inches and

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in depth one hundred twenty-four feet. Together with the joint use of the alley on the West side twenty-six inches in width.

BEING KNOWN AS: 218 W Oley Street, Reading, PA 19601

PROPERTY ID NO. 15-5307-56-44-8000

TITLE TO SAID PREMISES is vested in Peter G. McNeil and Ann L. McNeil, husband and wife, as tenants by the entirety by Deed from Tammy L. Renninger dated 09/12/2003 recorded 09/19/2003 in Deed Book 3874 Page 2132.

To be sold as the property of: Peter G. McNeil and Ann L. McNeil

No. 14-20298

Judgment Amount: \$138,465.96

Attorney: Udren Law Offices, P.C.

ALL THAT CERTAIN Lot or piece of ground together with the western one-half of a two-story and attic semi-detached brick dwelling house situate on the northern side of West Second Street between Jefferson Street in the Borough of Birdsboro, County of Berks and Commonwealth of Pennsylvania, bounded on the North by Apple Street (20 ft. wide), on the East by residue property belonging to the E. & G. Brooke Land Company, on the South by the aforesaid West Second Street (46 ft. wide), and on the West by residue property belonging to the E. & G. Brooke Land Company, and being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by an iron pin in the northern topographical building line of West Second Street, between Jefferson Street and Adams Street, as laid out on the topographical survey of the Borough of Birdsboro, the aforesaid point of beginning being the most southeastern corner of the herein described property; thence in a westerly direction along the aforesaid northern topographical building line of West Second Street, a distance of thirty and two one hundredths feet (30.02') to a corner marked by an iron pin; thence leaving and making an interior angle of ninety degrees seven minutes (90° 07') with the aforesaid West Second Street and in a northerly direction along residue property belonging to the E. & G. Brooke Land Company, passing through an iron pin seventy one and seven one hundredths feet (71.07') from the next described corner, a distance of one hundred forty two and fourteen one hundredths feet (142.14') to a corner marked by an iron pin on the southern side of Apple Street; thence making an interior angle of eighty nine degrees fifty three minutes thirty seconds (89° 53' 30") with the last described line and in an easterly direction along the aforesaid southern side of Apple Street, a distance of thirty and two one hundredths feet (30.02') to a corner marked by a drill hole in concrete; thence leaving and making an interior angle of ninety degrees six minutes thirty seconds (90° 06' 30") with the aforesaid Apple Street and in a southerly direction along residue property belonging to the E. & G. Brooke Land Company, passing

through the iron pin seventy one and eighty one hundredths feet (71.08') from the last described corner, passing through the party wall between the dwelling, a distance of one hundred forty two and fifteen one hundredths feet (142.15') to the place of beginning.

CONTAINING four thousand two-hundred sixty-seven and two-tenths (4,267.20) square feet.

Parcel #5344-13-04-1911

BEING KNOWN AS: 415 West 2nd Street, Birdsboro, PA 19508

PROPERTY ID NO.: 31534413041911

TITLE TO SAID PREMISES IS VESTED IN Kim M. Clauser and Timothy M. Wonderly, as joint tenants with right of survivorship by Deed from Michael R. Adamski dated 08/31/2000 recorded 09/12/2000 in Deed Book 3241 Page 021.

To be sold as the property of: Timothy Wonderly a/k/a Timothy M. Wonderly

No. 14-20512

Judgment: \$150,620.10

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

TAX I.D. #61542117014430

ALL THAT CERTAIN Lot or tract of ground situate in Maiden Creek Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of Blandon Meadows IV-Phase 4 Part 2 and Part 3 recorded in Plan Book Volume 161 Page 19, Berks County Records, as follows:

BEGINNING AT A POINT on the northeast side of Cassidy Court (53 feet wide) a corner in common with Lot 79 on the abovementioned Plan; thence along the northeast side of Cassidy Court North 41 degrees 54 minutes 39 seconds West a distance of 70.00 feet to a point a corner in common with Lot 81 on the abovementioned Plan; thence along Lot 81 North 48 degrees 05 minutes 40 seconds East a distance of 125.00 feet to a point in line of lands now or late of James G. Stutzman and Marlon Stutzman; thence along the same South 41 degrees 54 minutes 39 seconds East a distance of 70.00 feet to a point a corner in common with the aforementioned Lot 79; thence along Lot 79 South 48 degrees 05 minutes 40 seconds West a distance of 125.00 feet to a point on the aforementioned northeast side of Cassidy Court, the place of beginning.

CONTAINING 8,770 square feet.

BEING LOT 80 on the abovementioned Plan.

THE IMPROVEMENTS THEREON BEING KNOWN AS 323 Cassidy Court, Blandon, Pennsylvania 19510.

BEING KNOWN AS: 323 Cassidy Court, Blandon, Pennsylvania 19510.

TITLE TO SAID PREMISES is vested in Stephen M. Werner and Lori L. Werner, husband and wife, by Deed from Henry, Inc dated August 27, 1999 and recorded September 8, 1999 in Deed Book 3122, Page 2090.

To be sold as the property of Stephen M. Werner and Lori L. Werner

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No. 14-20850

Judgment Amount: \$137,045.58

Attorney: Phelan Hallinan Diamond & Jones,
LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or parcel of land and the townhouse erected thereon, being Townhouse Unit 19E, 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 19D.

BOUNDED on the East (front) by common space.

BOUNDED on the South (side) by Townhouse Unit 19F.

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 19E and 19F and containing a lot depth of 38 feet, more or less, as measured from the southeast Lot corner, said corner located North eight degrees fifty minutes twenty seconds West (N. 80 degrees 50 minutes 20 seconds W.) a distance of seven hundred ninety-four and forty-two hundredths feet (794.42 feet) 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.

BEING KNOWN AS 1126 Fredrick Boulevard, Reading, PA 19605-1192.

Residential property

TITLE TO SAID PREMISES IS VESTED IN Kelly D. Prussock, by Deed from Taryn S. Miller, dated 09/08/2008, recorded 09/08/2008 in Book 5414, Page 1279.

TAX PARCEL NO. 66439916936449

TAX ACCOUNT: 66000442

SEE Deed Book 5414 Page 1279

To be sold as the property of Kelly D. Prussock.

No. 14-20995

Judgment: \$164,647.16

Attorney: Law Offices of Gregory Javardian

ALL THOSE CERTAIN three Lots Numbered 166, 167 and 168, together with the improvements thereon erected, on the West side of MacMillan Road, as shown on the Plan of Green Hills Lake recorded in Plan Book Volume 8 Page 31, Berks County Records, situate in the Township of Robeson, County of Berks and State of Pennsylvania, more fully bounded and described as follows, to wit:

ON the North by Lot No. 165,

ON the South by Lot No. 169,

ON the East by MacMillan Road; and

ON the West by now or late of Daniel Barth.

CONTAINING in front on said MacMillan Road 120 feet and in depth of equal width 125 to property now or late of Daniel Barth in the rear.

BEING THE SAME PREMISES which Steven G. Hill and Mary P. Hill, husband and wife, by Deed dated May 27, 2005 and recorded July 5, 2005 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 4619, Page 1326, granted and conveyed unto Richard J. Clemens.

BEING KNOWN AS 50 MacMillan Road, Mohnton, PA 19540.

TAX PARCEL NO. 73-5314-03-23-3455

ACCOUNT:

SEE Deed Book 4619 Page 1326

To be sold as the property of Richard J. Clemens

No. 14-21083

Judgment: \$257,376.63

Attorney: Richard M. Squire & Associates,
LLC

ALL THAT CERTAIN tract or piece of land, together with the buildings thereon erected, situate along the northerly side of the Public Township Road leading from Longsdale to Hancock in the Township of Longswamp, County of Berks and State of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at an iron pin at the intersection of the aforesaid public Township Road leading from Longsdale to Hancock and Mabry Road, thence in and along Mabry Road, North twenty-six (26) degrees fifty-two (52) minutes East a distance of one hundred thirty-five (135) feet to an iron pin; thence leaving the aforesaid Mabry Road and along property now or late of Minerva Gracely the next two (2) courses and distances, viz: (1) South sixty-three (63) degrees eight (8) minutes East a distance of one hundred sixty-five (165) feet to an iron pin; and (2) North twenty-six (26) degrees fifty-two (52) minutes East a distance of ninety-two and forty hundredths (92.40) feet to an iron pin; thence along property now or late of Glenroy Rhode, South forty-nine (49) degrees twenty-eight (28) minutes East a distance of three hundred thirty-four (334) feet to an iron pin; thence along property now or late of Claude Fairchild, South forty-two (42) degrees fifteen (15) minutes West a distance of two hundred ninety-seven (297) feet to an iron pin in the Public Township Road leading from Longsdale to Hancock; thence in and along the same the next three (3) courses and distances, viz: (1) North sixty-two (62) degrees fifteen (15) minutes West a distance of one hundred fifty (150) feet to an iron pin; (2) North thirty-nine (39) degrees fifty-two (52) minutes West a distance of one hundred twenty (120) feet to an iron pin; and (3) North thirty-eight (38) degrees twenty-eight (28) minutes West a distance of two hundred four

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(204) feet to the place of beginning.

CONTAINING two (2) acres, one hundred three and fifty-nine hundredths (103.59) perches, more or less.

BEING THE SAME PREMISES which Kathy A. Weaver, now by marriage known as Kathy A. Coine granted and conveyed unto Patrick S. Coine and Kathy A. Coine by Deed dated June 24, 1998 and recorded June 25, 1998 in the Office of the Recorder of Deeds for Berks County, Pennsylvania in Deed Book 2951, Page 1269.

HAVING THEREON ERECTED A ONE-STORY DWELLING HOUSE KNOWN AS 61 Mabry Street, Mertztown, PA 19539

TAX PARCEL 5483-03-10-4900

ACCOUNT NO. 59-093300

SEE Deed Book 2951, Page 1269

To be sold as the property of Kathy A. Coine and Patrick S. Coine

No. 14-21111

Judgment Amount: \$137,718.52

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lots or pieces of ground, together with the one-story frame building erected thereon, situate in the Borough of West Lawn, (formerly Spring Township), in the County of Berks and Commonwealth of Pennsylvania (as shown by the Map or Plan, surveyed by William H. Karns, and bearing date April 1911, said Map or Plan having been duly recorded in the Recorder's Office of Berks County, Pennsylvania, in Plan Book Volume 3, Page 34), being further known as Lots Numbers 642 and 643 in said Plan known as 'West Lawn', said Lots being bounded on the North by Spring Street, on the East by Lot No. 641, on the South by a 15 feet wide alley and on the West by Lot No. 644, said Lots together having a frontage of 50 feet on Spring Street, and a depth of 145 feet to an alley.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM LOT NO. 643 previously by Horace P. Scharff and Edna S. Scharff, his wife, to Warren W. Weidman and Laura E. Weidman, his wife, by Deed dated June 28, 1929 and Recorded in Deed Book Volume 697, Page 69, as follow, to wit:

ALL THAT CERTAIN Lot or piece of ground, together with the two story, brick dwelling house, and garage erected thereon, situate on the South side of Spring Street, in the Borough of West Lawn, (formerly Spring Township), in the County of Berks and Commonwealth of Pennsylvania, (as shown by Map or Plan, surveyed by William H. Karns and bearing date April 1911, said Map or Plan having been duly recorded in the Recorder's Office of Berks County, Pennsylvania, in Plan Book Volume 3, Page 34) and being further known as Lot No. 643, in said Plan known as 'West Lawn', and being House No. 2334 Spring Street, bounded and described as follows, to wit:

ON the North by Spring Street;

ON the South by a fifteen feet wide alley;
ON the East by Lot No. 642, property of Horace P. Scharff.; and

ON the West by Lot No. 644.

CONTAINING in front along said Spring Street a width of twenty-five feet (25 feet) and in depth of equal width one hundred and forty-five feet (145 feet) to said alley.

TITLE TO SAID PREMISES IS VESTED IN Douglas A. Lea, by Deed from Andrew M. Cuomo, Secretary of Housing and Urban Development, of Washington, D.C., dated 03/23/1999, recorded 03/29/1999 in Book 3057, Page 447.

BEING KNOWN AS 2332 Spring Street, West Lawn, PA 19609-1624.

Residential property

TAX PARCEL NO: 80438612879461

TAX ACCOUNT: 80910379

SEE Deed Book 3057 Page 447

To be sold as the property of Douglas A. Lea.

No. 14-21236

Judgment Amount: \$126,731.70

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN three-story brick apartment house and the Lot or piece of ground upon which the same is erected, together with six (6) brick and frame garages situate on the rear of said Lot, located on the northwest corner of Birch and Windsor Streets and being No. 1229 Windsor Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania bounded and described as follows, to wit:

ON the North by a ten feet (10') wide alley;
ON the East by said Birch Street, On the South by said Windsor Street; and On the West by property No. 1227 Windsor Street.

CONTAINING in front or width on said Windsor Street seventeen feet (17') more or less and in depth of equal width, North and South, one hundred feet (100') to said ten feet (10') wide alley.

BEING KNOWN AS 1229 Windsor Street, Reading, PA 19604-2355.

Residential property

TITLE TO SAID PREMISES IS VESTED IN Jorge Mantilla, adult individual by Deed dated 01/23/2007, given by Jacob Z. Lapp recorded 02/08/2007 in Book 5071, Page 1067.

TAX PARCEL NO: 13531746158295

TAX ACCOUNT: 13690830

SEE Deed Book 5071 Page 1067

To be sold as the property of Jorge Mantilla.

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No. 14-21308

Judgment Amount: \$247,098.56

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground, being known as Lot No. 1 as shown on the Revised Final Plan of Victoria Hills, prepared by Light-Heigel & Associates, Inc., Engineers and Surveyors, dated 9/13/1988 and recorded in Plan Book 161, Page 32, Berks County Records, situate in Centre Township, Berks County, Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the northwesterly side of Pine Lane, at a corner of Lot No. 2 and Lot No. 1 as shown on said Plan; thence extending in a southwesterly direction along Pine Lane, South 81 degrees 04 minutes 30 seconds West, a distance of 205.00 feet to a point in line of lands now or late of George C. Stein; thence extending in a northwesterly direction along lands now or late of George C. Stein, North 02 degrees 56 minutes 30 seconds West, a distance of 255.00 feet to a point in line of Lot No. 3 as shown on said Plan; thence extending in a southeasterly direction along Lot No. 3, South 82 degrees 12 minutes 02 seconds East, a distance of 186.30 feet to a point in line of Lot No. 2 as shown on said Plan; thence extending in a southeasterly direction along Lot No. 2, South 08 degrees 55 minutes 10 seconds East, a distance of 200 feet to a point in Pine Lane, the place of Beginning.

CONTAINING in area 1.006 acres of land.

TITLE TO SAID PREMISES IS VESTED

IN Joel L. Brown, by Deed from Joel L. Brown and Phyllis Tsopanis, a/k/a, Phyllis R. Brown, dated 07/21/1999, recorded 08/17/1999 in Book 3113, Page 2159.

BEING KNOWN AS 192 Pine Road, Mohrsville, PA 19541-9385.

Residential property

TAX PARCEL NO. 36-4471-04-93-3458

TAX ACCOUNT: 36007960

SEE Deed Book 3113 Page 2159

To be sold as the property of Joel L. Brown.

No. 14-21674

Judgment Amount: \$166,167.29

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground situate on the Southwest corner of Hampden Boulevard, formerly Pricetown Road and Perry Street, and known as No. 1402 Perry Street in the 17th Ward of the City of Reading, Berks County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southwest building corner of Hampden Boulevard, formerly Pricetown Road, and Perry Street; thence in a Southwesterly direction along the Western building line of Hampden Boulevard, formerly Pricetown Road, a distance of 100 feet 4 inches to a corner of

property now or late of Earl E. Walborn, thence in a Westerly direction along the same making an interior angle of 93 degrees 02 minutes 21 feet 3-3/8 inches to a corner of property now or late of John W. Kunkel, thence in a Northerly direction along the same and making an interior angle of 114 degrees 38-1/2 minutes 80 feet 0 inches to a corner of the Southern building line of Perry Street, thence in an Easterly direction along the same at right angles to last mentioned line a distance of 65 feet 11-1/4 inches to the place of beginning.

CONTAINING 3,731 square feet

THEREON ERECTED A DWELLING

HOUSE KNOWN AS: 1402 Perry Street, Reading, PA 19604

TAX PARCEL #17531710278235

ACCOUNT: 17598625

SEE Deed Book 4798, Page 600

Sold as the property of: Manuel Guzman

No. 14-21749

Judgment Amount: \$177,479.51

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or parcel of ground situate in Exeter Township, Berks County, Pennsylvania, bounded and described according to a Revised Record Plan of Wingspread Phase III recorded in Plan Book 197, Page 71, Berks County Records, as follows:

BEGINNING AT A POINT on the southwest side of Waterford Lane a corner in common with Lot 170 as shown on the abovementioned Plan; thence southeasterly along the southwest side of Waterford Lane along the arc of a circle curving to the left having a radius of 163.00 feet an arc distance of 24.09 feet to a point a corner in common with Lot 168 on the abovementioned Plan; thence along Lot 168 South 16 degrees 30 minutes West a distance of 100.00 feet to a point on line of Common Open Space North 73 degrees 30 feet West a distance of 24.00 feet to a point a corner in common with the aforementioned Lot 170; thence along Lot 170 North 16 degrees 30 minutes East a distance of 101.78 feet to a point on the southwest side of Waterford Lane, the place of BEGINNING.

CONTAINING 2414.2 square feet.

TITLE TO SAID PREMISES IS VESTED IN Antoinette Monde Desjardins, by Deed from Antonette Monde Desjardins and Gerald R. Monde and Gloria M. Monde, dated 11/25/2005, recorded 01/27/2006 in Book 4767, Page 1012.

BEING KNOWN AS 169 Waterford Lane, Reading, PA 19606-9071.

Residential property

TAX PARCEL NO. 43-5336-18-31-6696

TAX ACCOUNT: 43000293

SEE Deed Book 4767 Page 1012

To be sold as the property of Antoinette Monde Desjardins.

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No. 14-21816

Judgment: \$212,009.00

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

TAX I.D. #77-4395-10-47-7301

ALL THAT CERTAIN property situated in the Borough of Shillington in the County of Berks and Commonwealth of Pennsylvania, being described as follows: 306 S Wyomissing Ave, Control #88-062700. Being more fully described in a Deed dated 1/09/2004 and recorded 02/02/2004, among the Land Records of the County and State set above, in Deed Volume 3981 and Page 694. Tax Map or Parcel ID No.: 77-4395-10-47-7301

BEING KNOWN AS: 306 South Wyomissing Avenue, Shillington, Pennsylvania 19607.

TITLE TO SAID PREMISES is vested in Jason Taylor and Jennifer Taylor, husband and wife, by Deed from John M. Hunter dated January 9, 2004 and recorded February 2, 2004 in Deed Book 3981, Page 0694.

To be sold as the property of Jason Taylor and Jennifer Taylor

No. 14-21858

Judgment: \$116,701.97

Attorney: LeeAne O. Huggins, Esquire

ALL THAT CERTAIN Lot or piece of ground situate on the North side of Gerry Street, together with the one and one-half story brick dwelling house thereon erected, being numbered and known as 209 Gerry Street between Hancock Boulevard and McClallan Street, in the 18th Ward, City of Reading, County of Berks and State of Pennsylvania and being further known as Lot No. 370, as shown on a Map or Plan of "Brookline" recorded in the Office for the Recording of Deeds in and for the County of Berks in Plan Book 8 Page 21, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the northern property line of Gerry Street; said point being two hundred five and seven one hundredths feet West of the intersection of the northern property line of Gerry Street with the western property line of Hancock Boulevard; THENCE in a westerly direction along the northern property line of Gerry Street a distance of fifty feet to a point in line of Lot No. 371; THENCE in a Northerly direction along said Lot No. 371 a distance of one hundred twenty nine and six one hundredths feet to a point in line of Lot No. 366; THENCE in a southeasterly direction along the westerly property lines of Lot Nos. 366 and 367 and forming an interior angle of sixty four degrees fifty eight minutes and forty five and twenty three one hundredths seconds with the last described line a distance of fifty eight and thirteen one hundredths feet to a point in line of Lot No. 369; THENCE in a southwesterly direction along said Lot No. 369 and forming an interior angle of one hundred thirteen degrees thirty three minutes and thirty and one one-hundredths seconds with the last described line a distance of one hundred

five and fifteen one hundredths feet to the place of Beginning.

CONTAINING in front of Gerry Street, fifty feet.

PARCEL NO. 5306-55-34-7144

BEING THE SAME PREMISES which Maryann L. Long by Deed dated 11/17/2006 and recorded 11/22/2006 in the Office of the Recorder of Deeds and for the County of Berks, in Deed Book 5019, Page 1134 granted and conveyed unto Paul D. McCarty and Kristy L. Kunkel.

TAX PARCEL NO 18530655347144

BEING KNOWN AS 209 Gerry Street, Reading, PA 19611

Residential Property

To be sold as the property of Paul D. McCarty

No. 14-21977

Judgment Amount: \$116,660.41

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground, together with the two-story brick dwelling house thereon erected, situate in the Borough of Mohnton, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point, a corner in curb line of South Church Street, in said Borough and land now or late of Thomas A. Dietrich, South 5 degrees West 160 feet 9 inches to an alley; thence along said alley South 79 degrees East 30 feet to property now or late of Cosmus Miller and wife; thence along same, North 12 degrees East 165 feet to said curb line of said South Church Street; thence along said curb line, North 85 degrees West 47 feet to the place of Beginning.

BEING KNOWN AS 136 South Church Street, Mohnton, PA 19540-2004.

Residential property

TITLE TO SAID PREMISES IS VESTED IN Pamela J. Zern, by Deed from Vernon E. Wahl and Peggy A. Wahl, h/w, dated 05/07/1999, recorded 05/25/1999 in Book 3081, Page 57.

TAX PARCEL NO: 65439518318068

TAX ACCOUNT: 65016600

SEE Deed Book 3081 Page 57

To be sold as the property of Pamela J. Zern.

No. 14-22076

Judgment Amount: \$49,730.62

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground, upon which is erected a two-story brick and frame dwelling house, No. 632 Thorn Street, between Greenwich and Oley Streets in the City of Reading, County of Berks and State of Pennsylvania, bounded on the North by property now or late of Stephen Gloxner and Barbara Gloxner, his wife on the East by said Thorn

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Street, on the South by property now or late of Earl Urbos and Josephine Urbos his wife and on the West by a fifteen feet (15 feet) wide alley.

CONTAINING in front along Thorn Street twenty feet seven inches (20 feet 7 inches) and in depth of equal width to said alley one hundred feet (100 feet).

BEING KNOWN AS 632 Thorne Street, a/k/a 632 Thorn Street, Reading, PA 19601-2823.

Residential property

TITLE TO SAID PREMISES IS VESTED IN Aristides Reyes, by Deed from Esteban Diaz-Soto, dated 10/06/2006, recorded 10/20/2006 in Book 4993, Page 61, Instrument Number 2006081857.

TAX PARCEL NO: 14530758634922

TAX ACCOUNT: 14656950

SEE Deed Book 4993 Page 61

To be sold as the property of Aristides Reyes.

No. 14-22133

Judgment: \$168,928.64

Attorney: Martha E. Von Rosenstiel, Esquire
LEGAL DESCRIPTION

ALL THAT CERTAIN one and one-half story stucco dwelling house and Lot of ground upon which the same is erected, situate on the West side of Centre Street, No. 242, between Confer Avenue and a fourteen (14) feet wide alley, in the Borough of Hamburg, in the County of Berks and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the building line on the West side of Centre Street, 84 feet South from the southwest corner of Centre Street and Confer Avenue; thence South along the West side of Centre Street 42 feet to a point; thence West perpendicular to Centre Street and along other property now or late of Lewis G. Raubenhold, 90 feet to the East side of Cemetery Street; thence North parallel to Centre Street along the East side of Cemetery Street 42 feet to a point; thence East perpendicular to Centre Street along property now or late of Carl H. Fidler and Hilda M. Fidler, 90 feet to the place of BEGINNING.

BEING the same premises which Glenn M. DeLong and Judy DeLong, his wife, by Deed dated August 12, 1987, and recorded August 12, 1987, in Book 1957, Page 2392, granted and conveyed unto Paul S. Kofchock and Susan D. Kofchock, his wife, as tenants by the entireties, in fee.

PARCEL IDENTIFICATION NO: 46-4495-17-01-8546

TAX ID #46090200

TITLE TO SAID PREMISES IS VESTED IN Jenny M. Alvarez, by Deed from Paul S. Kofchock and Susan D. Kofchock, h/w, dated 08/29/2007, recorded 08/30/007 in Book 5212, Page 360.

To be sold as the property of Jenny M. Alvarez

No. 14-22397

Judgment Amount: \$67,672.73

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground, together with the frame dwelling house thereon erected, situate on the East side of South Fourth Street (formerly known as Main Street), being No. 275 South Fourth Street, in the Borough of Hamburg, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner or property now or late of Jacob Bailey; thence along the East side of South Fourth Street South 12 degrees East 25 feet to a corner, thence along property now or late of Richard J. M. Miller, North 78 degrees East 180 feet to a point at Primrose Alley; thence along said Primrose Alley North 12 degrees West 25 feet to property now or late of Jacob Bailey; thence along the same South 78 degrees West 180 feet to the place of BEGINNING.

CONTAINING in front along said South Fourth Street 25 feet, and in depth 180 feet, said Lot being No 4 on a certain Plan known as 'Plan of Town Lots bearing date May 27 and May 28, 1858.

BEING KNOWN AS 275 South 4th Street, Hamburg, PA 19526-1207.

Residential property

TITLE TO SAID PREMISES IS VESTED IN Liviu George Raicu and Tabitha Raicu, h/w, by Deed from Philip J. Jamosky and Melissa L. Jamosky, h/w, real owners and Larry Karpenko, equitable owner, dated 02/23/2007, recorded 03/14/2007 in Book 5091, Page 1996.

TAX PARCEL NO: 46449405187207

TAX ACCOUNT: 46048300

SEE Deed Book 5091 Page 1996

To be sold as the property of Tabitha Raicu, Liviu George Raicu.

No. 14-22468

Judgment: \$326,468.61

Attorney: M. Troy Freedman, Esquire

ALL THAT CERTAIN Lot or piece of ground situate in the Lower Heidelberg Township, County of Berks, Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Green Valley Estates, drawn by Ludgate Engineering Corporation, dated October 23, 1987 and last revised February 4, 1988, said Plan recorded in Berks County in Plan Book 153, Page 56, as follows, to wit:

BEGINNING at a point of curve on the Southerly side of Park Place Drive (54 feet wide), said point being a corner of Lot No. 41 on said Plan; thence extending from said point of beginning along Lot No. 41 South 01 degree 25 minutes 50 seconds West 99.44 feet to a point in line of lands now or late of Green Valley Gardens; thence extending along said lands North 80 degrees 17 minutes 45 seconds West

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115.00 feet to a point, a corner of Lot No. 43 on said Plan; thence extending along same North 09 degrees 42 minutes 15 seconds East 95.00 feet to a point on the Southerly side of Park Place Drive; thence extending along same the two following courses and distances, (1) South 80 degrees 17 minutes 45 seconds East 53.63 feet to a point of curve, and (2) Eastwardly along the arc of a circle curving to the left having a radius 327.00 feet the arc distance of 47.22 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 42 as shown on the abovementioned Plan.

BEING KNOWN AS: 131 Park Place Drive, Sinking Spring, PA 19608

TAX PARCEL: 49437608775638

ACCOUNT: 49013084

SEE Deed Book 3535, Page 243

To be sold as the property of Paul M. Peters

No. 14-22716

Judgment Amount: \$48,242.70

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN three-story brick apartment house and the Lot or piece of ground upon which the same is erected, situate on the East side of South Tenth Street, between Penn and Franklin Streets, and being No. 19 South Tenth Street, in the City of Reading, County of Berks, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of Effinger G. Herbm;e;

ON the East by property now or late of George Merget Estate;

ON the South by property now or late of Ethel Stambaugh; and

ON the West by South Tenth Street.

CONTAINING in front or width on South Tenth Street eighteen feet (18') and in length or depth of equal width or breadth ninety feet (90').

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 19 South 10th Street, Reading, PA 19602

TAX PARCEL #03531621096946

ACCOUNT: 03155500

SEE Deed Book 04520, Page 2497

Sold as the property of: Georgianna Culcleasure

No. 14-22803

Judgment: \$90,448.81

Attorney: LeeAne O. Huggins, Esquire

ALL THAT CERTAIN two-story brick dwelling house and Lot of ground upon which the same is erected, situate on the West side of Sterley Street, between Washington and Broad Streets, in the Borough of Shillington, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a post set for a corner one-hundred eight (108) feet six (06) inches South from the building line at the Southwest corner of Washington and Sterley Streets; thence continuing South on said Sterley Street twenty (20) feet six (06) inches to a point within forty-one (41) feet from the building line of a twenty (20) feet wide street running East and West, continuing in uniform width one-hundred forty (140) feet six (06) inches to a twelve (12) feet wide alley. Together with the free and uninterrupted use of the twelve (12) feet wide alley in the rear in conjunction with the abutting owners to said alley.

CONTAINING 2880 square feet. Said property being known as 108 South Sterley Street. PARCEL NO. 4395-07-58-5002

BEING THE SAME PREMISES WHICH Linda J. Earhart, Executrix of the Estate of Frederick K. Folk, by Indenture dated 06-18-04 and recorded 07-09-04 in the Office of the Recorder of Deeds in and for the County of Berks in Record Book 4103 Page 822, granted and conveyed unto Laurie L. Shultz.

TAX PARCEL NO. 77439507585002

BEING KNOWN AS 108 South Sterley Street, Reading, PA 19607

Residential Property

To be sold as the property of Laurie L. Schultz

No. 14-23077

Judgment: \$109,583.46

Attorney: Leon P. Haller, Esquire

ALL THAT CERTAIN Lot or piece of land together with a two-story brick and frame house and other improvements erected thereon located on the North side of Fox Run, a 53.00 feet wide street, and being Lot No. 15 Block M, House No. 1322 Fox Run, on the Plan of Mountain Park Development Section 3, recorded in Plan Book Volume 64, Page 2, Berks County Records, and situate in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the North right of way line of Fox Run, a 53.00 feet wide street, a corner of Lot No. 14, Block M, on the above mentioned recorded Plan, said point being the Southwestern-most corner of the herein described Lot; thence extending in a northeasterly direction along Lot No. 14 on a line bearing North 46 degrees 04 minutes 20 seconds East a distance of 120.00 feet to a point in line of property belonging to Dykes J. Riggs and Elaine C. Riggs, his wife; thence extending in a southeasterly direction along property belonging to Dykes J. Riggs and Elaine C. Riggs, his wife, on a line bearing South 43 degrees 55 minutes 40 seconds East a distance of 45.00 feet to a point, a corner of Lot No. 16; thence extending in a southwesterly direction along Lot No. 16 passing through a party wall, on a line bearing South 46 degrees 04 minutes 20 seconds West a distance of 120.00 feet to a

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point on the North right of way line of Fox Run; thence extending in a northwesterly direction along the North right of way line of Fox Run on a line bearing North 43 degrees 55 minutes 40 seconds West a distance of 45.00 feet to the place of beginning.

CONTAINING IN AREA 5,400.00 square feet of land.

HAVING THEREON ERECTED a dwelling house known as: 1322 Fox Run Reading, PA 19606

PARCEL I.D. 43532715525941

BEING THE SAME premises which Troy M. Harris and Tina R. Harris, husband and wife, by Deed dated 08/30/12 and recorded 09/04/12 in Berks County Instrument No. 2012036513, granted and conveyed to Anna L. Shepard, Malik S. Clark, Sr. and Myisha T. Clark.

To be sold as the property of Malik S. Clark, Sr., Myisha T. Clark and Anna L. Shepard

No. 14-3314

Judgment Amount: \$125,171.10

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground situate in Muhlenberg Township, Berks County, Commonwealth of Pennsylvania, as shown on 'Empire Steel Casting Minor Subdivision', dated January 27, 2002, recorded in Plan Book 257 Page 60, as follows to wit:

BEGINNING at a point on the northwest side of Frush Valley Road a corner of land now or late of Dennis J. Kreshock and Dorothy J. Kreshock, thence along the same and leaving said Frush Valley Road North 32 degrees 40 minutes West 150.00 feet to a point, thence by land now or late of Empire Steel Castings, Inc. and Robert W. Shaw and Fern A. Shaw North 57 degrees 20 minutes East 80.00 feet to a point, thence by Lots 3 and 2 South 32 degrees 40 minutes East 150.00 feet to a point on the said northwest side of Frush Valley Road, thence along the same South 57 degrees 20 minutes West 80.00 feet to the place of Beginning.

TITLE TO SAID PREMISES is vested in Robert I. Street and Lori A. Wagner by Deed from Able Investments, LLC dated 6/25/2008 and recorded 6/27/2008 in Deed Book 5380, Page 911.

BEING KNOWN AS 1511 Frush Valley Road, Reading, PA 19605-1927.

Residential property

TAX PARCEL NO. 66531917122405

TAX ACCOUNT: 66001168

SEE Deed Book 5380 Page 911

To be sold as the property of Lori A. Wagner a/k/a Lori A. Street, Robert I. Street.

No. 14-4653

Judgment: \$120,951.01

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

TAX I.D. #65-5319-13-02-2855

ALL THAT CERTAIN one and one-half story brick dwelling and frame garage, together with the Lot or piece of ground upon which the same is erected, said Lot or piece of ground being known as Lot No. 21, as shown on the Plan of Lots laid out by James E. Mast, Registered Engineer for Peter A. Stetzler and Beulah I. Stetzler, his wife, said Plan being recorded in the Office of the Recorder of Deeds in and for Berks County in Deed Book Volume 1031 Page 148, situate on the Easterly side of and known as No. 4049 Tenth Avenue, North of Midway Avenue, in the Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described in accordance with a survey made in November 1949 by James E. Mast, Registered Engineer, as follows, to wit:

BEGINNING at a point on the Easterly lot line of Tenth Avenue (fifty feet wide) Northwardly at distance of 129.31 feet from the intersection of the Easterly lot line of Tenth Avenue with the Northerly lot line of Midway Avenue (fifty feet wide) said point also being the intersection of the Easterly lot line of Tenth Avenue with the Northerly side of a 15 feet wide alley; thence in a Northerly direction along the Easterly lot line of Tenth Avenue, a distance of 52.77 feet to a point; thence in an Easterly direction along property now or late of John E. Fallag forming an interior angle of 106 degrees 25 minutes with the Easterly lot line of Tenth Avenue a distance of 106.55 feet to a point; thence in a Southerly direction along Lot No. 20, the property now or late of Peter A. Stetzler and Beulah I. Stetzler, his wife, forming an interior angle of 88 degrees 24 minutes with the last described line a distance of 53.98 feet to a point on the Northerly side of a 15 feet wide alley; thence in a Westerly direction along the Northerly side of said 15 feet wide alley forming an interior angle of 90 degrees with the last described line a distance of 120 feet to the place of beginning. The last described line forming an interior angle of 75 degrees 11 minutes with the Easterly lot line of Tenth Avenue.

BEING KNOWN AS: 4049 10th Avenue, Temple, Pennsylvania 19560.

TITLE TO SAID PREMISES is vested in Eleanor Medaglia a/k/a Eleanor N. Medaglia by Deed from Philip Valeriano and Virginia T. Valeriano, his wife, dated September 30, 1980 and recorded September 30, 1980 in Deed Book 1787, Page 1206.

To be sold as the property of Eleanor Medaglia a/k/a Eleanor N. Medaglia

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No. 14-4733

Judgment: \$156,744.77

Attorney: LeeAne O. Huggins, Esquire

ALL THAT CERTAIN parcel of ground on the Eastern side of Hope Drive (54' wide) situate in Maidencreek Township, Berks County, Pennsylvania, being known as Lot No. 95 of the Final Plan of "Maidencreek Estates Phase II" recorded in Plan Book Volume 150, Page 41, Berks County Records, prepared by Ludgate Engineering Corporation, Plan No. D-1408, dated July 6, 1987, and being more fully bounded and described as follows, to wit:

BEGINNING AT A POINT on the Eastern right-of-way line of Hope Drive, a corner of Lot No. 96; thence along Lot No. 96 North 55° 00' 05" East 151.27 feet to a point in line of lands of J. Merle and Elizabeth L. Stutzman, his wife; thence along lands of Stutzman South 41° 17' 05" East 72.06 feet to a point, a corner of Lot No. 94; thence along Lot No. 94 South 50° 07' 15" West 156.11 feet to a point on the Eastern right-of-way line of Hope Drive, the last described line being radial to the next described curve; thence along the Eastern right-of-way line of Hope Drive by a curve to the right having a radius of 998.00 feet, a central angle of 04° 52' 50" and an arc length of 85.01 feet to a point, the place of beginning.

CONTAINING 12,096 square feet.

BEING SUBJECT to the restrictive notes as shown on the above referenced Plan.

PARCEL #61-5411-16-836095

BEING THE SAME PREMISES which Frank L. Mattson and Mildred T. Mattson, husband and wife, by Deed dated October 10, 2001 and recorded in the Berks County Recorder of Deeds Office on October 23, 2001 in Deed Book 3417, Page 1587, granted and conveyed unto Bonnie Lin Kraft.

TAX PARCEL NO. 61-5411-16-836095

BEING KNOWN AS 272 Hope Drive, Blandon, PA 19510

Residential Property

To be sold as the property of Bonnie Lin Kraft

No. 14-533

Judgment Amount: \$141,047.09

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN parcel of land and the buildings thereon, located on the southwesterly side of North Church Street (46 feet wide), situated in the Borough of Bally, Berks County, Pennsylvania. Described according to a Plan and Survey as prepared by Aston Surveyors/Engineers, Inc., Boyertown, PA, Plan No. 1861-PR-0A dated November 13, 2000. Bounded on the northeast by North Church Street, on the southeast by the land of Christian M. and Christine A. Eshleman and on the southwest and northwest by the land of Paul and Dorothy

Reichart, being more fully described as follows:

BEGINNING at a point on the southwesterly street r/w line of North Church Street, a corner of this and the land of Paul and Dorothy Reichart (Purpart No. 3). Thence from the point of beginning, along the southwesterly side of North Church Street, South 60 degrees 36 minutes 12 seconds East 48.00 feet to a point, a corner of this and land of Christian M. and Christine A. Eshleman. Thence leaving North Church Street, along the land of Christian M. and Christine A. Eshleman, South 29 degrees 52 minutes 53 seconds West 133.82 feet to an iron pin set in the line of the land of Paul and Dorothy Reichart (Purpart No. 2), a corner of this and the land of Christian M. and Christine A. Eshleman. Thence along the land of Paul and Dorothy Reichart, the next two courses and distances to wit: (1) North 55 degrees 22 minutes 22 seconds West 48.16 feet to a p.k. nail set, a corner. (2) North 29 degrees 52 minutes 53 seconds East 129.43 feet to the point of beginning.

CONTAINING 6,317 Square Feet.

TITLE TO SAID PREMISES IS VESTED IN Kevin C. Bauman, by Deed from Kevin C. Bauman and Beverly A. Bauman, dated 06/20/2007, recorded 07/02/2007 in Book 5169, Page 1855.

THE SAID Kevin C. Bauman departed this life on or about 10/30/2012, and upon information and belief, his surviving heirs are Trevor C. Bauman and Ryan C. Bauman.

BY EXECUTED WAIVER, Trevor C. Bauman waived his right to be named as a defendant in the foreclosure action.

BEING KNOWN AS 122 North Church Street, Bally, PA 19503-9646.

Residential property

TAX PARCEL NO. 25-6309-09-16-5597

TAX ACCOUNT: 25013000

SEE Deed Book 5169 Page 1855

To be sold as the property of Ryan C. Bauman, in his capacity as Co-Administrator and heir of the estate of Kevin C. Bauman, unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Kevin C. Bauman, deceased.

No. 14-5462

Judgment: \$24,004.48

Attorney: Leon P. Haller, Esquire

ALL THAT CERTAIN Lot or piece of ground, together with the brick dwelling house erected thereon, situate on the West side of and known as 532 North Front Street, between Green and Greenwich Streets in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows:

ON the North by property now or late of Henrietta Z. Davis;

ON the East by said North Front Street;

ON the South by property now or late of John

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R. Collier; and

ON the West by a fifteen (15) feet wide alley.
CONTAINING in front on said North Front Street, fifteen (15) feet four (4) inches and in depth one hundred thirty two (132) feet.

TOGETHER with the use of the joint alley in common with the owners and occupiers of the house on the North.

HAVING THEREON ERECTED a dwelling house known as: 532 North Front Street, Reading, PA 19601

PARCEL I.D. 15530765535386

BEING THE SAME PREMISES which Valerie A. Burkhart by Deed dated and recorded 09/15/89 in Berks County Record Book 2093, Page 1106, granted and conveyed unto Rodney C. Faust.

To be sold as the property of Rodney C. Faust

No. 14-557

Judgment Amount: \$37,931.56

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

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 West side of Jefferson Street and being No. 124 Jefferson Street, in the Village of Hyde Park, Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of Lydia F. Yorgey;

ON the West by a ten feet wide alley;

ON the South by property now or late of David E. Gring and John D. Eisenbrown; and ON the East by said Jefferson Street.

CONTAINING in front on said Jefferson Street, sixteen feet six inches and in depth of equal width, one hundred twenty feet to said ten feet wide alley.

TITLE TO SAID PREMISES IS VESTED IN Mary J. Durina and Stephen M. Durina, by Deed from Daniel Clark, dated 08/31/2007, recorded 09/17/2007 in Book 5221, Page 1913.

BEING KNOWN AS 124 Jefferson Street, Laureldale, PA 19605-2928.

Residential property

TAX PARCEL NO. 66530816945164

TAX ACCOUNT: 66299000

SEE Deed Book 5221 Page 1913

To be sold as the property of Mary J. Durina, Stephen M. Durina.

No. 14-561

Judgment: \$189,237.90

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

TAX I.D. #73-5323-00-44-50-93

THE LAND REFERRED TO in this commitment is described as follows all that certain parcel or tract of land known as Lot No. 07 in the John Koch Subdivision situate

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on the southern side of Plow Road, L R 06085, bounded on the East by Lot No. 8, bounded on the South by Lot No. 5 and bounded on the West by Lot No. 6 on the same subdivision, as shown on a Plan prepared by C L Frantz & Associates, in, being Drawing Number 6-84-15-E-2 and recorded in Plan Book Volume 141, Page 52, Berks County Records, situate in the Township of Robeson, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING AT A P K NAIL in the center of Plow Road, L R 06085, said point being the northeastern corner of the herein described tract,

THENCE leaving said road and along the common property line of Lot No 8, South 38° 57' 43" East, a distance of 479.98 feet to an iron pin,

THENCE along the common property line of Lot No. 5, South 74°55' 09" West, a distance of 219.09 feet to an iron pin, thence along the common property line of Lot No. 6, North 56° 34' 18" West, a distance of 480 0 feet to a P K nail in the center of Plow Road, L R 06085,

THENCE in and along said road the following two courses and distances, viz 1) North 76° 00' 24" East, a distance of 27.27 feet to a P K nail, and 2) North 77° 18' 15" East, a distance of 123.51 feet to the place of beginning.

BEING KNOWN AS: 2587 Plow Road, Birdsboro, Pennsylvania 19508.

TITLE TO SAID PREMISES is vested in Eleanor A. Reiff by Deed from Eleanor A. Reiff, widow dated August 13, 2008 and recorded August 21, 2008 in Deed Book 5406, Page 608.

To be sold as the property of Eleanor A. Reiff

No. 14-5909

Judgment Amount: \$63,351.79

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and Lot or piece of ground upon which the same is erected, situated on the West side of Locust Street, being Number 1138, between Robeson and Marion Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of John G. Holznagel;

ON the East by said Locust Street;

CONTAINING IN FRONT or width along said Locust Street, North and South, thirteen feet three inches and in depth or length East and West one hundred and five feet.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1138 Locust Street, Reading, PA 19604

TAX PARCEL #13531738163516

ACCOUNT: 13467800

SEE Deed Book 5238, Page 1282

Sold as the property of: Belkis A. Espinal

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No. 14-6134

Judgment Amount: \$60,243.45

Attorney: Phelan Hallinan Diamond & Jones,
LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story stone and brick mansard roof dwelling house and the Lot or piece of ground upon which the same is erected, situate on the West side of Weiser Street, between West Douglass and Windsor Streets, being No. 824 Weiser Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of Frederick W. Cox, Sr.;

ON the East by said Weiser Street;

ON the South by property now or late of James S. Souders; and

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

CONTAINING in front or width, North and South along said Weiser Street, fifteen (15) feet and in length or depth, of uniform width to said alley, one hundred twelve (112) feet.

TOGETHER with the full, free and uninterrupted rights, liberty and privilege of using the joint alley between the premises hereby conveyed and the premises adjoining premises.

TOGETHER also with the like privilege of using the ten (10) feet wide alley on the West in common with the owners of properties abutting to hereon. The easements hereby granted are for the sole benefit of the Grantees, their heirs and assigns and the tenants of said Grantees, their heirs and assigns.

BEING KNOWN AS 824 Weiser Street, Reading, PA 19601-2029.

Residential property

TITLE TO SAID PREMISES IS VESTED IN Guillermo Castillo Jimenez and Rosael Cartagena, as joint tenants with the right of survivorship and not as tenants in common, by Deed from Our City- Reading Inc., a corporation, dated 07/20/2007, recorded 07/24/2007 in Book 5185, Page 1617.

TAX PARCEL NO. 15530756449819

TAX ACCOUNT: 15683525

SEE Deed Book 5185 Page 1617

To be sold as the property of Guillermo Castillo Jimenez, Rosael Cartagena.

No. 15-00212

Judgment Amount: \$248,792.91

Attorney: Phelan Hallinan
Diamond & Jones, LLP
LEGAL DESCRIPTION

ALL THAT CERTAIN tract of land together with a dwelling and stone garage erected thereon, situate in the Township of Marion, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows to wit:

BEGINNING at a point in the center of the highway leading from Lebanon to Reading,

known as Route No. 422; thence along the center of said highway, South 70 degrees 02 minutes East, 136.19 feet to a point in the center of Route No. 422; thence leaving Route No. 422 and along the West side of a township road leading to Reed's Cemetery, South 19 degrees 14 minutes West, 215.45 feet to a point in said township road; thence along residue lands now or late of Jacob M. Edris and Laura B. Edris, his wife, the two following courses and distances: 1. leaving said township road, North 62 degrees 02 minutes West, 140.37 feet to a stake and 2. North 19 degrees 58 minutes East, 195.9 feet to the place of beginning.

CONTAINING in area .648 of an acre of land.

BEING THE SAME PREMISES which became vested in Gregory D. Brown and Bonnie L. Brown, husband and wife, by Deed from John E. Achenbach and Carol R. Achenbach, husband and wife, dated August 31, 1989 and recorded in Record Book 2091, Page 749, Berks County Records.

TITLE TO SAID PREMISES IS VESTED IN Raymond W. Dunlap and Cindy L. Dunlap, h/w, by Deed from Gregory D. Brown and Bonnie L. Brown, h/w, dated 12/17/1997, recorded 12/23/1997 in Book 2895, Page 407.

BEING KNOWN AS 490 Sheridan Road, Womelsdorf, PA 19567-9452.

Residential property

TAX PARCEL NO. 62-4328-00-74-5148

TAX ACCOUNT: 62003050

SEE Deed Book 2895 Page 407

To be sold as the property of Raymond W. Dunlap, Cindy L. Dunlap.

No. 15-00491

Judgment: \$164,197.84

Attorney: Leon P. Haller, Esquire

ALL THAT CERTAIN Lot or piece of ground together with the dwelling house thereon erected, situate on the southerly side of Bedford Street at the terminus of Crestview Avenue as shown on the Plan of "Montrose" as laid out in April 1925, by Edward Morris and surveyed by Wm. H. Dechant and Sons, recorded in Berks County Records in Plan Book Volume 2, Page 55, in the Township of Cumru, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the southerly building line of Bedford Street at the terminus of Crestview Avenue, the said iron pin marking a corner common to property of Kenneth M. Thompson and Evelyn F. Thompson, his wife, upon which is constructed a private driveway, and the most northeasterly corner of the herein described premises; thence from the said place of beginning and extending in a southerly direction along the said property of Kenneth M. Thompson and Evelyn F. Thompson, his wife, forming an interior angle of 92 degrees 07 minutes with the southerly line of Bedford Street, a distance of one hundred fifty and one tenth (150.1) feet to an iron

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pin; thence continuing along the said property of Kenneth M. Thompson and Evelyn F. Thompson, his wife, in a westerly direction and forming an interior angle of 87 degrees 53 minutes with the last described line, a distance of one hundred (100.00) feet to a maple tree in line of property now or late of Henry Barr; thence along the same in a northerly direction and forming an interior angle of 92 degrees 07 minutes with the last described line, a distance of one hundred fifty and one tenth (150.1) feet to an iron pin in the aforesaid southerly building line of Bedford Street, unopened in this area; thence along the same in an easterly direction and forming an interior angle of 87 degrees 53 minutes with the last described line, a distance of one hundred (100.00) feet to the place of beginning.

CONTAINING 15,000 square feet of land.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1103 Bedford Avenue, Reading, PA 19607

PARCEL I.D. 39439509067469

BEING THE SAME PREMISES which Eric J. Ludwig by Deed dated 05/30/08 and recorded 06/11/08 in Berks County Record Book 5371, Page 1980, granted and conveyed unto Novak Etienne.

To be sold as the property of Novak Etienne

No. 15-00785

Judgment: \$179,166.49

Attorney: M. Troy Freedman, Esquire

ALL THAT CERTAIN Lot or piece of ground, together with the dwelling house thereon erected, situate in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, being more commonly referred to as No. 1054 Butter Lane, bounded and described as follows, to wit:

BEGINNING at a corner in the center line of Public Highway known as "Butter Lane", thence along the same North 42 degrees East 100 feet to a corner of lands now or late of Edward L. Steinmetz, thence along the same South 46 degrees 30 minutes East 247 feet to a corner in line of lands now or late of Charles W. Fisher and wife, thence along the same South 42 degrees West 100 feet to a corner of lands now or late of Theodore J. Wojciechowski and wife, thence along the same North 46 degrees 30 minutes West 247 feet to the place of beginning.

CONTAINING 90.7 perches

FEE SIMPLE TITLE VESTED in Kent M. Styer by Deed from Donald E. Styer, Trustee of the Donald E. Styer Trust, dated April 28, 2006, recorded April 28, 2006, in the Berks County Recorder of Deeds Office in Deed Book 4863, Page 1732 as Instrument No. 2006039422.

PARCEL NO. 5327-18-42-7096

BEING KNOWN AS 1054 Butter Lane, Reading, PA 19606-1109

To be sold as the property of Kent M. Styer

No. 15-00796

Judgment: \$46,031.31

Attorney: Leon P. Haller, Esquire

ALL THAT CERTAIN Lot or piece of ground upon which is erected a two-story brick, mansard roof dwelling house, being No. 837 Rose Street, situate on the East side of said Rose Street, between Douglass and Windsor Streets in the City of Reading, Berks County, Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of Ammon E. Leinbach and C.H.R. Leinbach, being No. 839 Rose Street; on the East by a ten (10) feet wide alley; on the South by other property now or late of Ammon E. Leinbach and C.H.R. Leinbach, being No. 835 Rose Street; and on the West by said Rose Street.

CONTAINING IN FRONT on said Rose Street, in width or breadth, fourteen (14) feet nine (9) inches more or less, and in depth or length, of equal width or breadth, one hundred five (105) feet more or less, to said ten (10) feet wide alley.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 837 Rose Street, Reading, PA 19601

PARCEL I.D. 14530758741904

BEING THE SAME PREMISES which Keith A. Zielaskowski by Deed dated 05/14/03 and recorded 06/11/03 in Berks County Record Book 3783 Page 32, granted and conveyed to Ramon Ocasio, Jr.

To be sold as the property of Ramon Ocasio, Jr.

No. 15-1302

Judgment: \$170,582.90

Attorney: Steven K. Eisenberg, Esquire

ALL THAT CERTAIN Lot, tract or piece of land together with the improvements thereon being erected, located on the easterly side of Saint John's Road, a public macadam road, Route No. T-346, leading from Quarry Road, a public macadam road, Route No. T-345, to Route No. 724 at Gibraltar, situate in Robeson Township, Berks County, Pennsylvania, being more particularly bounded and described as follows, to wit:

BEGINNING AT A POINT in the easterly building line of said Saint John's Road, at the intersection with the southerly line of St. John's Lutheran Church Cemetery Plot; thence along the southerly line of said St. John's Lutheran Church Cemetery Plot, following the southerly face of a stone wall, South 57 degrees 59' 30" East, the distance of 212.51 feet to a point; thence along the westerly side of Tract "B", to be conveyed to, South 32 degrees 16' 15" West, the distance of 221.40 feet to a point; thence along the northerly side of Tract "B", North 57 degrees 59' 30" West, the distance of 182.32 feet to a point; thence along the said easterly building line of Saint John's Road, by a line running 25 feet East of and parallel to the center line of said road, North

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24 degrees 30' East the distance of 223.31 feet to the place of beginning.

CONTAINING IN AREA 1.003 acres of land.

FEE SIMPLE TITLE Vested in Roger A. Comeau by Deed from Roger A. Comeau and Barbara K. Comeau, dated February 12, 1987, recorded February 12, 1987, in the Berks County Recorder of Deeds Office in Deed Book 1924, Page 1837.

PARCEL NO. 5324-02-79-5412

BEING KNOWN AS 33 St. Johns Road, Birdsboro, PA 19508-9352

To be sold as the property of Roger A. Comeau

No. 15-606

Judgment Amount: \$121,413.97

Attorney: Phelan Hallinan

Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, bounded and described according to a Plan made by Arthur L. Weisenberger Associates, Consulting Engineers of Allentown, Pennsylvania on 11/15/1949 and developed by The Collins Corporation and known and designated as Lot No. 82 as indicated on the Plan of Cherokee Ranch, North Range, Section C, D, and E and said Plan being recorded in the Office for the Recording of Deeds, in the County of Berks, State of Pennsylvania, on 9/29/1950 in Plan Book 9 Page 59.

BEING KNOWN AS 5213 Wilshire Road, Temple, PA 19560-1150.

Residential property

TITLE TO SAID PREMISES IS VESTED IN Santos P. Iraola, by Deed from Charles Vincent Osti, dated 09/30/2005, recorded 12/05/2005 in Book 4725, Page 1765, Instrument Number 2005074406.

TAX PARCEL NO: 66530908776805

TAX ACCOUNT: 66179600

SEE Deed Book 4725 Page 1765

To be sold as the property of Santos P. Iraola.

Taken in Execution and to be sold by

ERIC J. WEAKNECHT, SHERIFF

N.B. To all parties in interest and claimants: A schedule of distribution will be filed by the Sheriff, July 2, 2015 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given. All claims to funds realized from the real estate sold by the Sheriff shall be filed by the respective Claimants with the Sheriff within five (5) days after the time of said Sheriff's Sale.

AUDIT LIST

Second and Final Publication

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

Notice of Audit of Fiduciaries Accounts

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

NOTICE is hereby given that the 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, June 3, 2015, 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.

23. BAGENSTOSE, DAVID T. - Rachel M. Bagenstose, Admr. C.T.A., David G. Campbell, Esq.

24. BALDWIN, KATHLEEN ANNE CATOE (An Incapacitated Person) - Wells Fargo Bank, N.A., Guardian, Kendra D. McGuire, Esq.

25. FLAMM, MARIE T. (An Incapacitated Person) - Mark R. Sprow, Guardian, Mark R. Sprow, Esq.

26. GENTILE, DOROTHY M. - Robert J. Gentile and Jennifer A. Gentile, Exrs., Rebecca Batdorf Stone, Esq.

27. HORNING, LILY A. - Merry Swavely and Sherry Lutz, Exrs., Jonathan B. Batdorf, Esq.

28. KEY, LADA - Francisco Molina, Exr., Jonathan B. Batdorf, Esq.

29. MCDONALD, HAZEL R. - Richard H. McDonald and Carol A. McDonald, Exrs., Thomas D. Leidy, Esq.

30. MITCHELL, LIDA P. - Wells Fargo Bank, N.A., Trustee under will F/B/O Young Mens Christian Association of Reading, Laura E. Stegossi, Esq.

31. MITCHELL, LIDA P. - Wells Fargo Bank, N.A., Trustee under will F/B/O Community General Hospital, Laura E. Stegossi, Esq.

32. MITCHELL, LIDA P. - Wells Fargo Bank, N.A., Trustee under will F/B/O youth Services Ins., Laura E. Stegossi, Esq.

33. MOHN, ARLENE M. - Mary E. Mohn, Extx., Jonathan B. Batdorf, Esq.

34. NUSS, GERALDINE R. - Karen B. Mohn, Extx., Brian F. Boland, Esq.

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35. REAGAN, MARCELLA O'ROURKE (Settlor) - Wells Fargo Bank, N.A., Trustee under agreement F/B/O Father Flanagan's Boys Home, Laura E. Stegossi, Esq.

36. REAGAN, MARCELLA O'ROURKE (Settlor) - Wells Fargo Bank, N.A., Trustee under agreement F/B/O The Servants of Relief for Incurable Cancer, Laura E. Stegossi, Esq.

37. ROLLMAN, BETTY L. - Michalene R. Ulrich, Extx., Jonathan B. Batdorf, Esq.

38. SCHMEHL, FREDERICK W. - Peter S. Schmehl, Exr., Jonathan B. Batdorf, Esq.

39. SHAPPELL, DONALD G. - Karen L. Kieffer, Extx., Richard L. Geschwindt, Esq.

40. STIEFEL, ANNA MAE - Robin S. Phillips, Extx., Alexa S. Antanavage, Esq.

41. TROUTMAN, GERALD E. - Michael J. Rowley, Exr., Brian R. Ott, Esq.

42. WILLSON, III, THOMAS A. a/k/a WILLSON, JR., THOMAS A. - Barbara miller, Extx., Jonathan B. Batdorf, Esq.

43. YOURKAWITCH, MICHAEL A. - Michael A. Yourkawitch, II and Mark J. Yourkawitch, Exrs., David G. Campbell, Esq.

Last day for filing Accounts for July 2015 is May 27, 2015.

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

CHANGE OF NAME

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 15-5437

NOTICE IS HEREBY GIVEN that the Petition of Ceth Paul Chafin was filed in the above named Court, praying for a Decree to change his name to CETH PAUL LINEBARGER.

The Court has fixed July 1, 2015, at 1:30 p.m. in Courtroom "4E" of the Berks County Courthouse, Reading, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Ann E. Endres, Esq.
720 Centre Avenue
Reading, PA 19601

CHARTER APPLICATION

Notice is hereby given that a corporation is to be or has been incorporated under the Business Corporation Law of 1988, approved December

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21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

The name of the proposed corporation is **John's Sanitation, Inc.**

The Articles of Incorporation have been filed on February 23, 2015.

Shawn J. Lau, Esq.
LAU & ASSOCIATES, P.C.
4228 St. Lawrence Avenue
Reading, PA 19606

The name of the proposed corporation is **TEAM TILLMAN, INC.**

The Articles of Incorporation have been filed on April 28, 2015, effective May 1, 2015.

The purpose of the corporation is residential real estate sales.

Scott C. Painter, Esq.
906 Penn Avenue
P.O. Box 6269
Wyomissing, PA 19610

CIVIL ACTION

In The Court of
Common Pleas of
Berks County
Civil Action?Law
No. 14-22382

Notice of Action in
Mortgage Foreclosure

Nationstar Mortgage, LLC d/b/a Champion
Mortgage Company, Plaintiff
vs.

The Unknown Heirs of James W. Roberts, Deceased, Karen Arter, Solely in Her Capacity as Heir of James W. Roberts Deceased, Kathleen Swavely, Solely in Her Capacity as Heir of James W. Roberts Deceased, Steven Roberts, Solely in His Capacity as Heir of James W. Roberts Deceased & William Roberts, Solely in His Capacity as Heir of James W. Roberts Deceased, Mortgagor and Real Owner, Defendants

To: The Unknown Heirs of James W. Roberts, Deceased & Steven Roberts, Solely in His Capacity as Heir of James W. Roberts, Deceased, Mortgagor and Real Owner, Defendant(s), whose last known address is 705 East 5th Street, Birdsboro, PA 19508. This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt.

You are hereby notified that Plaintiff, Nationstar Mortgage, LLC d/b/a Champion Mortgage Company, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Berks County, Pennsylvania, docketed to No. 14-22382, wherein Plaintiff seeks to

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foreclose on the mortgage secured on your property located, 705 East 5th Street, Birdsboro, PA 19508, whereupon your property will be sold by the Sheriff of Berks County.

Notice

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a Lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Berks County Bar Assn.
544-546 Court St.
P.O. Box 1058
Reading, PA 19601
610.375.4591
MidPenn Legal Services
501 Washington St., 4th Floor
Reading, PA 19601
1.800.326.9177
MICHAEL T. McKEEVER, ESQ.,
Atty. for Plaintiff
KML Law Group, P.C.
Ste. 5000, Mellon Independence Center
701 Market St.
Phila., PA 19106-1532
215.627.1322.

ESTATE NOTICES

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

First Publication

BECKER, MALCOLM C.
also known as BECKER, MALCOLM
CHARLES, dec'd.

Late of 1000 Tulpehocken Road, Apt. 1,
Wyomissing.
Executrix: SUSAN MOSSER,
910 Tuckerton Road,
Reading, PA 19605.
ATTORNEY: DAVID C. BALMER, ESQ.,
3611 Kutztown Road,
Reading, PA 19605

BOHN, ANNA RUTH

also known as BOHN, ANNA R., dec'd.

Late of Berks Heim,
1011 Berks Road,
Borough of Leesport.
Executors: HARRY S. BOHN, JR.,
46 Wyomissing Hills Blvd.,
West Lawn, PA 19609;
GREGORY J. BOHN,
3506 Eisenbrown Road,
Reading, PA 19605 and
CAROL ANN BOHN,
7 Larchwood Road,
Wyomissing, PA 19610.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
ROLAND STOCK, LLC,
627 North Fourth Street,
P.O. Box 902,
Reading, PA 19603

CHLEBOWSKI, JANE LOUISE

also known as CHLEBOWSKI, JANE
L. and

CHLEBOWSKI, JANE, dec'd.

Late of City of Reading.
Executrix: LISA A. MENNINGER,
c/o Andrew H. Dohan, Esq.,
460 E. King Rd.,
Malvern, PA 19355.
ATTORNEY: ANDREW H. DOHAN, ESQ.,
460 E. King Rd.,
Malvern, PA 19355

DIETRICH, JAMES A., dec'd.

Late of 6411 Perkiomen Ave.,
Birdsboro, Exeter Township.
Executrix: DOROTHY D. SHIVER,
72 Stitzer Road,
Oley, PA 19547.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
ROLAND STOCK, LLC,
627 North Fourth Street,
P.O. Box 902,
Reading, PA 19603

GALLAGHER, CHARLES K., dec'd.

Late of Upper Tulpehocken Township.
Executors: CONNIE L. GALLAGHER and
BENJAMIN C. GALLAGHER,
343 Bloody Spring Rd.,
Bernville, PA 19506.
ATTORNEY: GARY R. SWAVELY, JR.,
ESQ.,
38 North Sixth Street,
P.O. Box 1656,
Reading, PA 19603-1656

GILBERT, WILLIAM J., dec'd.

Late of Palm, Berks County.
Executrix: GERALDINE E. GILBERT,

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c/o CHRISTOPHER H. MEINZER,
ESQUIRE,
516 Main Street,
Pennsburg, PA 18073.

HEFFNER, ERMA M., dec'd.

Late of 59 Witwer Lane,
Fleetwood.
Executrix: LINDA WITWER,
c/o O'Keefe, Miller & Thielen, P.C.,
22 E. Main Street,
Fleetwood, PA 19522.
ATTORNEY: JACOB T. THIELEN, ESQ.,
O'KEEFE, MILLER & THIELEN, P.C.,
22 E. Main Street,
Fleetwood, PA 19522

**HEIST, CLARENCE S.
also known as HEIST, CLARENCE S.,
JR., dec'd.**

Late of 120 Trexler Avenue,
Borough of Kutztown.
Executrix: CYNTHIA L. WENRICH,
244 Highland Avenue,
Kutztown, PA 19530.
ATTORNEY: ROBERT P. GRIM, ESQ.,
262 West Main Street,
Kutztown, PA 19530

HETRICK, BARBARA A., dec'd.

Late of 345 Douglass Street,
Reading.
Executor: ROBERT HETRICK,
345 Douglass Street,
Reading, PA 19601.

HOCH, LESTER A., dec'd.

Late of Lutheran Home at Topton,
1 South Home Ave.,
Borough of Topton.
Executor: FRANKLIN S. HOCH,
276 West Walnut Tree Drive,
Blandon, PA 19510.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
ROLAND STOCK, LLC,
627 North Fourth Street,
P.O. Box 902,
Reading, PA 19603

HUTCHISON, CAROLYN J., dec'd.

Late of 1180 East Ben Franklin Highway,
Borough of Douglassville.
Executor: DONALD S. HUTCHISON,
4910 Club Drive,
Reading, PA 19606.
ATTORNEY: FREDERICK M. NICE,
ESQ.,
LEISAWITZ HELLER ABRAMOWITZ
PHILLIPS, P.C.,
2755 Century Boulevard,
Wyomissing, PA 19610

**LEISEY, BESSIE J.
also known as LEISEY, BESS J., dec'd.**

Late of 1800 Tulpehocken Rd.,
Wyomissing.
Executor: E. EVAN LEISEY, III,
178 N. Dutch Valley Rd.,
Bennett, CO 80102.
ATTORNEY: BETSY HAWMAN SPROW,

ESQ.,
DERR, HAWMAN & DERR,
522 Washington Street,
P.O. Box 1179,
Reading, PA 19603

LESHER, SHIRLEY M., dec'd.

Late of 7693 Bernville Road,
Bernville.
Executor: WILLIAM W. LESHER,
94 Leshner Road,
Bernville, PA 19506.
ATTORNEY: JAMES R. CLARK, ESQ.,
277 Millwood Road,
Lancaster, PA 17603

LLOYD, JUNE D., dec'd.

Late of 1514 N. 11th Street,
Reading.
Executrix: SANDRA ARTZ,
705 S. 4th Street,
Denver, PA 17517.
ATTORNEY: RAYMOND
BUTTERWORTH, ESQ.,
1105 Berkshire Boulevard, Suite 312,
Wyomissing, PA 19610

LONG, MINERVA M., dec'd.

Late of Macungie.
Executor: RONALD A. LONG,
c/o Samuel A. Scott, Esquire,
P.O. Box 86,
Macungie, PA 18062.
ATTORNEY: SAMUEL A. SCOTT, ESQ.,
P.O. Box 86,
Macungie, PA 18062

**NISSLY, JEANETTE LANDIS
also known as NISSLY, JEANETTE L.,
dec'd.**

Late of Amity Township.
Executor: NEDRIC L. NISSLY,
c/o Elizabeth P. Mullaugh, Esq.,
McNees Wallace & Nurick LLC,
100 Pine Street,
P.O. Box 1166,
Harrisburg, PA 17108-1166

RATWANI, LAJPAT**also known as RATWANI, LAJPAT N.,
dec'd.**

Late of Sinking Spring.
Executrix: PATRICIA A. RATWANI,
c/o Noonan & Prokup,
526 Walnut St.,
Allentown, PA 18101.
ATTORNEY: NOONAN & PROKUP,
526 Walnut Street,
Allentown, PA 18101

REINERT, CLYDE A., dec'd.

Late of Borough of Shillington.
Executor: TERRY S. REINERT,
c/o John A. Hoffert, Jr., Esq.,
536 Court Street,
Reading, PA 19601.
ATTORNEY: JOHN A. HOFFERT, JR.,
ESQ.,
536 Court Street,
Reading, PA 19601

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SIEVILA, SARA K., dec'd.

Late of Caernarvon Township.
 Executrix: CASEY S. SIEVILA,
 c/o Louis N. Teti, Esq.,
 MacElree Harvey, Ltd.,
 17 W. Miner St.,
 West Chester, PA 19382.
 ATTORNEY: LOUIS N. TETI, ESQ.,
 MacElree Harvey, Ltd.,
 17 W. Miner St.,
 West Chester, PA 19382

SNYDER, DOLORES N., dec'd.

Late of 3100 Westview Drive,
 Muhlenberg Township.
 Executors: JEFFREY C. SNYDER,
 537 Acorn Ct.,
 Reading, PA 19605 and
 ANDREW R. SNYDER,
 758 Carolina Avenue,
 Reading, PA 19605.
 ATTORNEY: DAWN M. L. PALANGE,
 ESQ.,
 PALANGE & ENDRES, P.C.,
 720 Centre Avenue,
 Reading, PA 19601

SPEICHER, EVELYN A., dec'd.

Late of 6612 Penn Avenue,
 South Heidelberg Township.
 Executor: RONALD E. SPEICHER,
 175 Tobias Road,
 Bernville, PA 19506.
 ATTORNEYS: MICHAEL J. GOMBAR,
 JR., ESQ.,
 MASANO BRADLEY, LLP,
 Suite 201, 1100 Berkshire Boulevard,
 Wyomissing, PA 19610

WIEDER, HAROLD W., dec'd.

Late of Exeter Township.
 Executor: MICHAEL C. WIEDER,
 c/o Elizabeth B. Place, Esq.,
 17 S. 2nd St., 6th Fl.,
 Harrisburg, PA 17101.
 ATTORNEY: ELIZABETH B. PLACE
 ESQ.,
 Skarlatos Zonarich LLC,
 17 S. 2nd St., 6th Fl.,
 Harrisburg, PA 17101

**WILLIAMS, JOSEPH E., III
also known as WILLIAMS, JOSEPH E.,
dec'd.**

Late of Exeter Township.
 Administrators C.T.A.: LAURA J. SHERVE
 and
 GARY R. SWAVELY, JR.,
 c/o Gary R. Swavely, Jr., Esq.,
 38 North Sixth Street,
 P.O. Box 1656,
 Reading, PA 19603-1656

Second Publication**BALDWIN, LILLIAN M., dec'd.**

Late of 800 Tulpehocken Road,
 Borough of Wyomissing.
 Executor: JAMES H. BALDWIN,

507 E. Main Street,
 Kutztown, PA 19530.
 ATTORNEY: JAY R. WAGNER, ESQ.,
 STEVENS & LEE,
 111 N. Sixth Street,
 P.O. Box 679,
 Reading, PA 19603-0679

BECHTOLD, DONALD B., dec'd.

Late of Spring Township.
 Executors: JUDY BECHTOLD and
 RICHARD BECHTOLD,
 844 Columbia Ave.,
 Sinking Spring, PA 19608.
 ATTORNEY: BARBARA KERN
 DIETRICH, ESQ.,
 22 Hilgert Avenue,
 Reading, PA 19607

BEILER, BARBARA E., dec'd.

Late of Brecknock Township.
 Executor: OLIVER S. MAST,
 c/o Ann L. Martin, Esq.,
 10 South Broad Street,
 Lititz, PA 17543.
 ATTORNEYS: GIBBEL KRAYBILL &
 HESS, LLP,
 10 South Broad Street,
 Lititz, PA 17543

BIDDLE, DORIS S., dec'd.

Late of 243 Centre Avenue,
 Borough of Hamburg.
 Executor: GEORGE A. HUNSICKER, JR.,
 243 Centre Avenue,
 Hamburg, PA 19526.
 ATTORNEY: LARRY W. MILLER, JR.,
 ESQ.,
 MILLER LAW GROUP, PLLC,
 25 Stevens Avenue,
 West Lawn, PA 19609-1425

BONELLI, YOLANDA, dec'd.

Late of Douglass Township.
 Executor: VINCENT BONELLI,
 c/o Mark Ryan, Esquire,
 618 Swede Street,
 Norristown, PA 19401.

GOOD, LINDA L., dec'd.

Late of 21 Fairland Rd.,
 Exeter Township.
 Executrix: DONNA LYNN KOHLER,
 200 S. Rosewood Court,
 Wernersville, PA 19565.
 ATTORNEY: JOHN A. HOFFERT, JR.,
 ESQ.,
 536 Court Street,
 Reading, PA 19601

HORNING, MARGIE M., dec'd.

Late of 1803 Tulpehocken Road,
 Apt. 201, Wyomissing.
 Executors: ANDREW S. HORNING,
 1124 Rebers Bridge Road,
 Leesport, PA 19533 and
 DEAN A. HORNING,
 7 Oswego Lane,
 Reading, PA 19605.
 ATTORNEY: ALFRED W. CRUMP, JR.,

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ESQ.,
520 Washington Street,
P.O. Box 1496,
Reading, PA 19603

KAHLER, IRENE M., dec'd.

Late of 26 Franklin Street,
Shillington.
Executor: WILLIAM R. KAHLER,
3740 New Holland Road,
Mohnton, PA 19540.
ATTORNEY: REBECCA BATDORF
STONE, ESQ.,
301 E. Lancaster Avenue,
Shillington, PA 19607

KEFFORD, MARY M., dec'd.

Late of 50 Dover Court,
Caernarvon Township.
Executor: GERARD L. KEFFORD,
50 Dover Court,
Morgantown, PA 19543.
ATTORNEY: JAMES D. SCHEFFEY,
ESQ.,
50 S. Pine St.,
P.O. Box 526,
Elverson, PA 19520-0526

KOCH, ROBERT, JR., dec'd.

Late of 433 Main Street,
Borough of Bernville.
Administrator: ROBERT KOCH, SR.,
433 Main Street,
Bernville, PA 19506.
ATTORNEY: BYRON M. YATRON, ESQ.,
3351 Perkiomen Avenue,
Reading, PA 19606

KOSTER, ARTHUR J., dec'd.

Late of Tilden Township.
Executrix: VALERIE KARVOSKI,
P.O. Box 362,
Hamburg, PA 19526.
ATTORNEY: RICHARD L.
GESCHWINDT, ESQ.,
203 East Noble Avenue,
Shoemakersville, PA 19555

KRAMER, GERALD G., SR., dec'd.

Late of Borough of West Reading.
Executor: DANIEL KRAMER,
30 Wernersville Blvd.,
Wernersville, PA 19565.
ATTORNEY: KENNETH C. SANDOE,
ESQ.,
STEINER & SANDOE ATTORNEYS AT
LAW, LLC,
36 West Main Avenue,
Myerstown, PA 17067

LESHER, DORIS M., dec'd.

Late of 139 Sondag Drive,
Upper Bern Township.
Administratrix: ROBIN LEE LESHER,
139 Sondag Rd.,
Bernville, PA 19506.
ATTORNEY: ALEXA S. ANTANAVAGE,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,

Hamburg, PA 19526

LESHER, RAY H., dec'd.

Late of 78 Main Street,
Strausstown.
Executors: ROSE MARIE FREED,
8640 Old 22,
Bethel, PA 19507 and
GERALD L. LESHER,
P.O. Box 41,
Strausstown, PA 19559.
ATTORNEY: ALEXA S. ANTANAVAGE,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

MILLAYES, SANTOS I., dec'd.

Late of 822 Master Street,
Reading.
Executor: YORELIS TROTTER,
33 Poplar Road,
Lewisburg, PA 17837.

ROBINSON, RHE G., dec'd.

Late of 367 Martins Road,
Spring Township.
Executrices: PATRICIA FAY JOHNSON
and
ANNA GERLADINE BERKIS,
c/o Andrew S. George, Esq.,
Kozloff Stoudt,
2640 Westview Drive,
Wyomissing, PA 19610.
ATTORNEY: ANDREW S. GEORGE,
ESQ.,
KOZLOFF STOUTD,
2640 Westview Drive,
Wyomissing, PA 19610

ROYER, LOIS P., dec'd.

Late of Borough of Robesonia.
Executor: RICKIE L. ROYER,
145 E. Lincoln Avenue,
Robesonia, PA 19551.
ATTORNEY: KENNETH C. SANDOE,
ESQ.,
STEINER & SANDOE ATTORNEYS AT
LAW, LLC,
36 West Main Avenue,
Myerstown, PA 17067

SNYDER, HOWARD E., dec'd.

Late of 78 Diamond Drive,
Tilden Township.
Executrix: FAYE D. RAUSCH,
584 Zion Church Rd.,
Shoemakersville, PA 19559.
ATTORNEY: ALEXA S. ANTANAVAGE,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

**SPANGLER, DONALD EARL
also known as SPANGLER, DONALD
E., dec'd.**

Late of Exeter Township.
Executrix: LUGENE FAYE BARLOW,
3128 Grandview Boulevard,

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Sinking Spring, PA 19605.
 ATTORNEY: ALLEN R.
 SHOLLENBERGER, ESQ.,
 LEISAWITZ HELLER ABRAMOWITCH
 PHILLIPS, P.C.,
 2755 Century Boulevard,
 Wyomissing, PA 19610

STEWART, DAVID P., dec'd.

Late of 402 Stewart Lane,
 Hamburg.
 Executors: TRACY HENN,
 2553 Mountain Road,
 Hamburg, PA 19526 and/or
 JAMES D. STEWART,
 957 Dunkels Church Road,
 Kutztown, PA 19530.
 ATTORNEY: RICHARD V. GRIMES, JR.,
 ESQ.,
 99 Clubhouse Road,
 Bernville, PA 19506

UNGER, ROBERT C., dec'd.

Late of Bern Township.
 Executrix: DEBORAH A. RATHMAN,
 330 Constitution Drive,
 Hamburg, PA 19526.
 ATTORNEY: RICHARD L.
 GESCHWINDT, ESQ.,
 203 East Noble Avenue,
 Shoemakersville, PA 19555

WEBER, DONALD R., dec'd.

Late of 3121 State Hill Road,
 Borough of Wyomissing.
 Administratrix C.T.A.: NANCY F.
 ERDMAN,
 2271 New Street,
 Orefield, PA 18069.
 ATTORNEY: WILLIAM R. BLUMER,
 ESQ.,
 LEISAWITZ HELLER ABRAMOWITCH
 PHILLIPS, P.C.,
 2755 Century Boulevard,
 Wyomissing, PA 19610

Third and Final Publication**ALPHIN, WALTER J., dec'd.**

Late of 945 Ben Franklin Highway East,
 Amity Township.
 Executrices: BARBARA L. CHIMICLES,
 316 Julip Run,
 Saint Davids, PA 19087 and
 SHIRLEY A. GUTHRIE,
 4342 Sixteenth Street,
 Saint Simons Island, GA 31522.
 ATTORNEYS: MICHAEL J. GOMBAR,
 JR., ESQ.,
 MASANO BRADLEY, LLP,
 Suite 201, 1100 Berkshire Boulevard,
 Wyomissing, PA 19610

**BARGFREDE, JOHN WILLIAM, III
 also known as BARGFREDE, JOHN W.,
 III and**

BARGFREDE, JOHN WILLIAM, dec'd.
 Late of 224 Summit Avenue, Reading.
 Executor: PATRICK T. CARL,

224 Summit Avenue,
 Reading, PA 19606.
 ATTORNEY: ROBERT D.
 KATZENMOYER, ESQ.,
 2309 Perkiomen Avenue,
 Reading, PA 19606

BOGERT, BEULAH M., dec'd.

Late of 12 Stone Row Lane,
 Fleetwood, Rockland Township.
 Executors: DENNIS R. BOGERT,
 396 Lindy Lane,
 Boyertown, PA 19512 and
 MICHAEL B. BOGERT,
 128 Villa Court, Apt. #3,
 Hamburg, PA 19526.
 ATTORNEY: RICHARD N. BELTZNER,
 ESQ.,
 661 Krumsville Road,
 P.O. Box 158,
 Kutztown, PA 19530

DELAURETIS, ANITA, dec'd.

Late of Perry Township.
 Executor: FRANCIS T. DELAURETIS,
 60 Perry Rd.,
 Shoemakersville, PA 19555.
 ATTORNEY: RICHARD L.
 GESCHWINDT, ESQ.,
 203 East Noble Avenue,
 Shoemakersville, PA 19555

DEMOSS, GEORGE T., dec'd.

Late of 733 North Wyomissing Blvd.,
 Wyomissing.
 Executrix: ANGELINE G. DEMOSS,
 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

DUNKELBERGER, CLIFFORD A., dec'd.

Late of Muhlenberg Township.
 Administrators: ROBERT A.
 DUNKELBERGER,
 1726 Ramich Road,
 Temple, PA 19560 and
 DAVID DUNKELBERGER,
 805 Douglass Street,
 Wyomissing, PA 19610.
 ATTORNEY: MAHLON J. BOYER, ESQ.,
 Suite 100, Treeview Corporate Center,
 2 Meridian Boulevard,
 Wyomissing, PA 19610

FRY, GLADYS T., dec'd.

Late of Alsace Township.
 Administratrix: SHIRLEY MOHN,
 c/o King Laird, P.C.,
 360 West Main Street,
 Trappe, PA 1946.

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ATTORNEY: THOMAS C. RENTSCHLER,
ESQ.,
KING LAIRD, P.C.,
360 West Main Street,
Trappe, PA 19426

GAMBLE, JAMES A., dec'd.

Late of Barto Township.
Executrix: PAULA E. CRAWFORD-
GAMBLE,
c/o Norris, McLaughlin & Marcus, P.A.,
515 W. Hamilton Street, Suite 502,
Allentown, PA 18101.

ATTORNEY: JUDITH A. HARRIS, ESQ.,
c/o NORRIS, MCLAUGHLIN &
MARCUS, P.A.,
Suite 502, 515 W. Hamilton Street,,
Allentown, PA 18101

GOLOWSKI, EDWARD J., JR.

**also known as GOLOWSKI, EDWARD
JOHN, JR., dec'd.**

Late of 706 Crescent Avenue, Reading.
Administrator: JOHN E. GOLOWSKI,
P.O. Box 130,
New Berlinville, PA 19545.

ATTORNEY: ROBERT D.
KATZENMOYER, ESQ.,
2309 Perkiomen Avenue,
Reading, PA 19606

GROSS, LLOYD L., dec'd.

Late of 308 S. Miller St.,
Borough of Shillington.
Executrix: SUSAN K. GROSS,
308 S. Miller St.,
Shillington, PA 19607.
ATTORNEY: JOANN L. RUCHLEWICZ,
ESQ.,

1716 Olive Street,
Reading, PA 19604

HENNINGER, JOHN HUNTER, III, dec'd.

Late of 229 North 5th Street, Reading.
Executors: ROBERT REILLY NYE,
7 Bobolink Dr.,

Wyomissing, PA 19610 and
MARGUERITE P. MUSGUG,
138 Taaffe St.,
Sunnyvale, CA 94086.

ATTORNEY: JOHN A. HOFFERT, JR.,
ESQ.,
536 Court Street,
Reading, PA 19601

KACZOR, STEPHANIE R., dec'd.

Late of 855 N. Park Road, Apt. DD203,
Borough of Wyomissing.

Administrator: MICHAEL J. KACZOR,
1923 Gring Drive,
Wyomissing, PA 19610.

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

KLINIKOWSKI, JOSEPH A., dec'd.

Late of 214 Eveland Court, Leesport.
Administratrix: LISA A. JACOBSON,
214 Eveland Court,
Leesport, PA 19533.

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

KRESSLEY, CARL R., dec'd.

Late of 365 Centennial Road,
Mertztown.

Executor: JEFFREY C. KRESSLEY,
411 Freehall Street,
Mertztown, PA 19539.

ATTORNEY: JOHN T. FORRY, ESQ.,
FORRY ULLMAN,
540 Court Street, P.O. Box 542,
Reading, PA 19603

LEVAN, ARLENE R., dec'd.

Late of City of Reading.
Executrix: DONNA L. LEE,
232 Ticino Ct.,
New Bern, NC 28562-8989.

ATTORNEY: ERIC J. FABRIZIO, ESQ.,
BINGAMAN, HESS, COBLENTZ &
BELL, P.C.,
Suite 100, Treeview Corporate Center,
2 Meridian Boulevard,
Wyomissing, PA 19610

LIEB, PEARL A., dec'd.

Late of Tilden Township.
Executor: JEFFREY G. WHITMOYER,
P.O. Box 210,
Leesport, PA 19533.
ATTORNEY: RICHARD L.
GESCHWINDT, ESQ.,
203 East Noble Avenue,
Shoemakersville, PA 19555

MARQUARDT, ROBERT J., dec'd.

Late of 100 High Street, Reading.
Executrix: LOIS H. MARQUARDT,
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

MCGINTY, WILLIAM L., III, dec'd.

Late of 1206 Dogwood Drive,
West Lawn.
Administratrix: AMY E. MCGINTY,
1206 Dogwood Drive,
West Lawn, PA 19609.

ATTORNEY: JILL M. SCHEIDT, ESQ.,
MASANO BRADLEY, LLP,
Suite 201, 1100 Berkshire Boulevard,
Wyomissing, PA 19610

MILLER, HELEN M., dec'd.

Late of Topton.
Executrix: LESLIE M. MILLER,
c/o Peter P. Perry, Esquire,

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1600 Lehigh Parkway East, 1E,
Allentown, PA 18103-3097.
ATTORNEY: PETER P. PERRY, ESQ.,
1600 Lehigh Parkway East, 1E,
Allentown, PA 18103-3097

MOYER, JOAN A., dec'd.

Late of 420 College Blvd., M-1,
Kutztown.
Executrices: ROXANNE J. MOYER,
80-39 Quarry Road,
Kutztown, PA 19530 and
CAROL A. GRIM,
80 Grim Lane,
Hamburg, PA 19526.
ATTORNEY: JAMES E. SHER, ESQ.,
SHER & ASSOCIATES, P.C.,
15019 Kutztown Road,
Kutztown, PA 19530

PENATZER, THERESA H., dec'd.

Late of 1 Heidelberg Dr.,
Wernersville.
Executrix: JULIA A. FAW,
2020 Martins Grant Ct.,
Crownsville, MD 21032.

**REDDY, GEORGE DENNIS
also known as REDDY, GEORGE D.,
dec'd.**

Late of Borough of Wyomissing.
Executors: JUDITH CAMERON,
905 N. 26th Street,
Reading, PA 19606 and
JAMES D. REDDY,
2402 Fairway Terrace,
Warrington, PA 18976.
ATTORNEY: ELIZABETH K. MORELLI,
ESQ.,
5 Hearthstone Court, Suite 201,
Reading, PA 19606

SANDERS, ELIZABETH R., dec'd.

Late of 47 Braund Road, Kutztown.
Executrices: JOANNE E. HOUPTELEY and
DIANE L. FELLA,
c/o Paul R. Ober, Esquire,
Paul R. Ober & Associates,
234 North 6th Street,
Reading, PA 19601.
ATTORNEY: PAUL R. OBER, ESQ.,
PAUL R. OBER & ASSOCIATES,
234 N. 6th Street,
Reading, PA 19601

SCHLOTT, ELMER L., JR., dec'd.

Late of Muhlenberg Township.
Executor: MARK SCHLOTT,
16 Keith Court,
Fleetwood, PA 19522.
ATTORNEY: PHILIP J. EDWARDS, ESQ.,
LINTON, DISTASIO & EDWARDS, P.C.,
1720 Mineral Spring Road,
P.O. Box 461,
Reading, PA 19603-0461

SEAMAN, GEORGE M., dec'd.

Late of Spring Township.
Executors: ANNELIESE H. DIETRICH,
155 Primrose Lane,

Wyomissing, PA 19610 and
SEAN J. O'BRIEN,
520 Walnut Street,
Reading, PA 19601.
ATTORNEY: SEAN J. O'BRIEN, ESQ.,
MOGEL, SPEIDEL, BOBB &
KERSHNER,
520 Walnut Street,
Reading, PA 19601

SEIBERT, THOMAS E., dec'd.

Late of 215 Moss Street,
Reading.
Executor: ROXANN CURRAN,
121A S. 11th Street,
Reading, PA 19602.
ATTORNEY: JOHN M. STOTT, ESQ.,
P.O. Box 8321,
Reading, PA 19603

SENSENIG, JENNIE V., dec'd.

Late of 345 Douglass Street,
Borough of Wyomissing.
Executrices: JOYCE A. MAURER,
2437 McKinley Avenue,
West Lawn, PA 19609-2232 and
LINDA M. SENSENIG,
345 Douglass Street,
Wyomissing, PA 19610.
ATTORNEY: LARRY W. MILLER, JR.,
ESQ.,
MILLER LAW GROUP, PLLC,
25 Stevens Avenue,
West Lawn, PA 19609-1425

VAN METER, PAUL D., dec'd.

Late of Borough of Wyomissing.
Administratrix: CAROL A. INGALD,
c/o Bruce A. Nicholson, Esquire,
104 North York Road,
Harboro, PA 19040.
ATTORNEY: BRUCE A. NICHOLSON,
ESQ.,
104 North York Road,
Harboro, PA 19040

WEBBER, BETTY J., dec'd.

Late of Tulpehocken Township.
Executrix: GRETCHEN H. MANZELLA,
163 South 21st Street,
Lebanon, PA 17042.
ATTORNEY: JOHN D. ENCK, ESQ.,
Spitler, Kilgore & Enck, PC,
522 S. 8th Street,
Lebanon, PA 17042

**WEST, DONALD CHARLES
also known as WEST, DONALD C.,
dec'd.**

Late of Washington Township.
Executrix: FLORENCE WEST,
c/o Dimmich & Dinkelacker, P.C.,
2987 Corporate Court, Suite 210,
Orefield, PA 18069
ATTORNEY: JEFFREY R. DIMMICH,
ESQUIRE,
Dimmich & Dinkelacker, P.C.,
2987 Corporate Court, Suite 210,
Orefield, PA 18069

05/28/2015

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SALE OF REAL ESTATE

RECEIVER'S SALE
UNITED STATES DISTRICT COURT
FOR THE EASTERN DISTRICT OF
PENNSYLVANIA
DOCKET #5:15-cv-00162-GAM
(the "Action")

Wherein, Wells Fargo Bank, N.A., as trustee for the registered Holders of Credit Suisse First Boston Mortgage Securities Corp., Commercial Mortgage Pass-Through Certificates, Series 2008-C1 is the plaintiff

and
Pixley L.P. and Blandon, LP are the defendants
Execution for Sale of Premises
Dinsmore & Shohl LLP, Attorney(s)
(610) 408-6020

By virtue of the Amended Consent Judgment in Mortgage Foreclosure entered on March 2, 2015, NAI Keystone Commercial & Industrial, LLC, the Court-appointed Receiver in the Action, shall expose for sale by public venue, pursuant to 28 U.S.C. § 2001, et seq., and sell to the highest bidder, on June 9, 2015 at 11:00 a.m., prevailing time, at 3225 N. 5th Street Highway, Reading, PA 19605, the properties commonly known as: 8472 Allentown Pike, Blandon, PA 19510 (Parcel Id. 61-5411-19-61-0987) and 3225 N. 5th Street Highway, Reading, PA 19605 (Parcel Id. 66-5308-08-77-7619) (together, the "Property"), together with all fixtures and things thereon secured by the Mortgages, Assignments of Leases and Rents, and UCC-1 Financing Statements at issue in the Action.

Claims must be filed at the offices of Dinsmore & Shohl LLP, 1200 Liberty Ridge Drive, Suite 310, Wayne, PA 19087, Attn: Richard A. O'Halloran, Esq. (610-408-6020) before the sale date. Claims to the proceeds from the sale, if any, must be made with the offices of Dinsmore & Shohl LLP, to the attention of Richard A. O'Halloran before distribution. A schedule of distribution will be filed with the Court by the Court-appointed Receiver no later than thirty (30) days from the date of the delivery of the deed to the Property to the successful bidder unless plaintiff is the successful bidder, and funds, if any, shall be distributed not more than ten (10) days later following the posting of the schedule of distribution. If the plaintiff is the successful bidder, no schedule of distribution will be filed.

The above concise description of the Property does not constitute a legal description of the real estate. Full legal descriptions can be found at the offices of Dinsmore & Shohl LLP.

Approximate amount due plaintiff on the execution as of November 30, 2014: \$3,520,271.96, with continuing interest and costs thereafter.

Court-appointed Receiver makes no representations expressed or implied as to

the existence or validity of any liens and encumbrances on the Property which is the subject matter of this Sale. Lienholders and/or claimants are hereby notified that liens and claims relating to the Property will be divested as a result of the Sale unless lienholders or claimants take necessary steps to protect their rights.

If the winning bidder is not the Plaintiff, the winning bidder will be required to pay to the Receiver 20% of its winning bid price as a non-refundable deposit at time the Receiver accepts the winning bid. The non-refundable deposit must be paid in cash to the Receiver or by bank check payable to and held by the Receiver. The balance of the winning bidder's purchase price must be paid not later than 30 days following the date of the sale and no continuances or extensions of time will be given. Plaintiff is entitled to make credit bids against its judgment and will not be required to post a deposit or tender cash on any credit bid it makes. The sale may also be subject to additional terms and conditions which may be announced on the date of the sale.

Court-appointed Receiver hereby reserves the right to adjourn this sale from time to time. Any adjournment or adjournments will be announced at the sale date or adjourned sale date, and Receiver will not be required to advertise any such new date(s).

For questions, contact Richard A. O'Halloran, Esquire at 610-408-6020
richard.ohalloran@dinsmore.com.