

# 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 **August 5, 2016** at 10:00 o'clock A.M. .*

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

The following described Real Estate. To wit:

#### Third and Final Publication

No. 11-04584

Judgment: \$338,783.87

Attorney: Kimberly A. Bonner, Esquire

Scott A. Dieterick, Esquire

Kimberly J. Hong, Esquire

Jana Fridfinnsdottir, Esquire

Michael E. Carleton, Esquire

Meredith H. Wooters, Esquire

Justin F. Kobeski, Esquire

#### LEGAL DESCRIPTION

ALL THAT CERTAIN tract of piece of land with the dwelling. Outbuildings and other improvements erected thereon situate on the West side of State Route S.R. And being Lot #1 of the Rhodes Subdivision in the Township of Amity, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described in accordance with a survey by Kent Surveyors designated 04-146-04, as follows, to wit:

BEGINNING at a concrete monument in the Western 60 feet wide ultimate right of way line of Olde Swede Road, a corner of lands of Franklin H. Marsteller; thence leaving said right of way and along lands of the same. And along lands of Alfonso Marable and Elgertha S. Marable, and lands of Bonnie L. Torh, North 63 degrees 43 minutes 51 seconds West, 391.93 feet to an iron pin, a corner of lands of Rebecca A. Crotzter; thence along said lands and along of Charles E. Hennessey, III and Kathleen A. Hennessey, North 27 degrees 42 minutes 11 seconds East, 134.87 feet to a concrete monument, a corner of Lot #2; thence along Lot #2, South 65 degrees 53 minutes 06 seconds East, 376.30 feet to a concrete monument in the Western right of way line of Olde Swede Road; thence along said right of way, South 21 degrees 28 minutes 16 seconds West, 149.61 feet to a concrete monument, the place of beginning.

CONTAINING 1.25 acres.

BEING the same property conveyed to Christopher L. Rhodes who acquired title by virtue of a Deed from Christopher L. Rhodes and Christopher L. Rhodes, Power of Attorney for William H. Rhodes, dated August 22, 2008,

recorded September 5, 2008, at Deed Book 05413, Page 0999, Berks County, Pennsylvania Records.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 460 Old Swede Road, Douglassville, PA 19518.

PARCEL NO.: 24-5364-0647-7579

ACCOUNT: 24002387

SEE Deed Book Volume 05413, Page 0999

To be sold as the property of Christopher L. Rhodes.

No. 11-20341

Judgment: \$68,981.41

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

#### EXHIBIT A

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° 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° 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 building, South thirty-five degrees, forty-one minutes, fifty-three seconds West (S. 35° 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° 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° 18' 07" E.) two feet (2.00) to a point.

3. South thirty-five degrees, forty-one minutes, fifty-three seconds West (S. 35° 41' 53" W.) nineteen feet and seventy-one hundredths of one

07/28/2016

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° 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° 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° 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 THE SAME PREMISES which Forino Developers Co., a PA Corp., by Deed dated 4/29/94 and recorded in the Office for the Recorder of Deeds in and for the County of Berks, and Commonwealth of Pennsylvania in Record Book Volume 2536, Page 1848, granted and conveyed unto Laura G. Anderson, grantor/mortgagor herein.

TAX I.D. #80438618403918C21

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 aka Franklin R. Miller, Jr. and Regina E. Miller.

No. 12-14117

Judgment: \$64,746.75

Attorney: Kimberly A. Bonner, Esquire

Scoff A. Dietterick, Esquire

Kimberly J. Hong, Esquire

Jana Fridfinnsdottir, Esquire

Michael E. Carleton, Esquire

Meredith H. Wooters, Esquire

Justin F. Kobeski, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick store building and the lot or piece of ground upon which the same is erected situate at the southeast corner of Perry and Moss Streets, being Number 926 Perry 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 Perry Street,

ON the East by property now or late of Sallie Noll,

ON the South by property now or late of Rebecca Walters, wife of Jacob Walters, and

ON the West by said Moss Street.

Vol. 108, Issue 44

CONTAINING IN FRONT, East and West, along said Perry Street fifteen feet three inches (15'3"), more or less, and in depth of equal width along said Moss Street, one hundred feet (100'), more or less.

BEING the same property conveyed to Carlos F. Ng who acquired title by virtue of a Deed from Fernando A. Colon, dated April 28, 2006, recorded May 8, 2006, at Deed Book 4870, Page 2322, Berks County, Pennsylvania Records.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 926 Perry Street, Reading, PA 19604.

PARCEL NO.: 17-5317-37-07-3225

ACCOUNT: 17595950

SEE Deed Book Volume 4870, Page 2322

To be sold as the property of Carlos F. NG.

No. 12-20787

Judgment Amount: \$190,558.56

Attorney: Phelan Hallinan Diamond & Jones, LLP.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, with the two and one-half-story brick cement block and stucco dwelling house, also one story garage, erected thereon, situate on the North side of Wayne Avenue, between Spruce Lane and Poplar Lane, being House No. 939 Wayne Avenue, in the Borough of Wyomissing, in the County of Berks and State of Pennsylvania, more particularly described as follows, to wit:

BEGINNING at the intersection of the North property line of Wayne Avenue, with the East property line of Poplar Lane for the southwest corner of this survey; thence North twenty-three degrees thirty-three minutes fourteen seconds West along said East property line of Poplar Lane, a distance of one hundred and thirty-six feet five and three-fourth inches to a point of curve; thence by a curve to the right, said curve having a radius of eleven feet one and three-eighths inches an angle of intersection of one hundred and six degrees fifty-eight minutes and a distance along said curve of twenty feet eight and three quarters inches to a point of tangent in the South property line of a twenty feet wide alley; thence North eighty-three degrees twenty-four minutes forty-six seconds East along the said South property line of a twenty feet wide alley, a distance of one hundred and five feet eight and three quarter inches to a point; thence South one degree fifty-six minutes East, a distance of one hundred and fifty feet eight and seven-eighths inches to a point in the aforesaid North property line of Wayne Avenue; thence South eighty-eight degrees four minutes West along said North property line of Wayne Avenue, a distance of sixty-four feet seven inches to the place of Beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael P. Giles and Stephanie J. Giles, h/w, by Deed from Frederick A. Spatz and Marion R. Spatz, h/w, dated 03/24/2000, recorded 04/04/2000 in Book 3186, Page 575.

07/28/2016

Vol. 108, Issue 44

BEING KNOWN AS 939 Wayne Avenue,  
Wyomissing, PA 19610-2211.

Residential property

TAX PARCEL NO: 96-4396-08-99-7393

TAX ACCOUNT: 96126200

SEE Deed Book 3186 Page 575

To be sold as the property of Michael P. Giles,  
Stephanie J. Giles.

No. 12-3416

Judgment Amount \$352,021.81

Attorney: Phelan Hallinan Diamond & Jones,  
LLP.

#### LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Exeter Township, Berks County, Commonwealth of Pennsylvania, bounded and described according to a subdivision plan of Lakeview at Glen Oley Farms, drawn by Vitillo Corporation dated October 1, 2002 and last revised March 13, 2003, said plan recorded in Berks County in Plan Book 262, Page 83, as follows, to wit:

BEGINNING at a point of curve on the southwesterly side of Glen Oley Drive (50 feet wide) said point being a corner of Lot No. 21 on said plan; thence extending from said point of beginning along Lot No. 21 South 55 degrees 53 minutes 39 seconds West 226.70 feet to a point in line of lands now or late of Jordan Lee Bausher and Elizabeth McIlvain Bausher; thence extending along said lands North 42 degrees 46 minutes 08 seconds West 249.61 feet to a point a corner of Lot No. 19 on said plan; thence extending along same the two (2) following courses and distances. (1) North 47 degrees 13 minutes 53 seconds East 134.95 feet to a point a corner; and (2) South 80 degrees 45 minutes 52 seconds East 231.48 feet to a point of curve on the westerly side of Glen Oley Drive; thence extending southwardly and southeastwardly along the westerly and southwesterly side of Glen Oley Drive along the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 116.67 feet to the first mentioned point and place of BEGINNING.

CONTAINING 1.342 acres of land.

BEING Lot No. 20 as shown on the abovementioned plan.

SUBJECT to a 20 feet wide drainage easement extending into rear of premises.

BEING KNOWN AS 46 Glen Oley Drive, Reading, PA 19606-9624.

TITLE TO SAID PREMISES IS VESTED IN Steven M. Coscia and Cynthia R. Coscia, by Deed from Forino Company, L.P., a Pennsylvania Limited Partnership, by its Attorney-in-Fact, John G. Smith, dated 06/02/2006, recorded 06/13/2006 in Book 4898, Page 1089. Steven M. Coscia was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Steven M. Coscia's death on or about 06/20/2010, his ownership interest was automatically vested in the surviving tenant by the entirety.

Residential property

TAX PARCEL NO: 43-5337-04-70-0334

TAX ACCOUNT: 43000706

SEE Deed Book 3985 Page 1058.

To be sold as the property of Cynthia R. Coscia.

No. 12-4184

Judgment Amount: \$183,856.22

Attorney: KML Law Group, P.C.

#### LEGAL DESCRIPTION

ALL THAT CERTAIN one and one-half story single stone bungalow with the attached stone garage together with the lot or piece of ground upon which the same is erected, said lot or piece of ground being composed of Lot No. 69 and the easternmost 20.00 feet of Lot No. 70 as shown on the plan of Belmont land out by the Belmont Land Company in 1913. Said plan being recorded in Plan Book Volume 4 Page 13 Berks County Records situate on the southerly side of Bellevue Avenue, between McKently Street and Fulton Street in the Borough of Laureldale, County of Berks and Commonwealth of Pennsylvania and being more fully bounded and described as follows to wit:

ON the North by Bellevue Avenue,

ON the South by a fifteen feet wide alley,

ON the East by Lot No. 68 the property now or late of Earl R. Scheb and Carrie M. Scheib, his wife, and

ON the West by the westernmost 20.00 feet of Lot No. 70 the property now or late of Earl R. Scheib and Carrie M. Scheib, his wife.

CONTAINING in front in width or breadth along the southerly lot line of Bellevue Avenue a distance of 60.00 feet and extending in a southerly direction in length or depth of equal width or breadth, a distance of 125.00 feet to the northern side of the fifteen feet wide alley in the rear THEREON ERECTED A DWELLING HOUSE KNOWN AS: 606 E Bellevue Ave, Laureldale, PA 19605.

TAX PARCEL #57530808893164

ACCOUNT: 57007900

SEE Deed Book 4004, Page 0426

Sold as the property of: Zoraida Garcia and Eduardo Torres-Rivera.

No. 13-05005

Judgment: \$165,466.44

Attorney: Jessica N. Manis, Esquire,

ALL THAT CERTAIN lot or piece of ground together with the dwelling thereon erected, situate on the northern side of Hillside Road, West of 47th Street, being a portion of Lot No. 12 as shown on plan of Green Tree Acres, said plan being recorded in Plan Book 16, Page 23, Berks County Records, in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING AT A POINT in the northern

07/28/2016

Vol. 108, Issue 44

side of Hillside Road 295' 0" West of an iron pipe at the West end of a 25' radius corner at 47th and Hillside Road; thence in a westerly direction along the northern side of Hillside Road, a distance of 80' 0" to a point; thence in a northerly direction, by a line making an interior angle of 90° 00" with the northern side of Hillside Road, a distance of 158' 8-1/2" to a point in the southern side of a 20' wide alley; thence in an easterly direction along the same, by a line making an interior angle of 90° 00" with the last described line, a distance of 80' 0" to a point; thence in a southerly direction at the right angles to last described line, a distance of 158' 8-1/2" to a point in the northern side of Hillside Road, the place of beginning, and making a right angle with same. Together with the dwelling house thereon erected known as House No. 4615 Hillside Road.

UPI/PROPERTY ID 43532507681166

ALSO KNOWN AS 4615 Hillside Road, Reading, PA 19606.

BEING the same premises which George Canakis and Edith Wanda Canakis, husband and wife, by Deed dated August 27, 1999 and recorded December 14, 1999 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 3154 Page 845, granted and conveyed unto Steven K. Walters, a individual.

To be sold as the property of Steven K. Walters

No. 13-13763

Judgment: \$421,666.65

Attorney: Richard M. Squire & Associates, LLC.

ALL THAT CERTAIN lot or piece of ground, together with the improvements thereon erected, being Lot No. 33 on a plan of lots for "Country Club Estates" dated September 23, 1977 and recorded in Plan Book Volume 78, Page 10, Berks County Records, situate on the Northeastly side of Estate Drive, in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, and more fully bounded and described as follows, to wit:

BEGINNING at a point on the northeasterly side of Estate Drive (60 feet wide), said point being a corner in common with Lot No. 34 as shown on said plan of lots, thence extending along the Northeastly side of Estate Drive, North 47 degrees 09 minutes West, a distance of 100 feet to a point, a corner in common with Lot No. 32 as shown on said plan of lots, thence leaving the Northeastly side of Estate Drive and extending along the said Lot No. 32, North 42 degrees 51 minutes East, a distance of 125 feet to a point in line of land now or late of Reading Associated, thence extending along the same, South 47 degrees 09 minutes East, a distance of 100 feet to a point, a corner in common with the aforementioned Lot No. 34, thence extending along the same, South 42 degrees 51 minutes West, a distance of 125 feet to the place of BEGINNING.

CONTAINING in area 12,500 square feet of

land, more or less.

BEING THE SAME PREMISES that Timothy J. Christmann and Tracy Christmann, husband and wife, by Deed dated 10/17/2005 and recorded on 12/19/2005 in the Office of Recorder of Deeds in and for Berks County, at Book 4735 and Page 1128, conveyed unto Joseph Tshibangu and Madeleine Bukasa-Kazadi, husband and wife, grantees herein.

HAVING THEREON ERECTED a dwelling house and other buildings known as 39 Estates Drive, Reading, PA 19606.

TAX PARCEL 43532620717816

ACCOUNT NO. 9800801061

SEE Deed Book 4735, Page 1128

To be sold as the property of Joseph Tshibangu and Madeleine Bukasa-Kazadi.

No. 13-14455

Judgment Amount: \$237,803.80

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or piece of land situate on the northeastern side of Chinkapin Drive (53 feet wide) and being Lot #7 Block B of the plan of lots or Chinkapin Oaks Subdivision as recorded in Plan Book 138 Page B48. Berks County Records, situate in the Township of Ruscombmanor, County of Berks, and Commonwealth of Pennsylvania, being more fully bounded and described in accordance with a survey by Andrew F. Kent, Professional Land Surveyor, designated 54-45-84, as follows, to wit:

BEGINNING at an iron pin in the northeastern right of way line of Chinkapin Drive (53 feet wide) a corner of Lot #8; thence along Chinkapin Drive, North 65 degrees 09 minutes 35 seconds West, 190.00 feet to an iron pin. A corner of Lot #6; thence along Lot #6, North 24 degrees 50 minutes 45 seconds East, 302.93 feet to an iron pin in line of Lot #15; thence along Lot #15 and Lot #14. South 62 degrees 18 minutes 02 seconds East, 190.21 feet to an iron pin, a corner of Lot #8; thence along Lot #8, South 24 degrees 50 minutes 25 seconds West, 293.44 feet to an iron pin, the place of BEGINNING.

CONTAINING 1.3 ACRES.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 15 Chinkapin Drive, Fleetwood, PA 19522.

TAX PARCEL #76544003332316

ACCOUNT: 76051084

SEE Deed Book 3716, Page 2317

Sold as the property of: Susan E.D. Small and John R. Small II.

07/28/2016

Vol. 108, Issue 44

No. 13-17598

Judgment Amount: \$205,939.44

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

ALL THAT CERTAIN lot or piece of ground situate in Washington Township, County of Berks, Commonwealth of Pennsylvania bounded and described in accordance with a plan of lots for the Meadow Brook Community, made by Wilkinson & Associates Inc, dated 11/21/2007 as follows to wit:

BEGINNING at a point on the North right of way line of Sugar Maple Road, a corner of Lot 37 as shown on said plan, thence from said point of beginning along the North right of way line of Sugar Maple Road, the two following courses and distances (1) on the arc of a circle curving to the left radius 330 the arc distance of 9.65 feet to a point of tangent (2) South 87 degrees 47 minutes 47 seconds West 12.49 feet to a point a corner of Lot 39, thence along said Lot 39, North 04 degrees, 35 minutes 09 seconds East 111.97 feet to a point in line of open space a and the South right of way line of a mobil pipeline easement, thence along said open space a and said pipeline easement, South 77 degrees 01 minute 44 seconds East 22.24 feet to a point a corner of Lot 37, thence along Lot 37, South 04 degrees 35 minutes 09 seconds West 106.25 feet to the point and place of beginning.

BEING Lot 38 UNDER AND SUBJECT to a certain declaration of covenants, easements and restrictions for the Meadow Brook Community as recorded in Record Book 05280 Page 1821.

BEING THE SAME PREMISES as conveyed in Deed from Meadowbrook Realty, L.P. recorded 12/18/2008 in Document Number 2008-060218 in said county and state.

COMMONLY KNOWN AS: 64 Sugar Maple Road, Barto, PA 19504.

TAX ID: 89539903417771

TITLE TO SAID PREMISES IS VESTED IN Sandra L. Adams, an individual, from Meadowbrook Realty, L.P., dated 12/12/2008, recorded 12/18/2008, in Instrument #2008-060218.

BEING KNOWN AS 64 Sugar Maple Road, Barto, PA 19504-9148.

Residential property

TAX PARCEL NO: 89-5399-03-41-7771

TAX ACCOUNT: 890005447

SEE Instrument #2008-060218

To be sold as the property of Sandra L. Adams.

No. 13-1961

Judgment: \$96,095.79

Attorney for Plaintiff: M. Troy Freedman,  
Esquire

ALL THAT CERTAIN lot or tract of land situate in the City of Reading, Berks County, Pennsylvania, bounded and described according to a final plan for Auman & Son Developers,

Inc. recorded in Plan Book 199, Page 56, Berks County, Records, as follows:

BEGINNING at a point on the westerly side of Carbon Street (60' wide) a corner in common with Lot No. 2 on the abovementioned plan; thence westerly along Lot No. 2 on a line making an interior angle of 90 degrees 10' 40" with the line to be described last a distance of 115.00 feet to a point on the easterly side of a 15 feet wide stone alley; thence northerly along the same on a line making an interior angle of 89 degrees 58' 20" with the last describe line a distance of 35 feet to a point a corner in common with Lot No. 4 on the abovementioned plan; thence easterly along Lot No. 4 on a line making an interior angle of 90 degrees 01' 40" with the describe line a distance of 115.00 feet to a point on the aforementioned westerly side of Carbon Street; thence southerly along the same on a line making an interior angle of 89 degrees 58' 20" with the last described line a distance of 35.00 feet to a point the place of BEGINNING.

CONTAINING 4025 square feet

BEING LOT No. 3 on the abovementioned plan.

BEING the same premises which Michael D. Rhodes by Deed dated 11/29/1996 and recorded 12/12/1996 in the Office for the Recorder of Deeds in and for the County of Berks, and Commonwealth of Pennsylvania in Record Book 2790, Page 1236, granted and conveyed unto Charles K. Jackson and Brenda R. Jackson.

PARCEL NO. 19530737162800

BEING KNOWN AS 1326 Carbon Street, Reading, PA 19601.

To be sold as the property of Charles K. Jackson and Brenda R. Jackson.

No. 13-20796

Judgment Amount: \$177,963.94

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

ALL THAT CERTAIN messuage, tenement and tract of land situate in Center Township, County of Berks and State of Pennsylvania, bounded and described, as follows:

BEGINNING at a point in the public road leading from Reeser's Mill to West Leesport, a corner in line of land now or late of Reppert Brothers,

THENCE in said public road and along property of Reppert Brothers South seventy-seven and three-quarter degrees East (S. 77-3/4 degrees E.) twelve and four-tenth perches (12.4 Ps.) to a stone corner,

THENCE still in said road and by property of Reppert Brothers and now or late of Henry Lenhart North seventy-two degrees East (N. 72 degrees E.) twenty-six and eight tenth perches (26.8 Ps.) to a stone corner,

THENCE leaving said road and by property now or late of Harry Lenhart North nineteen degrees West (N. 19 degrees W.) thirty-seven

07/28/2016

Vol. 108, Issue 44

perches (37 Ps.) to a stone corner,

THENCE still by the same South sixty-five degrees West (S. 65 degrees W.) thirty-six and six tenth perches (36.6 Ps.) to a stone corner,

THENCE by property now or late of Reppert Brothers, South sixteen and three-quarter degrees East (S. 16-3/4 degrees E.) twenty-seven perches (27 Ps.) to the place of Beginning.

CONTAINING 7 Acres, 145-3/4 Perches.

TITLE TO SAID PREMISES IS VESTED IN George R. Grieb and Charlene E. Grieb, his wife, by Deed from Morland H. Crow, widower, dated 06/19/1972, recorded 06/20/1972 in Book 1609, Page 1118.

BEING KNOWN AS 304 Beagle Road, Leesport, PA 19533-9207.

Residential property

TAX PARCEL NO: 36-4491-03-20-1896

TAX ACCOUNT: 36016150

SEE Deed Book 1609 Page 1118

To be sold as the property of George R. Grieb, Charlene E. Grieb.

---

No. 13-3338

Judgment Amount: \$199,073.62

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, bounded and described according to a final plan of the Saylor Farm Estates, drawn by Vitillo Corporation dated April 7, 2004 and last revised January 18, 2005, said plan recorded in Berks County in Plan Book 300, Page 370, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Alexander Drive (53 feet wide), said point being a corner of Lot No. 182 on said plan; thence extending from said point of beginning along Lot No. 182 North 77 degrees 23 minutes 38 seconds East 91.26 feet to a point, a corner of Lot No. 152 on said plan; thence extending along same South 09 degrees 48 minutes 55 seconds East 43.55 feet to a point, a corner of Lot No. 184 on said plan; thence extending along same South 77 degrees 23 minutes 38 seconds West 89.14 feet to a point on the Northeasterly side of Alexander Drive; thence extending along same North 12 degrees 36 minutes 22 seconds West 43.50 feet to the first mentioned point and place of BEGINNING.

CONTAINING 3,924 square feet of land.

BEING Lot No. 183 as shown on the abovementioned plan.

UNDER AND SUBJECT to the following covenants, conditions and restrictions:

INDIVIDUAL LOT OWNERS shall be responsible to maintain all catch basins, headwalls, swales and infiltrators located either partly or completely within any lot. These areas shall be mowed and kept clear of structures, shrubs, trees, debris and anything else that may impede storm water flows.

TITLE TO SAID PREMISES IS VESTED

IN Joseph I. Seltzer, Jr. and Bernadine Seltzer, by Deed from Forino Co., L.P. a Pennsylvania Limited Partnership, by its Attorney-in-Fact, John G. Smith, dated 10/17/2006, recorded 11/2/2006, in Book 5003, Page 2172.

BERNADINE SELTZER departed this life on November 19, 2007, thereby vesting sole ownership in Joseph I. Seltzer, Jr.

BEING KNOWN AS 1003 Alexander Drive, Temple, PA 19560.

Residential property

TAX PARCEL NO: 66531806372570

TAX ACCOUNT: 66001736

SEE Deed Book 5003 Page 2172

To be sold as the property of Joseph I. Seltzer, Jr.

---

No. 13-6322

Judgment Amount: \$726,581.15

Attorney: Phelan Hallinan Diamond & Jones, LLP.

#### LEGAL DESCRIPTION

ALL THAT CERTAIN tract or piece of land being a portion of Phase I of the Brookfield Manor Subdivision recorded in Plan Book 301, Page 489, Berks County Records, recorded 10/6/2005 being Lot No. 23, situate in the Borough of Sinking Spring, County of Berks, Commonwealth of Pennsylvania.

BEING LOT No. 23

BEING PARCEL NO. 79-4386-05-08-5070

BEING THE SAME premises which Wright-Elliott Land Development, LP, a Pennsylvania Limited Partnership by Deed dated the 15th day of June, 2007 and recorded June 26, 2007 in the County of Berks in Record Book Volume 05165 Page 2451, conveyed unto NVR, Inc., a Virginia Corporation, trading as Ryan Homes, in fee.

TITLE TO SAID PREMISES IS VESTED IN Efrain Ortiz and Janette Ortiz, h/w, by Deed from NVR, Inc. a Virginia Corporation, trading as Ryan Homes, dated 11/21/2007, recorded 01/08/2008 in Book 5284, Page 2252.

BEING KNOWN AS 44 Winding Brook Drive, Sinking Spring, PA 19608-9618.

Residential property

TAX PARCEL NO: 79-4386-05-08-5070

TAX ACCOUNT: 79000615

SEE Deed Book 5284 Page 2252

To be sold as the property of Efrain Ortiz, Janette Ortiz.

---

No. 14-13845

Judgment Amount: \$62,349.97

Attorney: Phelan Hallinan Diamond & Jones, LLP.

#### LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brickface covered building block dwelling house, being No. 24 West Vine Street, being the western half of twin dwelling houses, and the lot on which the same is erected it being Lot No. 20 as shown on plan of property and building lots of Snyder

07/28/2016

Vol. 108, Issue 44

Development Company, filed in the Recorder's Office of Berks County on April 11, 1930, in Plan Book No. 8, Page 29, situated in the southeastern side of West Vine Street between Franklin and Green Streets, in the Borough of Fleetwood, County of Berks and Commonwealth of Pennsylvania, bounded:

ON the northwest by West Vine Street;

ON the northeast by eastern one-half of said twin dwelling houses and the lot on which it is erected, being Lot No. 19 property now or late of George W. Eckel;

ON the southeast by Liberty Alley; and

ON the southwest by Lot No. 21 property now or late of said 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, one hundred forty-three feet four and five-eighths inches (143 feet 4-5/8 inches) 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 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 feet 6-3/8 inches) to a corner in the northeastern 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 feet) to a corner of Lot No. 21, now or late of the property of said George W. Eckel; thence northwestwardly along the same, at right angles to the said Liberty Alley, a distance of one hundred thirteen feet, six and three eighths inches (113 feet 6-3/8 inches) 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 feet) to the place of beginning.

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

PURPART NO. 2

ALL THAT CERTAIN lot or piece of ground situate on the northeastern side of West Race Street, between Green Street and Shell Alley, in the Borough of Fleetwood, County of Berks and Commonwealth of Pennsylvania, bounded on the North by Liberty Alley (20 feet wide), on the East by property now or late of William N. Deisher and Dorothy E. Deisher, his wife, on the South by West Race Street (50 feet wide) and on the West by property now or late of Harry A. Barrell and Elizabeth V. Barrell, his wife, and being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by an iron pin on the northern topographical building line of West Race Street, a distance of two hundred

feet and one-fourth inch (200 feet 1/4 inch) eastwardly from the intersection of the aforesaid northern topographical building line of West Race Street with the eastern topographical building line of Green Street, as laid out on the topographical survey of the Borough of Fleetwood; thence leaving and making a right angle with the aforesaid West Race Street, in a northerly direction along property now or late of Harry A. Barrell and Elizabeth V. Barrell, his wife, a distance of 07/14/2016) one hundred eight feet eleven inches (108 feet 11 inches) to a corner marked by an iron pin on the southern side of Liberty Alley; thence along same, in an easterly direction making a right angle with the last described line, a distance of twenty feet no inches (20 feet 0 inch) to a corner marked by an iron pin; thence leaving and making a right angle with the aforesaid Liberty Alley, in a southerly direction along property now or late of William N. Deisher and Dorothy E. Deisher, his wife, a distance of one hundred eight feet eleven inches (108 feet 11 inches) to a corner marked by an iron pin on the northern topographical building line of the aforesaid West Race Street; thence along same, in a westerly direction making a right angle with the last described line, a distance of twenty feet no inches (20 feet 0 inch) to the place of beginning.

CONTAINING two thousand one hundred seventy-eight and four-tenths (2,178.4) square feet.

TITLE TO SAID PREMISES IS VESTED IN Jennifer R. Pennypacker and Lois A. Evans, daughter and mother, by Deed from Patrick Binkley and Sheila R. Binkley, h/w, dated 08/25/1998, recorded 09/15/1998 in Book 2979, Page 750.

THE SAID Lois A. Evans died on 07/07/2003, leaving a Last Will and Testament dated 07/02/2003.

LETTERS TESTAMENTARY were granted to Lisa L. Henrich on 03/09/2004 in Berks County, No. 0604-0256. The decedent's surviving heirs at law and next-of-kin are Jennifer R. Eiler, Lisa L. Henrich, and Matthew Evans.

BEING KNOWN AS 24 West Vine Street, Fleetwood, PA 19522-1313.

Residential property

TAX PARCEL NO: 44543111658315

TAX ACCOUNT: 44072200

SEE Deed Book 2979 Page 750

To be sold as the property of Jennifer R. Eiler a/k/a Jennifer R. Pennypacker, individually and in her capacity as devisee of the estate of Lois A. Evans, Lisa L. Henrich, in her capacity as executrix and devisee of the estate of Lois A. Evans, Matthew Evans, in his capacity as devisee of the estate of Lois A. Evans.

07/28/2016

Vol. 108, Issue 44

No. 14-15445

Judgment: \$103,629.40

Attorney: Kimberly A. Bonner, Esquire

Scott A. Dietterick, Esquire

Kimberly J. Hong, Esquire

Jana Fridfinnsdottir, Esquire

Michael E. Carleton, Esquire

Meredith H. Wooters, Esquire

Justin F. Kobeski, Esquire

## LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the one and one-half-story brick and frame dwelling house with basement garage erected thereon, situate on the Northwestern side of and between Sheridan Street and Brookline Plaza, in the Eighteenth Ward of the City of Reading, County of Berks and State of Pennsylvania, being the whole of Lot No. 295 and portions of Lot Nos. 294 and 296, as shown on a map or plan of building lots known as "Brookline" as laid out by E. Richard Meinig in March 1928, and recorded in the Office for the Recording of Deeds, in and for Berks County at Reading, Pennsylvania, in Plan Book 8, Page 21, bounded on the Northwest by Lot No. 299 and portions of Lot Nos. 297 and 300, on the Northeast by residue portion of Lot No. 296, on the Southeast by the aforesaid, Newport Avenue (50 ft wide), and on the Southwest by residue portion of Lot No. 294, upon which is erected No. 318 Newport Avenue, 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 Newport Avenue, a distance of two hundred thirty-five feet no inches (235' 0") Northeastwardly from the Northwestern topographical building corner of the intersection of the aforesaid Newport Avenue and Sheridan Street, thence leaving the aforesaid Newport Avenue by a line being radial to same and in a Northwesterly direction along residue portion of Lot No. 294, upon which is erected No. 318 Newport Avenue, a distance of one hundred seventeen feet ten and one quarter inches (117' 10-1/4") to a corner marked by an iron pin; thence making an interior angle of eighty-eight degrees thirty-five minutes forty-three and twelve one hundredths seconds (88 degrees 35' 43.12") with the last described line and a Northeasterly direction along portions of Lot Nos. 299 and 300, a distance of thirty-nine feet five and one half inches (39' 5-1/2") to a corner marked by an iron pin; thence making an interior angle of one hundred forty-nine degrees four minutes three and fifty-two one-hundredths seconds (149 degrees 4' 03-52") with the last described line and in an Easterly direction along portions of Lot Nos. 297 and 299, a distance of thirty one foot and one eighth inch (31' 0-1/8") to a corner marked by an iron pin, thence making an interior angle of one hundred sixteen degrees twenty three minutes twenty eight and seventy four one hundredths seconds (116 degrees 23' 28.74") with the last

described line, and in a Southeasterly direction by a line being radial to the aforesaid Newport Avenue and along residue portion of Lot No. 296, a distance of one hundred three feet eight and one-eighth inches (103' 8-1/8") to a corner marked by an iron pin in the Northwestern topographical building line of the aforesaid Newport Avenue, thence in a Southwesterly direction along same, by a curve bearing to the left, having a radius of five hundred thirty feet (530'), a central angle of five degrees fifty six minutes forty four and six hundred twenty five one thousandths seconds (5 degrees 56' 44 625") and a distance along the arc of fifty five feet no inches (55' 0") to the place of Beginning.

CONTAINING seven thousand ninety-nine and sixty-seven one hundredths (7,099.67) square feet.

BEING the same property conveyed to Freddy Morales Casillas, who acquired title by virtue of a Deed from Joseph R. Benek and Olivia R. Biondo, dated April 27, 2012, recorded May 9, 2012, at Instrument Number 2012018707, Berks County, Pennsylvania Records.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 324 Newport Avenue, Reading, PA 19611.

PARCEL NO.: 18-5306-63-23-6504

ACCOUNT: 18544950

To be sold as the property of Freddy Morales Casillas.

No. 14-15617

Judgment Amount: \$83,341.09

Attorney: Robert W Williams, Esquire

ALL THAT CERTAIN piece or parcel of land, together with the dwelling house and other improvements thereon erected, situate and known as No. 31 West Noble Street in the Borough of Shoemakersville, County of Berks and State of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING AT A POINT in the prolongation Southwestwardly of the middle line of that portion of Noble Street, twenty-four (24) feet wide, and at the distance of thirty (30) feet measured Northeastwardly and at right angles from a point in the line established as the center line of the base line used for the construction of the original railroad now of the Pennsylvania Railroad Company, known as the Schuylkill Branch, Wilkes-Barre Division, said base line being parallel with and distance four (4) feet and fifteen hundredths of a foot (4.15) measured Southwestwardly and at right angles from the center line of the main tract of railroad, said beginning point being also at the distance of thirty feet and four tenths of a foot (30.4) measured North 71 degrees 35 minutes East along the said prolongation Southwestwardly of the middle line of Noble Street from the point of intersection with the base line, extending from said beginning point the following point the following five (5) courses and distance: (1) North 28 West by land of the



07/28/2016

Vol. 108, Issue 44

said railroad company on a line parallel with the distance 30 feet measured Northeastwardly and at right angles from the said base line one hundredths of a foot (143.26) to a point at a corner of land now or formerly of Estella R. Leibensperger (2) North 57 degrees 30 minutes East along the southeasterly line of said last mentioned land, crossing a township road and extending beyond the same, one hundred twelve feet and nine tenths of a foot (112.9) to a point at a corner of lands of other owners, the following two (2) courses and distance being along lines of land of other owners; (4) South 30 degrees 40 minutes East crossing the Northerly line of said Nobel Street, one hundred forty-five (145) feet more or less to a point on the said middle line of Noble Street, and thence (5) South 71 degrees 35 minutes West along the said middle line of Noble Street and along the said prolongation Southwestwardly of the middle line of Nobel Street, one hundred twenty-nine feet and six tenths of a foot (129.6) to the place of beginning.

**TITLE TO SAID PREMISES** vested in Jason B. Gauby and Chrisitna F. Gauby, husband and wife, by Deed from Jason B. Gauby and Chrisitna F. Schoener a/k/a Christina F. Gauby dated 07/25/2003 and recorded 09/10/2003 in the Berks County Recorder of Deeds in Book 3863, Page 1508.

**BEING KNOWN AS** 31 West Noble Avenue, Shoemakersville, PA 19555.

**TAX PARCEL NUMBER:** 78-4493-18-40-4187

To be sold as the property of Christina F. Gauby and Jason B. Gauby.

---

No. 14-1581

Judgment Amount: \$224,000.06

Attorney: Phelan Hallinan Diamond & Jones, LLP.

#### LEGAL DESCRIPTION

**ALL THAT CERTAIN** tract or piece of land, together with the two (2) story stone and frame dwelling and other improvements thereon erected, being known as No. 25 State Street, situate on the northerly side of State Street, West of Front Street, in the Borough of Hamburg County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows:

**BEGINNING** at a point on the northerly building line of State Street (60 feet wide as shown on the topographical survey of the Borough of Hamburg), in line of land now or late of the Borough of Hamburg; thence extending along northerly building line of State Street, South 75 degrees 50-3/4 minutes West, a distance of 157.00 feet to a point on the southeasterly side of the Schuylkill River; thence extending along tile southeasterly side of the Schuylkill River, North 30 degrees 19-3/4 minutes East, a distance of 207.04 feet to a point; thence extending along land now or late of the estate of John Bailey,

North 83 degrees 9-1/4 minutes East, a distance of 57.50 feet to an iron pin; thence extending along land now or late of the Borough of Hamburg, the following three (3) courses and distances: (1) South 3 degrees 16-1/4 minutes West, a distance of 27.09 feet to an iron pin; (2) South 5 degrees 39-3/4 minutes West, a distance of 69.01 feet to an iron pin; and (3) South 1 degree 10 minutes West, a distance of 51.46 feet to the place of **BEGINNING**.

**CONTAINING IN AREA** 0 acres and 57.44 perches of land.

**TITLE TO SAID PREMISES IS VESTED IN** Brian J. Skiles, individually, by Deed from Bruce A. Skiles, by his POA/Agent Brian Skiles, dated 11/29/2011, recorded 12/09/2011 in Instrument Number 2011046319.

**BEING KNOWN AS** 25 State Street, Hamburg, PA 19526-2011.

Residential property

**TAX PARCEL NO:** 46448408991670

**TAX ACCOUNT:** 46132600

SEE Deed Instrument Number 2011046319.

To be sold as the property of Brian J. Skiles a/k/a Brian Skiles.

---

No. 14-18586

Judgment: \$386,556.06

Attorney: Stephen M. Hladik, Esquire

**ALL THAT CERTAIN** piece or parcel of ground situate in the Township of Maidencreek, County of Berks and Commonwealth of Pennsylvania, bounded and described according to a final plan of Walnut Manor Phase II recorded in Plan Book 168, Page 30, Berks County Records, as follows:

**BEGINNING** at a point on the western side of West Walnut Tree Drive a corner in common with Lot No. 18 on the above-mentioned plan; thence along the western side of West Walnut Tree Drive on the arc of a circle curving to the left having a radius of two hundred one and fifty one-hundredths (201.50) feet an arc distance of sixty-seven and seven one-hundredths (67.07) feet to a point a corner in common with Lot No. 16 on the above-mentioned plan; thence along Lot No. 16 South fifty-one (51) degrees twenty-eight (28) minutes twenty-six (26) seconds West a distance of two hundred five and ninety-seven one-hundredths (205.97) feet to a point; thence North sixty-nine (69) degrees nineteen (19) minutes thirty-four (34) seconds West a distance of seventy-one and four one-hundredths (71.04) feet to a point; thence North seven (07) degrees fifty-five (55) minutes forty-eight (48) seconds East a distance of ninety-six and fifty-nine one-hundredths (96.59) feet to a point a corner in common with the aforementioned Lot No. 18; thence along Lot No. 18 North seventy (70) degrees thirty-four (34) minutes twenty-one (21) seconds East a distance of one hundred ninety-two and fifty-eight one-hundredths (192.58) feet to a point on the western side of West Walnut Tree

07/28/2016

Vol. 108, Issue 44

Drive, the place of Beginning.

PIN NO. 61542113221926

BEING KNOWN AS: 374 West Walnut Tree Drive, Blandon, PA 19510.

BEING the same premises which Harry T. Gordon and Nancy Y. Gordon, husband and wife, by Deed dated August 20, 2008 and recorded in the Recorder of Deeds Office in and for Adams County, Pennsylvania on September 11, 2008 in Book 5416, Page 625 and Instrument Number 2008046337 granted and conveyed unto Harry T. Gordon and Nancy Y. Gordon, husband and wife, as tenants by the entireties.

To be sold as the property of Harry T. Gordon and Nancy Y. Gordon.

No. 14-22470

Judgment Amount: \$157,986.99

Attorney: Phelan Hallinan Diamond & Jones, LLP.

**LEGAL DESCRIPTION**

ALL THAT CERTAIN two-story semi-detached stone dwelling house and the lot or piece of ground upon which the same is erected, situate at the Northeast corner of North 13th and Marion Street, being No. 1201 North 13th Street, in the City of Reading, County of Berks, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point, the intersection of the Eastern building line of North 13th Street, with the Northern building line of Marion Street, thence North along the Eastern building line of North 13th Street, 35 feet to a point, thence East 100 feet to a 15 feet wide alley; thence South along the same, 35 feet to a point in the Northern building line of said Marion Street; thence West along the same, 100 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Yessenia Bello and Mercedes Bello, as tenants by the entirety, by Deed from Campos C. Torres, dated 06/12/2006, recorded 09/25/2006 in Book 4973, Page 1546.

BEING KNOWN AS 1201 North 13th Street, Reading, PA 19604-2018.

Residential property

TAX PARCEL NO: 17-5317-38-26-2883

TAX ACCOUNT: 17208300

SEE Deed Book 4973 Page 1546

To be sold as the property of Yessenia Bello, Mercedes Bello.

No. 15-00050

Judgment Amount: \$172,545.38

Attorney: Robert W. Williams, Esquire

ALL THAT CERTAIN split-level brick dwelling being House No. 705 Sledge Avenue together with the lot or piece of ground upon which the same is erected, being Lot No. 8, Block B, as shown on the revised plan of building lots known as Whitfield, Section No. 1, as laid out by Byron Whitman and intended to be forthwith recorded, situate in the Township of Spring,

County of Berks and State of Pennsylvania, being more particularly bounded and described as follows:

BEGINNING AT A POINT in the northeasterly building line of Sledge Avenue, said point being 135 feet southeastwardly from the point of curve of the easterly building line intersection of Wassner Drive and Sledge Avenue, each a 53 feet wide street as shown on the above mentioned plan; thence in a northeastwardly direction along the southeasterly side of Lot No. 7, being House No. 707 Sledge Avenue by a line forming a right angle with the line to be described last, a distance of 114.61 feet to a point; thence along the southwesterly side of Lot Nos. 4 and 5 by a line forming a right angle with the last described line, a distance of 80.00 feet to a point; thence in a southwestwardly direction along the northwesterly side of Lot No. 15, being House No. 703 Sledge Avenue, by a line forming a right angle with the last described line, a distance of 114.61 feet to a point; thence in a northwestwardly direction along the northeasterly building line of Sledge Avenue by a line forming a right angle with the last described line, a distance of 80.00 feet to the place of beginning.

CONTAINING 9,168.80 square feet.

TITLE TO SAID PREMISES vested in Nicolas E. Batista by Deed from Scott K. Schneiderhan dated 09/13/2011 and recorded 09/14/2011 in the Berks County Recorder of Deeds in Instrument No. 2011034241.

BEING KNOWN AS 705 Sledge Avenue, Reading, PA 19609.

TAX PARCEL NUMBER: 438720705086

To be sold as the property of Nicolas E. Batista.

No. 15-01884

Judgment: \$156,962.18

Attorney: Richard M. Squire & Associates, LLC.

ALL THAT CERTAIN lot or piece of land, together with the improvement thereon erected, situate on the southerly side of Main Street, a 42 foot wide street, West of Washington Street, a 50 foot wide street, said Main and Washington Streets shown more clearly on the topographical survey of the Borough of West Leesport, Berks County, Pennsylvania, described according to a survey thereof prepared by A.E. Naylor, Registered Surveyor, date June 17 1963, bounded and described as follows to wit:

BEGINNING at a point at or near the centerline of Main Street, said point being distant 50 feet in a westerly direction along the centerline of said Main Street from to intersection of the said centerline and the westerly building line of Washington Street extending; thence along lands now or late of Ida L. Narogang Estate, leaving said Main Street South 19 degrees 53 minutes East a distance of 250.00 feet to an iron pin in the northerly building line of a 20 foot wide alley; thence along the said northerly building line of said alley South 76 degrees 59 minutes West a

07/28/2016

Vol. 108, Issue 44

distance of 67.91 feet to an iron pin marking a corner of lands now or late of Ellen Baltheser; thence along said lands now or late of Ellen Baltheser North 19 degrees 53 minutes West a distance of 250.57 feet to a point at or near the centerline of the aforementioned Main Street, the last described line passing thru an iron pin on the southerly building line of said Main Street; thence in and along the centerline of Main Street North 59 degrees East, a distance of 67.25 foot to the point the place of beginning.

CONTAINING 0.394 acres, more or less.

BEING THE SAME PREMISES that James B. Zerbe and Nancy G. Zerbe, husband and wife by Deed dated 11/29/63 and recorded on 08/19/64 in the Office of Recorder of Deeds in and for Berks County, at Book 1451 and Page, and Instrument No. 598, conveyed unto James B. Zerbe and Nancy G. Zerbe, husband and wife, Grantees herein.

PARCEL NO. 92-4490-07-69-3304

PROPERTY: 108 Main Street, Leesport, PA 19533

PROPERTY ID/UPI: 92449007693304

MAP PIN: 449007693304

ACCOUNT NO. 9803554782

SEE Deed Book 1451, Page 598

To be sold as the property of Nancy G. Zerbe.

No. 15-01967

Judgment Amount: \$124,617.23

Attorney: Phelan Hallinan Diamond & Jones, LLP.

#### LEGAL DESCRIPTION

ALL THAT CERTAIN split level dwelling house and the lot or piece of ground upon which the same is erected, situate in the Township of Spring, County of Berks and Commonwealth of Pennsylvania, and known as No. 2544 Garfield Avenue, as shown by the map or plan surveyed by William H. Dechant, C.E. and bearing date of April, 1914 said map or plan having been duly recorded in the Recorder's Office of Berks County, State of Pennsylvania, in Plan Book Volume 2, Page 44, and being further known as Lots No. 548, 550 and 552 on Garfield Avenue in plan known as 'West Wyomissing', said lots being bounded:

ON the North by said Garfield Avenue;

ON the East by Lot No. 546,

ON the South by a 15 feet wide alley, and

ON the West by Lot No. 554

SAID LOT having a total frontage of 60 feet on Garfield Avenue and a depth of equal width 125 feet to said alley.

TITLE TO SAID PREMISES IS VESTED IN Patricia A. Bennethum, by Deed from David M. Bennethum and Patricia A. Bennethum, his wife, dated 01/11/2006, recorded 02/15/2006 in Book 4790, Page 462.

BEING KNOWN AS 2544 Garfield Avenue, West Lawn, PA 19609-1806.

Residential property

TAX PARCEL NO: 80-4386-12-75-7503

TAX ACCOUNT: 80051300

SEE Deed Book 4790 Page 462

To be sold as the property of Patricia A. Bennethum.

No. 15-03221

Judgment Amount: \$202,967.40

Attorney: Phelan Hallinan Diamond & Jones, LLP.

#### LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground with improvements thereon erected situate in the Borough of Sinking Springs, Berks County and State of Pennsylvania bounded and described according to a final plan of Columbia Court, Phase 2, drawn by Stackhouse, Seitz & Bensinger, dated December 10, 2000 and last revised March 13, 2001, said plan recorded in Berks County in Plan Book 249, Page 16, as follows, to wit:

BEGINNING at a point of curve on the Northeasterly side of Michigan Drive (54 feet wide), said point being a corner of Lot No. 114 on said plan; thence extending from said point of beginning along Lot No. 114, North sixteen (16) degrees twelve (12) minutes twenty-four (24) seconds East one hundred forty-nine and eighty-two hundredths (149.82) feet to a point in line of Open Space 'B' on said plan; thence extending along same North eighty-five (85) degrees seventeen (17) minutes forty-four (44) seconds East thirty-seven and ninety-three hundredths (37.93) feet to a point in line of lands now or late of Alcon Laboratories, Inc.; thence extending along said land South fifty-two (52) degrees thirteen (13) minutes forty (40) seconds East thirty-four and twenty-three hundredths (34.23) feet to a point, a corner of Lot No. 112 on said plan; thence extending along same South twenty-six (26) degrees eighteen (18) minutes ten (10) seconds West one hundred fifty-six and seventy-two hundredths (156.72) feet to a point of curve on the Northeasterly side of Michigan Drive; thence extending along same Northwestwardly along the arc of a circle curving to the left having a radius of two hundred twenty-seven (227) feet the arc distance of forty (40) feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Rachela Tarantino, adult individual, by Deed from Angela Lapuma and Rachela Tarantino, adult individuals, dated 07/25/2011, recorded 07/29/2011 in Instrument Number 2011028218. Rachela Tarantino died on 09/21/2014, and upon information and belief, her surviving heirs Angela Lapuma and Joseph T. Tarantino.

BEING KNOWN AS 106 Michigan Drive, Sinking Spring, PA 19608-1363.

Residential property

TAX PARCEL NO: 4386-13-13-0810

TAX ACCOUNT: 79438613130810

SEE Deed Instrument No. 2011028218

To be sold as the property of Angela Lapuma, in her capacity as heir of Rachela Tarantino,

07/28/2016

deceased, Joseph T. Tarantino, in his capacity as heir of Rachela Tarantino, deceased, unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Rachela Tarantino, deceased.

---

No. 15-04043

Judgment Amount: \$91,843.93

Attorney: Robert W Williams, Esquire

ALL THAT CERTAIN two-story brick dwelling house and lot of ground situated on the West side of North 10th Street it being Number 1638, between Union and Exeter Streets in the City of Reading, County of Berks and State of Pennsylvania bounded and described as follows to wit:

ON the North by property now or late of Mengel and Newmoyer on the South by property now or late of Harvey Ludwig on the East by said North 10th Street and on the West by a 20 feet wide alley, containing in front on said North 10th Street 13 feet and 4 inches more or less and in depth of that width 100 feet more or less.

TITLE TO SAID PREMISES vested in Linda E. Stoudt by Deed from Linda E. Stoudt dated 03/01/2006 and recorded 03/22/2006 in the Berks County Recorder of Deeds in Book 4829, Page 1555.

BEING KNOWN AS 1638 North 10th Street, Reading, PA 19604.

TAX PARCEL NUMBER: 17531721094284

To be sold as the property of Linda E. Stoudt.

---

No. 15-04411

Judgment Amount: \$103,485.07

Attorney: KML Law Group, P.C.

**LEGAL DESCRIPTION**

ALL THAT CERTAIN two-story tile and cement dwelling house being the northern half of a twin house, lot or piece of ground upon which the same is erected, situate on the West side of Raymond Avenue, between Delta Avenue (formerly Highland Avenue) and Hoffer Avenue (formerly Alsaca Avenue) in the City of Reading, Berks County and State of Pennsylvania, in the plan of Northmont as laid out by the said David B. Hoffer, said map or plan having been duly recorded in the Records Office of Berks County in Plan Book Vol. 5, Page 1, bounded and described as follows to wit:

ON the North by property of Charles E. Frantz; ON the East by said Raymond Street; ON the South by property of Lillian Mumma; and ON the West by a fourteen feet rear drive and said Delta Avenue.

CONTAINING in front or width on said Raymond Avenue twenty-four (24) feet and in depth along the southern line thereof one hundred and twenty feet (120); being the northern eighteen feet (18') of Lot No. 492 and the southern six (6) of the adjoining Lot No. 473 on the North of said plan.

Vol. 108, Issue 44

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 2246 Raymond Avenue, Reading, PA 19605.

TAX PARCEL #17530816922910

ACCOUNT: 17608775

SEE Deed Book Instrument #2014028802

PAGE INSTRUMENT #2014028802

Sold as the property of: Global Real Estate Solutions, LLC, Patricia Simmons and Jill M. Spayd.

---

No. 15-04474

Judgment Amount: \$79,787.72

Attorney: Phelan Hallinan Diamond & Jones, LLP.

**LEGAL DESCRIPTION**

ALL THAT CERTAIN two-story semi-detached stucco and brick dwelling house and the lot or piece of ground upon which the same is erected situate on the East side of Birch Street between Pike and Amity Streets, being No. 1423 Birch 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 Samuel M. Sherman;

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

ON the South by property now or late of Clarence K. Paul and Mabel B. Paul, his wife;

AND ON the West by said Birch Street.

CONTAINING in front or width North and South along said Birch Street, twenty feet (20 feet) and in length or depth, East and West of uniform width ninety-five feet (95 feet) to said fifteen feet (15 feet) wide alley, more or less.

BEING THE SAME PREMISES WHICH William G. Hunsicker and Trisha M. Hunsicker, his wife, by Deed dated 10/22/1998 and recorded 11/14/1998 in the Office for the Recorder of Deeds in and for the County of Berks, and Commonwealth of Pennsylvania in Record Book 2999, Page 162, granted and conveyed unto Phillip J. Mulherin, Sr. and Jessica F. Mulherin, husband and wife.

TITLE TO SAID PREMISES IS VESTED IN Emmanuel A. Urena, by Deed from Emmanuel A. Urena and Elia R. Rojo, dated 02/20/2014, recorded 02/21/2014 in Instrument Number 2014005447.

BEING KNOWN AS 1423 Birch Street, Reading, PA 19604-1839.

Residential property

TAX PARCEL NO: 17-5317-30-18-9193

TAX ACCOUNT: 17268875

SEE Deed Instrument No. 2014005447

To be sold as the property of Emmanuel A. Urena.

07/28/2016

Vol. 108, Issue 44

No. 15-12720

Judgment Amount: \$72,054.27

Attorney: Phelan Hallinan Diamond & Jones,  
LLP.

## LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in the Township of Earl, County of Berks and Commonwealth of Pennsylvania, as shown on final plan of Spayd Subdivision prepared by C. L. Frantz & Assoc. Inc., dated December 16, 1988 and last revised March 16, 1989, recorded in the Office of the Recorder of Deeds of Berks County in Plan Book 200 Page 44, more fully bounded and described as follows:

BEGINNING at a point in the bed of Longview Road, SR 2053, 33 feet wide at a corner of lands now or late of George F. Burns and Catherine R. Burns, thence along said land North 23 degrees 09 minutes 49 seconds West a distance of 547.06 feet to a corner in line of an annexation parcel; thence along said parcel North 51 degrees 24 minutes 45 seconds East a distance of 200.00 feet to a corner of Lot No. 2; thence along said lot South 39 degrees 10 minutes 30 seconds East a distance of 527.17 feet to a point in the bed of said Longview Road; thence in and along said road (1) South 48 degrees 12 minutes 21 seconds West a distance of 36.65 feet, (2) in a westerly direction by the arc of a curve deflecting to the right having a radius of 2500.00 feet, an arc distance of 273.30 feet, and a central angle of 06 degrees 15 minutes 49 seconds and (3) South 54 degrees 28 minutes 10 seconds West a distance of 41.20 feet to the point and place of beginning.

BEING Lot No. 1 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Scott F. Adams and Phyllis N. Adams, h/w, by Deed from Donald K. Spayd and Jane C. Spayd, h/w, dated 04/04/1994, recorded 04/08/1994 in Book 2527, Page 2234.

BEING KNOWN AS 80 Longview Road, a/k/a RD 3, Box 146 Longview Road, Boyertown, PA 19512-8030.

Residential property

TAX PARCEL NO: 42-5366-06-49-1408

TAX ACCOUNT: 42068120

SEE Deed Book 2527 Page 2234

To be sold as the property of Scott F. Adams, Phyllis N. Adams.

No. 15-13206

Judgment Amount: \$46,767.48

Attorney: Lauren Berschler Karl, Esquire

ALL THAT CERTAIN two-story brick house with English mansard roof and lot or piece of ground, situate on the Southwest corner of Thorn 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 Windsor Street,

ON the East by Thorn Street,

ON the South by property late of Rose A. Griffith, now or late of Ferdinand Winter, and

ON the West by property late of Jacob B.

Fricker, now or late of Edgar Breneiser.

CONTAINING in front on Windsor Street, twenty-eight (28) feet more or less, and in depth one hundred and twenty-three (123) feet.

BEING the same premises which James A. Bauer, Jr. and Esther R. Bauer, by Deed dated December 1, 1975, and recorded on December 2, 1975, with the Berks County Recorder of Deeds Office in Deed Book Volume 1681, Page 1255, granted and conveyed unto Nancy Jean Hannan [now deceased].

HAVING THEREON ERECTED A DWELLING KNOWN AS: 216 Windsor Street, Reading, PA 19601.

TAX PARCEL: 14530750654058

MAP PIN NUMBER: 530750654058

ACCOUNT NO. 14687339

SEE Deed Book 1681, Page 1255

To be sold as the property of Meredith J. Hannan, solely in her capacity as only known heir to Nancy Jean Hannan, deceased and any and all unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Nancy Jean Hannan, deceased mortgagor and last real owner.

No. 15-13292

Judgment Amount: \$130,007.56

Attorney: KML Law Group, P.C.

## LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, being the Southern 12 feet of Lot No. 336 and the Northern 8 feet of Lot No. 337 as shown on Map or Plan of "Third Section Ridge Park Addition" laid out for the Berks County Real Estate Company by the Wells Engineering Company, in February, 1927, and filed in the Recorder's Office at Reading, Berks County, Pennsylvania, in Plan Book Volume 8, Page 11, upon which lot or piece of ground is erected a two story brick dwelling house, being No. 1422 LaCrosse Avenue (formerly 1522 LaCrosse Avenue) situate on the Eastern side of said LaCrosse Avenue between Bellefonte Avenue and Milford Avenue, in the Borough of Kenhorst (formerly Cumru Township) in the County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by residue portion of said Lot No. 336, property now or late of Howard M. Renninger and Maude M. Renninger; on the East by a 15 feet wide alley; on the South by residue portion of said Lot No. 337, property now or late of the Berks County Real Estate Company, and on the West by said LaCrosse Avenue.

CONTAINING in front on said LaCrosse Avenue, in width or breadth, 20 feet and in depth or length, of equal width or breadth, 110 feet to said 15 feet wide alley.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1422 Lacrosse Avenue, Reading, PA 19607.

TAX PARCEL #54530506490539

ACCOUNT: 54080100

07/28/2016

Vol. 108, Issue 44

SEE Deed Book Instrument #2013004684

PAGE Instrument #2013004684

Sold as the property of: Angel Mercado and Felicia E. Mercado.

No. 15-13765

Judgment Amount: \$227,108.45

Attorney: KML Law Group, P.C.

**LEGAL DESCRIPTION**

ALL THAT CERTAIN tract of land together with the improvements erected thereon, being 246 South Fifth Street in the Borough of Womelsdorf, County of Berks and Commonwealth of Pennsylvania, being shown as Lot 59 on a final plan of Country Ridge Estates, Phase II, recorded in Plan Book 151, Page 61B and being more fully bounded and described as follows:

BEGINNING AT A POINT on the South side of Fifth Street at a corner of Lot No. 58; thence along said lot, South 21 degrees 32 minutes 00 seconds West, a distance of 103.05 feet to a point in line of lands now or late of Elmer S. Hoover; thence along the same, North 68 degrees 28 minutes 00 seconds West, a distance of 22.00 feet to a point a corner of Lot No. 60; thence along the same, North 21 degrees 32 minutes 00 seconds East, a distance of 106.74 feet to the South side of Fifth Street; thence along the same on a curve with a radius of 180.00 feet an arch of 22.32 feet and a chord bearing South 58 degrees 57 minutes 22 seconds East, a distance of 22.31 feet to the place of beginning.

CONTAINING 2,303 square feet.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 246 South 5th Street, Womelsdorf, PA 19567.

TAX PARCEL #95433706385249

ACCOUNT: 95008748

SEE Deed Book 5189, Page 766

Sold as the property of: Francisco Laboy, Jr.

No. 15-15052

Judgment Amount: \$307,096.05

Attorney: KML Law Group, P.C.

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of ground situate in the Township of Washington, County of Berks and Commonwealth of Pennsylvania, as shown on the subdivision plan of Victoria Commons, Phase IV, as recorded in Plan Book Volume 243, Page 28, prepared by all County and Associates, dated May 19, 1999, and more fully bounded and described as follows:

BEGINNING at a point on the Southwesterly right of way line of Lindy Drive in common between Lots Nos. 78 and 79; thence continuing in a Southeasterly direction on a bearing of South 43 degrees 44 minutes 11 seconds East, a distance of 85 feet to a point in common with Lot No. 80, thence leaving the Southwesterly light of way line of Lindy Drive along Lot No. 80 on a bearing of South 46 degrees 15 minutes 49 seconds West, a distance of 172.35 feet to a point in common with

Lot No. 80 and lands now or late Charles F. and Audrey M. Storm; thence continuing along lands of Charles F. and Audrey M. Storm, North 44 degrees 56 minutes 49 seconds West, a distance of 82.02 feet to a point in common with Lot No. 78; thence along the same, North 46 degrees 15 minutes 49 seconds East, a distance of 174.15 feet to the point and place of beginning on the Southwesterly right of way line of Lindy Drive.

BEING Lot No. 79 on said plan.

CONTAINING 14,726.09 square feet of land, more or less.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 6 Lindy Drive, Barto, PA 19504.

TAX PARCEL #89630903122978

ACCOUNT: 89000424

SEE Deed Book 3361, Page 1498

Sold as the property of: Cheryl A. Clinton and William N. Clinton.

No. 15-15529

Judgment: \$57,684.64

Attorney: Law Office of Gregory Javardian, LLC.

ALL THAT CERTAIN two-story mansard brick roof dwelling house and the lot or piece of ground on which the same is erected, situate on the South side of Pike Street, between Fifth and Church Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, said house being known as 506 Pike Street, Reading, PA 19601, being more particularly bounded and described as follows:

ON the North by said Pike Street; on the East by property now or late of Daniel H. Hohl, being 508 Pike Street; on the South by a 10 feet wide alley; and on the West by property now or late of William E. Fisher, being 504 Pike Street.

CONTAINING in front on said Pike Street, 13 feet 8 inches, and in depth of equal width 100 feet to said 10 feet wide alley.

TTOGETHER with the use of the joint alley on the East in common with its owners and occupiers of the property on the East, and also with the use of the 10 feet wide alley on the South in common with the owners and occupiers of the other properties adjacent to said alley.

BEING THE SAME PREMISES which Michael J. Garman by Deed dated September 5, 2007 and recorded September 12, 2007 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 5219, Page 2388, granted and conveyed unto Sheldon T. McCollam and Rosa M. McCollam.

BEING KNOWN AS 506 Pike Street, Reading, PA 19601.

TAX PARCEL NO. 14-5307-35-77-9749

ACCOUNT: SEE Deed Book 5219 Page 2388

To be sold as the property of Sheldon T. McCollam and Rosa M. McCollam.

07/28/2016

No. 15-15552

Judgment Amount: \$112,017.73

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, known as No. 512 East Fourth Street, in the Borough of Boyertown, Berks County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on building range on the South side of East Fourth Street in line with property now or late of Harold Pannebecker, formerly John L. Becker, and running thence along the same in a Southwardly direction one hundred fifty feet to a corner at an eighteen feet three inch wide alley, thence along said alley in an Eastwardly direction twenty-two feet to a corner of property now or late of Katie Richard, formerly John J. Becker, thence along the same in a Northwardly direction and through the middle of dividing wall of a double-brick dwelling house one hundred fifty feet to a corner on building range of aforesaid East Fourth Street, thence along said East Fourth Street on building range in a Westwardly direction twenty-two feet to the place of beginning.

BEING PIN #5397-17-00-8216.

BEING THE SAME PREMISES which Thomas L. O'Connor and Theresa A. Marrone by Deed dated November 8, 1993 and recorded 12/7/93 in Deed Book 2485, Page 901 in the Office of the Recorder of Deeds of Berks County, Pennsylvania, granted and conveyed unto Thomas L. O'Connor and Theresa A. O'Connor, grantors herein, in fee.

TITLE TO SAID PREMISES IS VESTED IN Kathleen Ferrizzi, by Deed from Thomas L. O'Connor and Theresa A. O'Connor, h/w, dated 01/15/2004, recorded 01/16/2004 in Book 3969, Page 1827.

BEING KNOWN AS 512 East 4th Street, Boyertown, PA 19512-1206.

Residential property

TAX PARCEL NO: 33-5397-17-00-8216

TAX ACCOUNT: 33020200

SEE Deed Book 3969 Page 1827

To be sold as the property of Kathleen Ferrizzi.

No. 15-17489

Judgment Amount: \$101,023.60

Attorney: KML Law Group, P.C.

**LEGAL DESCRIPTION**

ALL THAT CERTAIN message, tenement and tract or piece of land situate in Longswamp Township, Berks County, Pennsylvania, beginning at an iron pin in a public road leading from the Longswamp Church Road to Mertztown; and in land (now or late) of William Moser. Thence along the land (now or late) or William Moser South 49 degrees 28 minutes East 170 feet to an iron pin in the land (now or late) of William C. Gracely. Thence along the same South

Vol. 108, Issue 44

26 degrees 52 minutes West 92.4 feet to an iron pin in land formerly intended to be conveyed to William R. Gracely. Thence along the same North 63 degrees 08 minutes West 165 feet to an iron pin in the aforementioned public road. Thence along the same North 26 degrees 52 minutes East 121 feet to the place of beginning.

CONTAINING sixty-four and 73/100 perches of land.

TOGETHER WITH THE BENEFIT OF, AND UNDER AND SUBJECT TO any easements, covenants and restrictions that appear in the chain of title and/or are visible on the ground, provided; however, that the recital of the within mentioned easements, covenants and restrictions shall not be construed as a revival thereof in the event that they, or any of them, have expired by limitation or for any other reason whatsoever.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 59 Mabry Street, Mertztown, PA 19539.

TAX PARCEL #59548303112079

ACCOUNT: 59030100

SEE Deed Book 3407, Page 0095

Sold as the property of: Randall S. Coine.

No. 15-17792

Judgment: \$79,049.91

Attorney: Law Office of Gregory Javardian,  
LLC.

ALL THAT CERTAIN plot of three lots with all the improvements erected thereon, situated in the Borough of Kenhorst, County of Berks and State of Pennsylvania, being known as No. 934 Fern Avenue, as shown by a map or plan surveyed by E. Kurtz Wells and bearing date October, 1918, said map or plan being recorded in the Recorder's Office at Reading, Pennsylvania and being further known as Lot Nos. 63, 64 and 65 in said plan known as 'South Farview' also being known as No. 934 Fern Avenue, Borough of Kenhorst, Berks County, Pennsylvania, bounded and described as follows, to wit:

ON the North by Fern Avenue, on the East by a 20 feet wide alley, on the South by a 20 feet wide alley, and on the West by Lot No. 66, having a frontage on said Fern Avenue of 180 feet and having a frontage on the Eastern side of Fern Avenue of 100 feet; Lot No. 63 being triangular in shape and having a frontage on said Fern Avenue 140 feet and extends along said 20 feet wide alley 152.72 feet and in depth along its Western boundary line from said Fern Avenue to said 20 feet wide alley and being the Eastern boundary line of Lot No. 64 a distance of 61.02 feet; Lot No. 64 extends in depth along its Eastern boundary line of 61.02 feet and in depth along its Western boundary line of Lot No. 65 a distance of 69.73 feet; Lot No. 65 extends in depth along its Western boundary line along the Eastern boundary line of Lot No. 66 a distance of 78.45 feet.

BEING THE SAME PREMISES which James F. McCarthy, Donald P. McCarthy and Trina L.

07/28/2016

Vol. 108, Issue 44

Kellenberger Co-Administrators of the Estate of Susan McCarthy by Deed dated March 30, 2007 and recorded April 20, 2007 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 5117, Page 835, granted and conveyed unto Michele Carannante.

BEING KNOWN AS 934 Fern Avenue, Reading, PA 19607.

TAX PARCEL NO. 54-5306-18-42-2246

ACCOUNT: SEE Deed Book 5117 Page 835

To be sold as the property of Linda D. Carannante, personal representative of the estate of Michele Carannante a/k/a Mike Carannante, deceased.

No. 15-19105

Judgment Amount: \$49,546.03

Attorney: KML Law Group, P.C.

#### LEGAL DESCRIPTION

ALL THAT CERTAIN two and one-half-story brick dwelling house and the lot or piece of ground on which the same is erected, situate on the East side of Locust Street between Greenwich and Oley Streets, being No 653 Locust 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 (10) feet wide alley;

ON the South by property now or late of George W Bard,

ON the East by a ten (10) feet wide alley, and  
ON the West by said Locust Street

CONTAINING in front on said Locust Street (13) feet and four (4) inches and in depth of equal width one hundred (100) feet to said ten (10) feet wide alley.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 653 Locust Street, Reading, PA 19604.

TAX PARCEL #12531754134954

ACCOUNT: 12463475

SEE Deed Book 5286, Page 1790

Sold as the property of: Zayna L. Francis.

No. 15-19863

Judgment Amount: \$132,419.56

Attorney: Phelan Hallinan Diamond & Jones, LLP.

#### LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the two and one-half-story brick and stone dwelling house with attached garage thereon erected, being known as House No. 702 Warren Street, situate on the eastern side of Warren Street, between Howard Place and Greenview Avenue in 'Berkshire Greens', in the Fifteenth Ward of the City of Reading, County of Berks and State of Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at a point in the eastern building line of Warren Street, said point being 59.68 feet North of the point of reverse curve at the northern end of the radius at the northeast corner of Warren

Street and Howard Place;

THENCE in a northerly direction along the eastern building line of Warren Street by a line curving to the left, and having a radius of 878.16 feet, a central angle of 3 degrees 54 minutes 56 seconds, and a distance along the curve of 60.01 feet to a point of tangent;

THENCE in an easterly direction and making an interior tangent angle of 90 degrees 00 minutes with the last described line, a distance of 115.00 feet to a point;

THENCE in a southerly direction and at right angles to last described line, a distance of 60.00 feet to a point;

THENCE in a westerly direction and at right angles 10 last described line, a distance of 116.62 feet to the eastern building line of Warren Street, and being the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Audaly Y. Diaz, by Deed from Realty Associates-South Shore, Inc., dated 04/15/2014, recorded 05/06/2014 in Instrument Number 2014014040.

BEING KNOWN AS 702 Warren Street, Reading, PA 19601-1337.

Residential property

TAX PARCEL NO: 19-5307-31-28-5365

TAX ACCOUNT: 19675950

SEE Deed Instrument 2014014040

To be sold as the property of Audaly Y. Diaz.

No. 15-19880

Judgment: \$126,747.65

Attorney: Sarah K. McCaffery, Esquire

ALL THAT CERTAIN three adjacent lots or pieces of ground with the said two-story frame mansard roof house thereon erected, bring know as No. 2411 Filbert Street, situate on the North side of Filbert Street, in the Borough of Mt. Penn, County of Berks and Commonwealth of Pennsylvania, being Lot Numbers 152, 153 and 154 of Reeser and Kendall's Plan of "Woodvale" and bounded and described as follows, to wit:

BEGINNING at a point on the North side of Filbert Street, a corner of Lot No. 155; thence northwardly along said Lot No. 155, 76 feet and 7-1/2 inches to a point on the South side of Oak Terrace; thence southwestwardly along the same 147 feet and 3/4 feet of an inch to a point on said Filbert Street, a corner of said Lot No 152; thence eastwardly along the North side of said Filbert Street, 125 feet 7-1/4 inches to the place of BEGINNING.

BEING Pin No. 5316-08-88-5569

BEING THE SAME PREMISES which Edward F. Haas, by Deed dated 03/25/2008 and recorded 04/01/2008 in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 5329, Page 1396, granted and conveyed unto Ronald G. Czarniecki.

TAX PARCEL NO 64531608885569

BEING KNOWN AS 2411 Filbert Avenue, Reading, PA 19606.

Residential Property

To be sold as the property of Michelle Ann



07/28/2016

Vol. 108, Issue 44

Thompson, administratrix of the estate of Ronald G. Czarncki, deceased.

No. 15-19908

Judgment: \$151,166.25

Attorney: Kimberly A. Bonner, Esquire

Scott A. Dietterick, Esquire

Kimberly J. Hong, Esquire

Jana Fridfinnsdottir, Esquire

Michael E. Carleton, Esquire

Meredith H. Wooters, Esquire

Justin F. Kobeski, Esquire

## LEGAL DESCRIPTION

ALL THAT CERTAIN tract of ground as shown on the final subdivision plan of Hilltop Subdivision, recorded in Plan Book Volume, Page Berks County Records, situate in the Borough of Kutztown, Berks County, Pennsylvania. Subdivision plan was prepared by Stackhouse Seitz, & Bensinger, Inc., Plan #2114-001-F-3.3, dated 02-02-04, and being more fully bounded and described as follows to wit:

BEGINNING AT A POINT on the Southern right-of-way line of Seem Drive (54' wide), a corner of Lot 9;

THENCE ALONG Lot #9, South 24 degrees 38 minutes 37 seconds East, 110.16' to a point, a corner of Lot #9 and the Northern right of way line of State Rt. #222 or also know as Kutztown Bypass;

THENCE ALONG State Rt. #222, By a curve to the left having an initial radius bearing of South 21 degrees 53 minutes 33 seconds East, a radius of 3036.79' a central angle of 01 degrees 04 minutes 59 seconds and an arc length of 56.06' to a point, a corner of Lot #7;

THENCE ALONG Lot #7, North 24 degrees 38 minutes 37 seconds West, 107.95' to a point, a corner of Lot #7 and the Southern right-of-way line of Seem Drive (54' wide);

THENCE ALONG the Southern right-of-way line of Seem Drive, North 65 degrees 21 minutes 23 seconds East, 57.36' to a point, the place of beginning.

CONTAINING: 6250 Sq. Ft.

BEING the same property conveyed to Eric M. Wilson and Patricia A. Settle who acquired title, with rights of survivorship, by virtue of a Deed from Grande Land, LP by Grande Management Corporation, General Partner, dated May 29, 2009, recorded June 3, 2009, at Instrument Number 2009025173, Berks County, Pennsylvania Records.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 732 Seem Drive, Kutztown, PA 19530.

PARCEL NO.: 55-5454-00-02-4663

ACCOUNT: 55000239

To be sold as the property of Eric M. Wilson and Patricia A. Settle.

No. 15-19924

Judgment: \$290,549.65

Attorney: Kimberly A. Bonner, Esquire

Scott A. Dietterick, Esquire

Kimberly J. Hong, Esquire

Jana Fridfinnsdottir, Esquire

Michael E. Carleton, Esquire

Meredith H. Wooters, Esquire

Justin F. Kobeski, Esquire

## LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Caernarvon Township, Berks County, Pennsylvania, bounded and described according to a final plan of the Mill Stream Subdivision drawn by Edward B. Walsh & Associates, Inc., dated March 11, 2004 and last revised April 14, 2005, said plan recorded in Berks County in Plan Book 301, Page 178, as follows, to wit:

BEGINNING AT A POINT on the Northeasterly side of Mill Road (T-304), said point being a corner of Lot No. 25 on said plan; thence extending from said point of beginning along Lot No. 25 North 74 degrees 48 minutes 54 seconds East 110.00 feet to a point, a corner of Lot No. 24 on said plan; thence extending along same South 58 degrees 38 minutes 13 seconds East 65.43 feet to a point; a corner of Lot No. 18 on said plan; thence extending along same South 28 degrees 16 minutes 01 seconds West 65.43 feet to a point, a corner of Lot No. 17 on said plan; thence extending along same South 74 degrees 48 minutes 54 seconds West 110.00 feet to a point on the Northeasterly side of Mill Road; thence extending along same North 15 degrees 11 minutes 06 seconds West 95.00 feet to the first mentioned point and place of beginning.

CONTAINING 12,588 square feet of land.

BEING Lot No. 16 as shown on the abovementioned plan.

BEING the same property conveyed to Philp S. Marth and Nicole L. Marth, husband and wife, who acquired title by virtue of a Deed from Welsh Hill Holdings, LLC, dated August 24, 2007, recorded September 6, 2007, at Deed Book 5215, Page 1384, Berks County, Pennsylvania Records.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 235 Mill Road, Morgantown, PA 19543.

PARCEL NO.: 35-5320-03-31-3436

ACCOUNT: 35000824

SEE Deed Book Volume 5215, Page 1384

To be sold as the property of Philp S. Marth and Nicole L. Marth, husband and wife.

No. 15-20934

Judgment Amount: \$74,488.87

Attorney: Phelan Hallinan Diamond &amp; Jones, LLP.

## LEGAL DESCRIPTION

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate on the North side of Perry Street between Fifth and Church Streets,

07/28/2016

Vol. 108, Issue 44

in the City of Reading, County of Berks, Commonwealth of Pennsylvania, said house being City No. 517 Perry Street and said lot being more particularly bounded and described as follows, to wit:

ON the North by a 10.00 feet wide alley, on the East by property now or late of Matthias Morisak and wife, being No. 519 Perry Street, on the South by said Perry Street and on the West by property now or late of Daniel H Sohl, being No. 515 Perry Street.

CONTAINING in front on said Perry Street 13 feet 08 inches and in depth of equal width on said Perry Street 13 feet 08 inches and depth of equal width 100.00 feet to said 10.00 feet wide alley.

HAVING ERECTED THEREON A DWELLING KNOWN AS 517 Perry Street, Reading, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Elizabeth A. Polk, by Deed from Bolaji A. Owolaja, dated 06/29/2005, recorded 01/13/2006 in Book 4762, Page 958.

BEING KNOWN AS 517 Perry Street, Reading, PA 19601-1233.

Residential property

TAX PARCEL NO: 14-5307-43-87-0411

TAX ACCOUNT: 14594725

SEE Deed Book 4762 Page 958

To be sold as the property of Elizabeth A. Polk.

No. 15-21024

Judgment Amount: \$42,872.39

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick house and lot of ground on which the same is erected, being City Number 167, situate on the North side of West Green Street and between McKnight and Weiser Streets in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows:

ON the West by the property now or late of Margaret M. B. Anderson;

ON the North by the property now or late of Adam Kurtz;

ON the East by property now or late of Levi K. Landis; and

ON the South by said West Green Street.

CONTAINING in breadth East and West on said West Green Street, fourteen feet to the middle of a joint alley on the West and in depth North and South ninety six feet and four inches.

TOGETHER with the free and uninterrupted use of said alley on the West for ingress and egress with the owners or occupants of the House Number 159 on the West.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 167 West Green Street, Reading, PA 19601.

TAX PARCEL #15530765531019

ACCOUNT: 15399825

SEE Deed Book 5133, Page 644

Sold as the property of: Edward Santana.

No. 15-21036

Judgment Amount: \$33,649.07

Attorney: Powers, Kirm & Associates, LLC.

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground upon which the same is erected thereon, situate on the West side of South Second Avenue, between Franklin and Chestnut Streets, being No. 122, in the Borough of West Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of George A. Grimes and Thelma Grimes, his wife, being No. 120 South Second Avenue;

ON the East by said South Second Avenue;

ON the South by property now or late of George Grimes, being No. 124 South Second Avenue; and

ON the West by Yarnell Street, formerly, a ten feet wide alley.

CONTAINING in front along South Second Avenue, thirteen feet six inches (13'6"), more or less, and in depth of equal width or length of equal width on hundred fifteen feet (115') to said Yarnell Street.

BEING THE SAME PREMISES which Nathan J. Engle by Deed dated 01/31/2003 and recorded 2/13/2003 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 3696, Page 774, granted and conveyed unto David E. Colon and Sharen M. Miller a/k/a Sharen Tassone, adult individuals and sui juris, as joint tenants with the right of survivorship and not as tenants in common.

BEING KNOWN AS 122 Second Ave, West Reading, PA 19611.

TAX PARCEL NO. 93530606396379

SEE Deed Book 3696 Page 774

To be sold as the property of David E. Colon and Sharen M. Miller a/k/a Sharen Tassone.

No. 15-21332

Judgment: \$80,891.11

Attorney: Sarah K. McCaffery, Esquire

ALL THAT CERTAIN dwelling and the lot or piece of ground on which the same is erected, situate on the West side of and known as No. 222 North 2nd Street, between Walnut and Elm 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 Miller;

ON the South by property now or late of Reading Trust Company;

ON the West by a ten feet wide alley; and

ON the East by said North Second Street.

CONTAINING in front on said North Second Street, eighteen feet six inches (18' 6") and in depth of equal width, one hundred feet (100').

SUBJECT to all covenants, restrictions, reservations, easements, conditions and rights appearing of record and subject to any state of facts an accurate survey would show.

07/28/2016

Vol. 108, Issue 44

BEING THE SAME PREMISES which Jose Minaya, by Deed dated January 26, 2007 and recorded February 2, 2007 in the Office of the Recorder of Deeds in and for the County of Berks in Deed Book 5067, Page 678, and Instrument Number 2007007087, granted and conveyed unto Jorge Noesi Jimenez and Eddy A. Chrisostomo, as joint tenants with the rights of survivorship.

TAX PARCEL NO. 06-5307-73-61-1630

BEING KNOWN AS 222 North 2nd Street, Reading, PA 19601.

Residential Property

To be sold as the property of Jorge Noesi Jimenez and Eddy A. Crisostomo.

No. 15-21339

Judgment: \$128,346.65

Attorney: Richard M. Squire & Associates, LLC.

ALL THAT CERTAIN stacked Townhouse No. 37 (a lower unit), which is part of a Stacked Townhouse Structure (the Stacked Townhouse Structure) located in Townhouse Group No. 2 in Section No. 5 of the Village of Flying Hills, Cumru Township, Berks County, Pennsylvania, as shown on the final plan of Flying Hills, Section No. 5, prepared by Mast Engineering Co., Inc. being Drawing No. D-3214-401, which plan (the Plan), when recorded in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania will supersede the plan similarly titled and recorded in said office in Plan Book 127 Page 57, said Lower Unit being located in the air space parcel (the "Air Space Parcel") which lied above (but not below) a certain horizontal plane (the "Lower Plane"), the elevation of which is 414.70 feet, more or less above the datum level (the "Datum Level") known as the mean sea level as established on the Plan, and which lies below (but not above), another certain horizontal plane, (the "Upper Plane"), the elevation of which is 426.98 feet, more or less, above the Datum Level and which is bounded by four (4) vertical planes which are respectively formed by projecting vertically upward the boundaries of a certain plot bounded as follows:

ON the East (rear) by common space bounded by a line located 15.00 feet East of the Stacked Townhouse Structure; On the South (side) by a line extending through the center of the wall between the Stacked Townhouse Structure herein described and Stacked Townhouse Numbers 39 and 40; on the West (front) by Common Space (in which Tanglewood Drive is located) bounded by a line located 15.00 feet West of the Stacked Townhouse Structure; on the North (side) by a line extending through center of the wall between the Stacked Townhouse Structure herein described and Stacked Townhouse Numbers 35 and 36.

SAID PLOT has a width of 27.0034.50 feet, more or less, and a depth of 81.00 feet, more or less. The Lower Plane of the Lower Unit is that horizontal plane which passes through

the lowest surface of the concrete foundation thereof. The Upper Plane of the Lower Unit is that horizontal plane which passes through the middle of the bar joists in the ceiling thereof. The Southeasterly corner of Townhouse Group No. 2 has a coordinate reference of Latitude 1437.5353, Departure 2428.6054, with reference to a marble monument located East of Pennsylvania Route 10 on Green 11, being Monument No. 5 in the overall coordinate system of Flying Hills, and having a coordinate reference of Latitude 2142.542, Departure 2248.860, and an elevation of 386.18 feet.

TOGETHER WITH THE PLOT of ground described herein upon which such Stacked Townhouse Structure is located, and all buildings, structures, and improvements erected in the Air Space Parcel.

UNDER AND SUBJECT to all terms and conditions set forth in a certain Declaration of Air Space Rights and Easements dated 1/26/1989 and recorded in the Office of the Recorder of Deeds of Berks County, Pennsylvania, in Record Book 2051 Page 51.

UNDER AND SUBJECT nevertheless, to the terms and conditions of the following instruments:

1. INDENTURE dated 11/1/1971, entitled Trust Deed and Agreement - Flying Hills - Common Space.

Section No. 1, between Flying Hills Company, grantor and settlor, and National Central Bank and William B. Whitman, grantees and trustees, recorded in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania, in Deed Book 1600 Page 1328, said Indenture having been amended by Agreements of Amendment dated 11/15/1973, 07/14/2016/ 6/4/1975, 6/30/1978, 9/10/1979, 6/30/1980, 2/3/1982, 3/3/1986, 11/28/1986, and 1/26/1989, recorded in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania in Misc. Book 312 Page 1245, Deed Book 1671 Page 1279, Misc. Book 351 Page 545, Misc. Book 365 Page 215, Misc. Book 374 Page 315, Misc. Book 385 Page 1278, Misc. Book 433 Page 908, Misc. Book 447 Page 407 and Record Book 2051 Page 62, respectively.

2. INDENTURE dated 11/1/1971, entitled Trust Deed and Agreement Flying Hills Open Space, between Flying Hills Company, grantor and settlor, and National Central Bank and William B. Whitman, grantees and trustees, recorded in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania, in Deed Book 1600 Page 1371, said Indenture having been amended by Agreements of Amendment dated 3/16/1973, 11/15/1973, and 7/28/1976, recorded in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania, in Misc. Book 306 Page 262, Misc. Book 312 Page 1251 and Misc. Book 332 Page 458, respectively.

KNOWN AS 37 Tanglewood Drive, Reading, PA 19607.

BEING THE SAME PREMISES that David

07/28/2016

Vol. 108, Issue 44

C. Blessing, Jr. and Nicole S.A. Blessing, Administrators D.B.N.C.T.A. the estate of Ruth E. Blessing, deceased, and administrators of the estate of David C. Blessing, Sr., a/k/a David Blessing, deceased by Deed dated March 23, 2007 and recorded on April 23, 2007 in the Office of Recorder of Deeds in and for Berks County, at Book / Page: 5118/1499, conveyed unto Chis Hovan, grantee herein.

TAX PARCEL 39531405191066CC5,

MAP PIN: 531405190156

ACCOUNT NO. 9801590705

SEE Deed Book 5118, Page 1499

To be sold as the property of Chris Hovan.

No. 15-21462

Judgment Amount: \$108,120.81

Attorney: Phelan Hallinan Diamond & Jones, LLP.

#### LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house being the southern half of a twin house and the lot or piece of ground upon which the same is erected, situate on the West side of Northmont Avenue, between Ormont and Delta Avenues, being No. 2254 Northmont Avenue, in the City of Reading, County of Berks and State 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 Volume 5, Page 1, bounded and described as follows, to wit:

ON the North by property now or late of Henry W. Reis;

ON the East by said Northmont Avenue;

ON the South by property now or late of Russell M. Newcomb and wife; and

ON the West by a fourteen feet wide rear drive

CONTAINING in front or width on said Northmont Avenue twenty-four feet five and one-half inches (24 feet 5-1/2 inches), and in depth of equal width one hundred and twenty feet (120 feet) to said fourteen feet (14 feet) wide drive; being composed of the northern one foot one and one-quarter inches (1 foot 1-1/4 inches) of Lot No. 557, and the whole or twenty feet (20 feet) of Lot No. 558, and the southern three feet four and one-quarter inches (3 feet 4-1/4 inches) of the adjoining Lot No. 559 in aforesaid plan.

TITLE TO SAID PREMISES IS VESTED IN Juan F. Lopez-Ramos, by Deed from Sergio Mejia- Contrera, a/k/a Sergio Mejia-Contreras, a/k/a Sergio Mejia and Carolina Bastidas, dated 12/19/2008, recorded 12/30/2008 in Instrument Number 2008061398.

BEING KNOWN AS 2254 Northmont Boulevard, Reading, PA 19605-3031.

Residential property

TAX PARCEL NO: 17-5308-16-92-5951

TAX ACCOUNT: TAX ID #: 17546575

SEE Deed Instrument Number 2008061398.

To be sold as the property of Juan F. Lopez-Ramos.

No. 15-2183

Judgment: \$5,086.07

Attorney: Paul J. Datte, Esquire

#### LEGAL DESCRIPTION

##### PURPART NO. 1

ALL THOSE CERTAIN lots, parcels or pieces of land together with the one-story frame bungalow thereon erected, lying, situate and being in the Township of Alsace, County of Berks and Commonwealth of Pennsylvania, and being more particularly described as follows, to wit:

BEGINNING at a point a corner one hundred (100) feet Easterly from where the Northeast corner of Maple Avenue and Spring Avenue forms as shown and laid out on the recorded plan of Alsace Manor; thence North 14 degrees 01 minute East and along the Westerly side of Lot No. 51 of Section "U" of said recorded plan for one hundred (100) feet; thence South 76 degrees 32 minutes East for one hundred sixty (160) feet to a corner of Lot No. 44 of Section "U"; thence along the Easterly side line of Lot No. 44, South 14 degrees 01 minute West for three hundred thirty-five (335) feet, more or less to lands now or late of Daniel Reinheimer; thence along the same North 69 degrees 20 minutes West for one hundred sixty-three (163) feet, more or less; thence North 14 degrees 01 minute East and along the Westerly side line of Lot No. 6 of Section "CB" for two hundred fifteen (215) feet, more or less, to the point or place of beginning.

##### PURPART NO. 2

ALL THOSE CERTAIN lots, parcels or pieces of land, together with improvements thereon erected, lying, situate and being in the Township of Alsace, County of Berks and Commonwealth of Pennsylvania, and being more particularly described as Lot Nos. six (6), seven (7), eight (8), nine (9), ten (10), eleven (11), twelve (12) and thirteen (13) of Section "U" of Alsace Manor, so called, said lots being each of the size twenty (20) feet frontage on the road known as Poplar Avenue and extending of the same width for one hundred (100) feet in depth, all as shown and laid out on a certain plan of lots known and entitled as "Alsace Manor, Plan of Building Lots, Alsace Township, Berks County, Pennsylvania" and which said plan being on record in Plan Book No. 2, Page 83, Plan Book No. 2, Page 86A and Plan Book Volume No. 2, Page 86B, Berks County Records.

BEING THE SAME PREMISES which Elizabeth J. Bausman, by Deed dated October 26, 1994 and recorded in Record Book 2587, Page 1708, Berks County Records, granted and conveyed unto Jamie Lee Lucas.

TAX PARCEL: 22532915723812

SEE Deed Book 2587 Page 1708

To be sold as the property of Jamie Lee Lucas.

07/28/2016

Vol. 108, Issue 44

No. 15-21897

Judgment: \$47,911.59

Attorney: Leon P. Haller, Esquire

**PURPART NO. 1**

ALL THAT CERTAIN tract or piece of land situate, lying and being in the Township of Lower Alsace, County of Berks and State of Pennsylvania, being Lot No. 380 on a map or plan of "Reading Gardens" dated August 5, 1912, made by A. L. Elliot, C.E., and filed in Berks County Recorder of Deeds Office in Plan Book 4, Page 8, more particularly bounded and described as follows, to wit:

NORTHEASTERLY by Woodland Avenue 30 feet; Southeasterly by Lot No. 379 on said plan, 83.2 feet; Southwesterly by Purpart No. 2 hereinafter described, 30 feet; and Northwesterly by Lot No. 381 on said plan, 83.4 feet.

**PURPART NO. 2**

ALL THAT CERTAIN lot or piece of land situate, lying and being in the Township of Lower Alsace, County of Berks and State of Pennsylvania, being Lot No. 36 on a map or plan of "Woodside" made by E. Kurtz Wells, C.E., and filed in Berks County Recorder of Deeds Office in Plan Book 1, Page 34, more particularly bounded and described as follows, to wit:

NORTHEASTERLY by Purpart No. 1 above described, 30 feet; Southeasterly by Lot No. 37 on said plan, property now or late of Henry K. Miller and Ellen E. Miller, his wife, 119.04 feet; Southwesterly by Midland Avenue, 30 feet; and Northwesterly by Lot No. 35 on said plan, property now or late of Henry K. Miller and Ellen E. Miller, his wife, 119.02 feet.

HAVING THEREON ERECTED a dwelling house known as: 222 Woodland Avenue, Reading, PA 19606.

PARCEL I.D. 23532714430831

BEING THE SAME premises which Wells Fargo Financial PA Inc., by Deed dated January 10, 2011 and recorded in Berks County Instrument No. 2011008344, granted and conveyed unto Clarence V. Love. The said Clarence V. Love died April 21, 2015, Intestate, whereby letters of administration were granted to Christopher Per-fetto, administrator, on April 29, 2015, in Register of Wills File No. 0615-0656.

To be sold as the property of Christopher Perfetto, Administrator of the estate of Clarence V. Love, deceased.

No. 15-22227

Judgment Amount: \$214,777.54

Attorney: Phelan Hallinan Diamond &amp; Jones, LLP.

**LEGAL DESCRIPTION**

ALL THAT CERTAIN parcel or tract of land situated on the Southeastern side of East Wessner Road T-777, known as Lot No. 1 in the development of Golden Manor, as shown on a plan prepared by C. L. Frantz & Associates, Inc., being Drawing No. 6-35-8-D-4 and recorded in Plan Book 167 Page 1, Berks

County Records, said tract being situated in the Township of Maidencreek, 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 East Wessner Road T-777; thence in and along said roadway North 49 degrees 48 minutes 19 seconds East a distance of 116.32 feet to a P.K. nail; thence leaving East Wessner Road T-777 and along the common property line of Lot No. 2 and the herein described tract South 40 degrees 43 minutes 00 seconds East a distance of 174.99 feet to a steel pin; thence along the common property line of Lot 77 and the herein described tract South 49 degrees 17 minutes 00 seconds West a distance of 114.79 feet to a steel pin on the East right of way line of Walnut Tree Drive; thence along said right of way line North 41 degrees 12 minutes 55 seconds West a distance of 174.99 feet to the point and place of Beginning.

CONTAINING is gross area 20,220 square feet.

BEING KNOWN AS 501 Walnut Tree Drive.

TITLE TO SAID PREMISES IS VESTED IN Gina Talarico, by Deed from Kevin L. Manmiller and Gretchen Manmiller, h/w, dated 12/29/2011, recorded 01/06/2012 in Instrument Number 2012000658.

BEING KNOWN AS 501 Walnut Tree Drive, Blandon, PA 19510-9627.

Residential property

TAX PARCEL NO: 61542118219790

TAX ACCOUNT: 61036620

SEE Deed Instrument Number 2012000658.

To be sold as the property of Gina Talarico.

No. 15-4475

Judgment: \$50,749.14

Attorney: Gladys E. Wiles, Esquire

**Legal Description**

ALL THAT CERTAIN dwelling house and lot of ground on which the same and other out-buildings are erected, situate in the Borough of Strausstown, County of Berks and Commonwealth of Pennsylvania, KNOWN AS: 119 Main Street, Strausstown, Pennsylvania 19559.

AND

Purpart No. 2

ALL THAT CERTAIN triangular lot of ground, situate in the Borough of Strausstown, County of Berks, and Commonwealth of Pennsylvania.

TAX PARCEL: 4432-11-56-5378

ACCOUNT: 82001560

SEE Deed Book: 5183, Page 1736

To be sold as the property of Ronald L. Yocum, Jr. and Denise L. Yocum.

07/28/2016

Vol. 108, Issue 44

No. 16-00367

Judgment Amount: \$61,154.69

Attorney: Phelan Hallinan Diamond & Jones,  
LLP.

## LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the three-story stone front dwelling house erected thereon, situate on the West side of North Second Street, between Windsor and Spring Streets, in the City of Reading, County of Berks and State of Pennsylvania. Being Numbered 922 North Seconds Street, bounded and described as follows, to wit:

ON the North and South by properties of Garmen M. Buyett;

ON the East by said North Second Street; and ON the West by property now or late of Simon P. O'Reilly.

CONTAINING in front along the said North Second Street, a width of fifteen feet (15 feet) three and one-half inches (03-1/2 inches) and in depth of equal width one hundred and twenty feet (120 feet).

PROPERTY ADDRESS: 922 N. 2nd Street, Reading, PA 19601.

PROPERTY ID #15-053950

TITLE TO SAID PROPERTY IS VESTED IN Barry J. Sutton and Patricia K. Sutton, by Deed from Timothy R. Barlett, dated 06/08/2001, recorded 08/02/2001, in Book 3374, Page 0801.

BEING KNOWN AS 922 North 2nd Street, Reading, PA 19601-2102.

Residential property

TAX PARCEL NO: 15530749651435

TAX ACCOUNT: 15053950

SEE Deed Book 3374 Page 0801

To be sold as the property of Barry J. Sutton, Patricia K. Sutton.

No. 16-00376

Judgment Amount: \$140,934.32

Attorney: Phelan Hallinan Diamond & Jones,  
LLP.

## LEGAL DESCRIPTION

ALL THAT CERTAIN tract of land with a house erected thereon situate in the Township of Alsace, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin for a corner 8-1/2 feet Southeast of the concrete roadbed of the Pricetown Road; thence along the Southeastern side of the Pricetown Road North 50 degrees East 100 feet to a corner of lands now or late of Bessie Folk and Clayton Folk; thence along the same South 40 degrees East 230 feet and 9 inches to a corner in line of lands now or late of Roy V. Schweitzer; thence along the same South 65 degrees West 62 feet 1-1/2 inches to a corner; thence South 50 degrees West 40 feet to a corner in line of lands now or late of Roy Schweitzer and Ruth K. Schweitzer, his wife; thence along the same North 40 degrees West 215 feet to the place of beginning.

CONTAINING 80.62 perches.

TITLE TO SAID PREMISES IS VESTED IN David M. Heckman, an individual, by Deed from David M. Heckman and Jill M. Heckman, h/w, dated 06/12/2006, recorded 10/03/2006 in Book 4979, Page 1467.

BEING KNOWN AS 3077 Pricetown Road, Temple, PA 19560-9724.

Residential property

TAX PARCEL NO: 22-5329-03-42-7423

TAX ACCOUNT: 22061012

SEE Deed Book 4979 Page 1467

To be sold as the property of David M. Heckman.

No. 16-00460

Judgment Amount: \$112,963.10

Attorney: KML Law Group, P.C.

## LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground upon which is erected a two-story brick dwelling house, situate on the North side of Bellevue Avenue, being known as Premises No. 1011 Bellevue Avenue, between Kutztown Road and Freemont Street, Rosedale Addition, Borough of Laureldale (formerly Muhlenberg Township), County of Berks and Commonwealth of Pennsylvania, being Number 124 of John S. Becker's Plan of Rosedale Addition, recorded in Plan Book Volume 1, Page 36, bounded and described as follows, to wit:

ON the North by a fifteen feet wide alley;

ON the East by property now or late of Edward A. Guldung;

ON the South by said Bellevue Avenue, and

ON the West by Lot No. 125.

CONTAINING in front on said Bellevue Avenue in width or breadth twenty feet (20') and in depth or length of equal width one hundred and seventeen feet six inches (117' 6").

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1011 East Bellevue Avenue, Reading, PA 19605.

TAX PARCEL #57530920908085

ACCOUNT: 57011600

SEE Deed Book 2582, Page 044

Sold as the property of: Mervyn B. Dietrich Sr.

No. 16-00518

Judgment Amount: \$159,765.88

Attorney: Powers, Kirm & Associates, LLC.  
BEING OF COUNTY PARCEL NO. 4385-14-22-8621.

ALL THAT CERTAIN lot or piece of ground situate in Spring Township, Berks County, Pennsylvania, bounded and described according to a final plan of Shiloh Hills, Section 6, drawn by Thomas R. Gibbons, Professional Land Surveyor, dated March 20, 1987, revised May 4, 1987, said plan recorded in Berks County in Plan Book 148, Page 60, as follows, to wit:

BEGINNING at a point of curve on the northerly side of Saddle Court (53 feet wide) said

07/28/2016

Vol. 108, Issue 44

point being a corner of Lot No. 48 on said plan; thence extending from said point of beginning along Lot No. 48 and through the bed of a 20 feet wide utility easement in a northerly direction by a line radial to the curve to be described last a distance of 151.43 feet to a point in the bed of the aforesaid utility easement, said point also being a corner in common with Lot No. 22, Shiloh Hills, Section 2; thence extending along Lot No. 22, Shiloh Hills, Section 2 and crossing the easterly side of the aforesaid 20 feet wide utility easement, North 82 degrees 15 minutes 53 seconds East 101.36 feet to a point, a corner of Lot No. 23, Shiloh Hills Section 2; thence extending along same, South 88 degrees 21 minutes 19 seconds East, 71.91 feet to a point, a corner of Lot No. 50 on said plan; thence extending along same; in a southwesterly direction by a line forming an interior angle of 68 degrees 55 minutes 32 seconds with the last described line, a distance to 193.23 feet to a point of curve on the northeasterly side of Saddle Court in a northwesterly and westerly direction along the arc of a circle curving to the left having a radius of 203.00 feet the arc distance of 91.54 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 49 as shown on the above mentioned plan.

BEING THE SAME PREMISES which Ronald A. Schweitzer a/k/a Ronald A. Schweitzer, Jr. and Stephanie R. Schweitzer, husband and wife, adult individuals and sui juris, by Deed dated September 28, 2001 and recorded October 4, 2001 in the Office of the Recorder of Deeds in and for Berks County in Deed Book V3406, Page 2281, granted and conveyed unto Alfred Ty Leinneweber and Kelly Leinneweber, husband and wife, adult individuals and sui juri.

BEING KNOWN AS 51 Saddle Court, Sinking Spring, PA 19608.

TAX PARCEL NO. 4385-14-22-8621

SEE Deed Book V3406 Page 2281

To be sold as the property of Alfred Ty Leinneweber and Kelly Leinneweber.

No. 16-00674

Judgment Amount: \$119,836.51

Attorney: Phelan Hallinan Diamond & Jones, LLP.

#### LEGAL DESCRIPTION

##### PURPART NO. 1

ALL THAT CERTAIN two-story frame dwelling house and frame garage, and the lot or piece of ground upon which the same is erected, known as 160 South Reber Street, situate on the West side of South Reber Street, in the Borough of Wernersville, Berks County, Pennsylvania, said lots being know as Lot Nos. 38 and 39 in plan of lots laid out by Samuel U. Greth, and dated April 1893, and said lots or piece of ground being more particularly bounded and described as follows:

ON the North by Lot No. 37 of said plan, on the East by South Reber Street, on the South by

Lincoln Drive (formerly known as Fritztown Road) and on the West by Henry Alley.

CONTAINING in front on said South Reber Street 75 feet and in depth 150 feet to said Henry Alley, having a width on said Henry Alley of 43 feet, 11 inches.

##### PURPART NO. 2

ALL THAT CERTAIN small tract or parcel of land, situate on the West side of South Reber Street, in the Borough of Wernersville, Berks County, Pennsylvania, more particularly bounded and described as follows:

BOUNDED on the North by the northern half of Lot No. 37, in the plan of lots laid out by Samuel U. Greth in April 1893, on the East by South Reber Street, on the South by Lot No. 38 in said plan and on the West by Henry Alley.

CONTAINING in front in width on said South Reber Street North and southwardly a distance of 15 feet and in depth of equal width, to said Henry Alley, 150 feet. It being the southern half of a 30 foot Lot No. 37 in a plan of lots laid out by Samuel U. Greth in April 1893.

TITLE TO SAID PREMISES is vested in Lori Ann Novosel from Stephen R. Novosel, Jr. and Lori Ann Novosel, his wife, in a Deed dated October 27, 2003, recorded December 12, 2003 in Book 3945 Page 2221.

THE SAID Lori Ann Novosel died on 06/17/2014, and upon information and belief, her surviving heirs are Jennifer Gephart, Robert A. Mobilia, and Andrew Mobilia.

BEING KNOWN AS 160 South Reber Street, Wernersville, PA 19565-1621.

Residential property

PARCEL NO. 436611557986

ACCOUNT NO. 90041100

SEE Deed Book 3945 Page 2221

To be sold as the property of Robert A. Mobilia, in his capacity as heir of Lori Ann Novosel, deceased, Andrew J. Mobilia, in his capacity as heir of Lori Ann Novosel, deceased, Jennifer L. Gephart, in her capacity as heir of Lori Ann Novosel, deceased, unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Lori Ann Novosel, deceased.

No. 16-01572

Judgment Amount: \$195,715.30

Attorney: KML Law Group, P.C.

#### LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate on the Westerly side of Wellington Avenue between Harvard Boulevard and Leland Avenue, and being more particularly known as the Northerly twenty-two and seventy-one hundredths (22.71') feet portion of Lot No. 381, Lot No. 380 and the Southerly nineteen and twenty-nine one hundredths (19.29') feet portion of Lot No. 379 as shown on the map or plan of Lincoln Park, Spring Township, Berks County, Pennsylvania, and recorded in Plan Book Volume 5A, Page 18, Berks County Records,

07/28/2016

Vol. 108, Issue 44

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

ON the North by the remaining Northerly ten and seventy-one hundredths (10.71') feet portion of Lot No. 379.

EASTERLY by Wellington Avenue.

SOUTHWARDLY by the Southerly seven and twenty-nine one hundredths (7.29') feet portion of Lot No. 381, and Westwardly by land reserved for public use.

CONTAINING in front along said Wellington Avenue seventy-two (72') feet and in depth one hundred ten (110') feet.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 312 Wellington Avenue, Reading, PA 19609.

TAX PARCEL #80439617221498

ACCOUNT: 80160700

SEE Deed Book Instrument #2013044199

PAGE Instrument #2013044199

Sold as the property of: Maryellen Fellenz and Robert G. Fellenz.

No. 16-01576

Judgment Amount: \$85,269.27

Attorney: Phelan Hallinan Diamond & Jones, LLP

#### LEGAL DESCRIPTION

ALL THAT CERTAIN lot or tract of land situate on the West side of macadam state highway, L.R. 06025, known as Katterman Hill Road, in the Township of Marion, County of Berks, and Commonwealth of Pennsylvania, being bounded and more fully described as follows, to wit:

BEGINNING at a spike, said spike being in the center of macadam state highway L.R. 06025 and being three hundred eighty-six feet (386 feet) North from the intersection of L.R. 06021 and L.R. 06025; thence leaving macadam state highway L.R. 06025 and along property belonging to Grace E. Miller and Starr L. Miller, her son, the two (2) following courses and distances, viz: (1) North fifty-six degrees West (N. 56 degrees W.) four hundred sixty-five feet (465 feet) to an iron pin; (2) North fourteen degrees East (N. 14 degrees E.) one hundred feet (100 feet) to an iron pin; thence along property belonging to Grace E. Miller and Starr L. Miller, her son, along a lot and property about to be conveyed to Steve D. Kissling and Patti A. Kissling his wife, South fifty-six degrees East (S. 56 degrees E.) four hundred sixty-five feet (465 feet) to a spike in the center of macadam state highway L.R. 06025; thence along the center of macadam state highway South fourteen degrees West (S. 14 degrees W.) one hundred feet (100.00 feet) to the place of beginning.

CONTAINING 1.0674 acres.

TITLE TO SAID PREMISES IS VESTED IN Duane K. Smith, single person, by Deed from Ralph B. Gerhart, Sr., dated 08/31/1999, recorded 09/07/1999 in Book 3121, Page 2275. BEING KNOWN AS 1512 School Road a/k/a,

80 B Katterman Hill Road, Richland, PA 17087.  
Residential property  
TAX PARCEL NO: 62-4309-00-95-7020  
TAX ACCOUNT: 62007650  
SEE Deed Book 3121 Page 2275  
To be sold as the property of Duane K. Smith.

No. 16-01673

Judgment: \$121,161.85

Attorney: Thomas A. Capehart, Esquire

ALL THAT CERTAIN lot or piece of ground, together with the one-story block and frame dwelling house thereon erected, situate in Alsace Township, Berks County and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center line of the macadam road leading from Oley Line to Spies' Church; thence along the center line of said road South 83 degrees 30 minutes West 50 feet to a corner of other lands of the grantors; thence along the same North 6 degrees East 150 feet to a corner in line of other lands of the grantors; thence along the same North 83 degrees 30 minutes East 50 feet and South 6 degrees West 150 feet to the place of BEGINNING.

CONTAINING 7,450 square feet.

BEING THE SAME PREMISES which Rita M. Richel and Dorothy J. Smith, administratrixes of the estate of Dorothy M. Fish, by Deed dated April 25, 1980 and recorded on May 5, 1980 in the Office for the Recording of Deeds in and for the County of Berks at Deed Book Volume 1780 Page 1239, granted and conveyed unto Robert G. Conrad and Martha Ann Conrad, husband and wife. The said Robert G. Conrad having departed this life in April of 2005, thereby vesting title to the premises solely in Martha Ann Conrad, a/k/a Martha A. Conrad, by operation of law.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS 41 Limekiln Road, Reading, Pennsylvania.

TAX PARCEL: 22533803309434

ACCOUNT: 22-015375

SEE Deed Book 1780 Page 1239

To be sold as the property of Martha Ann Conrad a/k/a Martha A. Conrad.

No. 16-01936

Judgment: \$107,125.15

Attorney: Sarah K. McCaffery, Esquire

ALL THAT CERTAIN lot or piece of ground, together with the dwelling house thereon erected, known as House No. 544 Lancaster Avenue, between Grace Street and Noble Street, being further known as Lot No. 6, as shown on the plan of lots of John L. Bechtel, known as Oakland, 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 Lancaster Avenue, on the East by House No. 542 Lancaster Avenue,



07/28/2016

Vol. 108, Issue 44

property of Pietro and Giovanna Pichmi; on the South by a twenty (20) foot wide alley called Hazel Street; and on the West by House No. 546 Lancaster Avenue property of Walter J. and Florence C. Hurst.

CONTAINING in front on Lancaster Avenue, 20 feet and in depth or length of equal width, 201 feet to Hazel Street.

BEING the same premises which Fulton Bank, by Deed dated May 26, 2006 and recorded July 18, 2006 in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 4922, Page 977, granted and conveyed unto Ingrid B. Padilla and Pedro Padilla.

TAX PARCEL NO 18530657546171

BEING KNOWN AS 544 Lancaster Avenue, Reading, PA 19611.

Residential Property

To be sold as the property of Pedro Padilla and Ingrid B. Padilla.

No. 16-01952

Judgment Amount: \$184,563.60

Attorney: Phelan Hallinan Diamond & Jones, LLP

#### LEGAL DESCRIPTION

ALL THAT CERTAIN lot, tract or piece of ground being the Southerly most 80 feet of Lot No. 2, Block C, as shown on plan of building lots known as Amity Gardens as laid out by Drey Estates, Inc., and recorded in the Office for the Recording of Deeds in and for Berks County on June 3, 1958, in Plan Book 20, Page 10, A, B, C, and D, 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 Amityville Road (a 60 feet wide street); said point being the distance of 83.45 feet Northwardly from the point of curve formed by the Northeasterly building line intersection of said Amityville Road and Clover Place (a 53 feet wide street); thence in a Northwardly direction along the Easterly building line of Amityville Road by a line forming a right angle with the line to be described last the distance of 80 feet to a point; thence in an Eastwardly direction over and through Lot No. 2 by a line being 15 feet Southwardly from and parallel to the line dividing Lots 2 and 3 by a line forming a right angle with the last described line the distance of 10 feet to a point; thence in a Southwardly direction along the area of a portion of Lot No. 15 by a line forming a right angle with the last described line the distance of 80 feet to a point; thence in a Westwardly direction along the Northerly side of Lot No. 1 by a line forming a right angle with the last described line the distance of 120 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Keith D. Knowles and Michele Knowles, h/w, by Deed from William A. Eckert and Robin L. Eckert and David A. Zoschke, dated 06/25/2015, recorded 06/26/2015 in Instrument Number

2015021536.

BEING KNOWN AS 207 Old Airport Road, Douglassville, PA 19518-1024.

Residential property

TAX PARCEL NO: 24536409060540

TAX ACCOUNT: 24143427

SEE Deed Instrument Number 2015021536.

To be sold as the property of Keith D. Knowles, Michele Knowles.

No. 16-02037

Judgment: \$117,007.82

Attorney: Andrew J. Marley, Esquire

ALL THAT CERTAIN two-story brick house, garage and lot of ground, situated on the East side of South Eleventh Street, No. 117, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by Weimer Street,

ON the South by property now or late of James E Dautrich,

ON the East by a ten feet wide alley, and

ON the West by said South Eleventh Street

CONTAINING in front a width of fifteen feet, more or less, and in depth one hundred and ten feet to said alley.

BEING the same premises which John J. Nicholson, Jr. Judith B. Nicholson, by Deed dated April 6, 2006 and recorded May 2, 2006 in the Office of the Recorder of Deeds in and for Berks County in Deed Book Number 4864 and Page Number 1908 granted and conveyed unto Jose Barrena and Jaime Jimenez.

UPI: 03531621191480

ACCOUNT: 03180750

MAP PIN: 531621191480

BEING KNOWN AS 117 South 11th Street, Reading, PA 19602.

To be sold as the property of Jose Barrena a/k/a Jose D. Barrena and Jaime Jimenez a/k/a Jaime F. Jimenez.

No. 16-02102

Judgment Amount: \$107,728.01

Attorney: Phelan Hallinan Diamond & Jones, LLP

#### LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the southern half of the semi-detached, brick veneer and frame, split-level dwelling house thereon erected, being Numbered 98 Fairview Street, lying on the western side of Fairview Street, (60 feet wide), between Columbia and Park Avenues, said lot being further known as Lot No. 10 of Block 'C' as shown on the plan of lots of 'Hyde Park', Section No. 2, laid out by the Muhlenberg-Warren Street By-Pass Co., Inc. dated September 21, 1961, recorded in Berks County Records in Plan Book No. 29, Page 1, situate in the Township of Muhlenberg, County of Berks and State of Pennsylvania, being more fully bounded and

07/28/2016

Vol. 108, Issue 44

described as follows, to wit:

BEGINNING at a point in the western building line of Fairview Street, said point being a distance of 59.85 feet northwardly along said building line of Fairview Street from the northern terminus of 13.32 foot radius a short distance North of the western terminus of Columbia Avenue; thence leaving said building line of Fairview Street and extending in a westerly direction along Lot No. 11 of said Block 'C', by a line making a right angle with the said building line of Fairview Street, a distance of 129.79 feet to a point in line of property belonging to the City of Reading (athletic field); thence extending in a northerly direction along said property belonging to the City of Reading, by a line making an interior angle of 89 degrees 58 minutes 27 seconds with the last described line a distance of 34.00 feet to a point; thence extending in an easterly direction along Lot No. 9 of said Block 'C', by a line making an interior angle of 90 degrees 01 minute 33 seconds with the last described line, and passing in and along the middle of the party wall erected between said House No. 100 being the northern half of a said semi-detached house, a distance of 129.78 feet to a point in the aforesaid western building line of Fairview Street; thence extending in a southerly direction along said building line of Fairview Street, by a line making a right angle with the last described line a distance of 34.00 feet to the place of Beginning.

CONTAINING IN AREA 4,413 square feet, more or less.

BEING THE SAME PREMISES WHICH Duane C. Huber and Tina L. Huber, his wife, formerly Tina L. Deysher, granted and conveyed unto Ronald E. Ream and Cynthia A. Ream, his wife, as tenants by the entireties, by Deed dated March 31, 1993 and recorded in Record Book 2492, Page 2300, Berks County Records.

AND ALSO THE SAME PREMISES WHICH Ronald E. Ream and Cynthia A. Ream, his wife, as tenants by the entireties, granted and conveyed unto Cynthia A. Ream, an individual party by Deed dated April 24, 1995 and recorded in Record Book 2632, Page 1784, Berks County Records.

PARCEL IDENTIFICATION NO: 66530816836222

TAX ID #66257400

TITLE TO SAID PREMISES IS VESTED IN Cynthia A. Ream and Fern V. Goddard, as joint tenants with the right of survivorship and not as tenants in common, by Deed from Cynthia A. Ream, dated 04/28/1995, recorded 05/09/1995 in Book 2632, Page 1788.

BEING KNOWN AS 98 Fairview Street, Reading, PA 19605.

Residential property

TAX PARCEL NO: 66530816836222

TAX ACCOUNT: 66257400

SEE Deed Book 2632 Page 1788

To be sold as the property of Cynthia A. Ream, Fern V. Goddard.

No. 16-02392

Judgment Amount: \$182,640.87

Attorney: KML Law Group, P.C.

## LEGAL DESCRIPTION

## PURPORT NO. 1

ALL THAT CERTAIN two and one-half story brick dwelling house and a one-story brick one-car garage, together with the lot or piece of ground upon which the same are erected, situate on the North side of Wilson Avenue, between Stitzer Avenue and North Reber Street, in the Borough of Wernersville, County of Berks and Commonwealth of Pennsylvania, said lot or piece of ground consisting of and being the whole of Lot Number 220 and the westernmost sixteen and two one-hundredths (16-2/100) feet of Lot Number 219 measured along the front line of said Lot Number 219 on Wilson Avenue, as shown on a map or plan of lots being known as "Penn Werner Park", surveyed by E. Kurtz Wells, C.E., and recorded in the Office of the Recorder of Deeds for Berks County, Pennsylvania, in Plan Book Number 8, Page 23, and the said lot or piece of ground being more particularly bounded and described as follows, to wit:

BEGINNING at a point in the northern building line of said Wilson Avenue, as laid out by the topographical survey of the said Borough of Wernersville, County and Commonwealth aforesaid, said point being a corner in common with Lot Number 241 as shown on said plan of lots known and recorded as "Penn Werner Park"; thence in a northerly direction along Lots Numbered 241, 240 and 239 on said plan, by a line one hundred and fifteen (115) feet East of and parallel with the eastern building line of said Stitzer Avenue, as laid out on the aforementioned topographical survey of the said Borough of Wernersville, a distance of one hundred six and fourteen one-hundredths (106.14) feet to a point, said point being also a corner in common with Lot Number 237 on said plan; thence in an easterly direction along said Lot Number 237 on said plan, by a line curving to the South, having a radius of sixteen hundred thirty-three and ten one-hundredths (1633.10) feet and a central angle of one degree six minutes and twenty four seconds (1° 06' 24"), a distance of thirty-one and fifty-five one-hundredths (31.55) feet to a point, a corner in common with property now or late of B. Frank Sheidy; thence in a southerly direction along said property now or late of said B. Frank Sheidy, by a radial line to the last described line, a distance of one hundred (100) feet to a point in the aforementioned northern building line of said Wilson Avenue; thence in a westerly direction along the said northern building line of said Wilson Avenue, by a line curving to the South having a radius of fifteen hundred thirty-three and ten one-hundredths (1533.10) feet and a central angle of one degree forty minutes and forty-two seconds (1° 40' 42"), a distance of forty-four and ninety-one hundredths (44.90) feet to a point of reverse curvature; thence still in a westerly

07/28/2016

Vol. 108, Issue 44

direction along said northern building line of said Wilson Avenue by a line curving to the North, having a radius of three hundred eighty-three and ten one-hundredths (383.10) feet and a central angle of three degrees nine minutes and twenty-six seconds ( $3^{\circ} 09' 26''$ ), a distance of twenty-one and eleven one-hundredths (21.11) feet to a point, being the place of beginning.

**PURPART NO. 2**

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Wernersville, County of Berks and Commonwealth of Pennsylvania, and known and designated as Lot No. 237, as shown on the map or plan entitled "Penn Werner Park", surveyed by E. Kurtz Wells and recorded in the Office of the Recorder of Deeds of Berks County, at Reading, Pennsylvania, in Plan Book Volume 8, 07/14/2016| Page 23, said lot being more particularly bounded and described as follows, to wit:

ON the North partly by part of Lot No. 239, Lot No. 238 and partly by Norman Street;

ON the East partly by Norman Street and partly by Lot No. 236;

ON the South partly by Lot No. 236 and partly by part of Lot No. 218, Lots Nos. 219 and 220; and

ON the West partly by part of Lot No. 218, Lots Nos. 219, 220 and partly by Lot No. 238 and part of Lot No. 239.

SAID lot having a frontage along Norman Street of 25' having a width in the rear of 57.03', extending in depth along its westerly side a distance of 103.32' and extending in depth along its easterly side, a distance of 97.50'.

**PURPART NO. 3**

ALL THAT CERTAIN lot and part of a lot or piece of ground situate in the Borough of Wernersville, County of Berks and Commonwealth of Pennsylvania, and known and designated as the southern 2.50' of Lot No. 240 and all of Lot No. 241 as shown on the map or plan titled "Penn Werner Park", surveyed by E. Kurtz Wells, and recorded in the Office for Recording of Deeds, Berks County Records at Reading, Pa. in Plan Book Volume 8, Page 23, more particularly bounded and described as follows, to wit:

BEGINNING at the northeast intersection of Stitzer and Wilson Avenue; thence in a northerly direction along the eastern line of Stitzer Avenue, a distance of 67.50' to a point in Lot No. 240; thence in an easterly direction through Lot No. 240, a distance of 115' to a point in common with Lot No. 220; thence in a southerly direction along Lot No. 220, a distance of 49.83' to a point in the northern line of Wilson Avenue; thence in a westerly direction along the said northern line of Wilson Avenue on a curve to the North having a radius of 383.10', a distance of 116.80' to the place of beginning.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 23 East Wilson Avenue, Wernersville, PA 19565

TAX PARCEL #90436607589320

ACCOUNT: 90051900

TAX PARCEL #90436607589440

ACCOUNT: 90017422

TAX PARCEL #90436607588237

ACCOUNT: 90042400

SEE Deed Book Instrument Number 2010020621,

PAGE Instrument Number 2010020621

Sold as the property of: Jeremy D. Rioux and Mackenzie A. Rioux aka Mackenzie A. Allen.

No. 16-02578

Judgment Amount: \$154,492.16

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 Northeast corner of the intersection of Kenneth Place with Shockley Drive, and being Lot No. 15 of the plan of lots of Hanover East, said plan recorded in Plan Book Volume 33, Page 4, Berks County Records, in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, and being more fully bounded and described as follows, to wit:

BEGINNING at a point in the northeastern building line of Kenneth Place (60 feet wide), said point being the southwestern most corner of Lot No. 14, and the southeastern most corner of Lot No. 15; thence, along the northeastern building line of Kenneth Place, in a northeasterly direction, 95.83 feet to a point; thence, still along said building line by a line curving to the right, having a radius of 20.00 feet, a central angle of 84 degrees 56 minutes, a distance along the arc of 29.65 feet to a point in the southeastern building line of Shockley Drive (53 feet wide); thence, along said building line in a northeasterly direction, 169.93 feet to a point, a corner of Lot No. 10; thence, along Lot No. 10 and Lot No. 9, in a southeasterly direction by a line making an interior angle of 84 degrees 56 minutes with the last described line, 130.17 feet to a point, a corner of Lot No. 14; thence, along the same in a southwesterly direction by a line making a right angle with the last described line and a right angle with the first described line, 187.50 feet to a point, the place of beginning.

BEING KNOWN AS 219 Shockley Drive, Birdsboro, PA 19508-9169.

Residential property

TAX PARCEL NO: 43-5335-18-31-3186

TAX ACCOUNT: 43073449

SEE Deed Book 2013 Page 041639

To be sold as the property of Robert A. Stilwell, Jr.

07/28/2016

Vol. 108, Issue 44

No. 16-02680

Judgment Amount: \$60,461.38

Attorney: Phelan Hallinan Diamond & Jones,  
LLP

## LEGAL DESCRIPTION

ALL THAT CERTAIN one-half (1-1/2) story stucco dwelling, together with the tract or piece of land upon which the same is erected, situate on the Northerly side of U.S. Traffic Route No. 422, eastbound lane, leading from Reading to Pottstown, in the Township of Amity, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point in US Traffic Route No. 422, eastbound lane, in line of lands now or late of the estates of Charles H. Haag, said point being located South 70 degrees 20-1/4 minutes East, a distance of 60.00 feet from the division line between land now or late of the estate of Charles H. Haag and land now or late of Nancy K. Kerper; thence from said place of beginning leaving said highway and extending along land now or late of the estate of Charles H. Haag, North 17 degrees 54-3/4 minutes East passing through an iron pin at the distance of 33.06 feet a total distance of 466.72 feet to an iron pin; thence extending along land now or late of Harry Swoyer, North 88 degrees 33-3/4 minutes East, a distance of 104.24 feet to an iron pin; thence extending along land now or late of the estate of Charles H. Haag, South 17 degrees 54-3/4 minutes West, passing through an iron pin at a distance of 463.22 feet, a total distance of 499.34 feet to a point in U.S. Traffic Route No. 422, eastbound lane, thence extending in and along said U.S. Traffic Route 422, eastbound land, North 70 degrees 20-1/4 minutes West, a distance of 100.00 feet to the place of beginning.

CONTAINING in area 1.108 acres of land.

BEING THE SAME PREMISES which John C. Taylor and Florence D. Taylor, his wife, granted and conveyed unto John W. Kakas and Margaret A. Kakas, his wife, by Deed dated, September 3, 1986 and recorded in Record Book 1907 Page 572 Berks County Records BEING KNOWN AS 39 Ben Franklin Hwy E, Birdsboro, PA 19508-8770.

Residential property

TAX PARCEL NO: 24534519600035

SEE Deed Book 1907 Page 572

To be sold as the property of John W. Kakas, Margaret A. Kakas.

No. 16-02681

Judgment Amount: \$54,846.80

Attorney: Edward S. McKee, Esq.

## Legal Description

ALL THAT CERTAIN piece of ground and the townhouse erected thereon, being Townhouse Number 32, which is the third house Southwardly in the Townhouse Group Number 6, in the development of Flying Hills, Section Number 6, together with a 10.00 feet wide strip of land to the West (street side) of said townhouse, a

15.00 feet wide strip of land to the East (rear) of said townhouse, situate on the Easterly side of Pinehurst Court, a 20.00 feet wide private drive in the development of Flying Hills, Section Number 6, Cumru Township Berks County, Pennsylvania, being more fully bounded and described as follows, to wit:

BOUNDED on the East (rear) by common space;

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

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

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

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

THE Northwestern corner of the physical structure known as Townhouse Group Number 6 has a coordinate reference of latitude 4261.108, departure 3672.2344 with reference to a marble monument on the Northerly side of Green Number 17, which marble monument has a coordinate reference of latitude 4238.579, departure 3202.931, as shown on Mast Engineering Co., Inc. Drawing Number B-3214-191.

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

THE above is more fully shown on Mast Engineering Co., Inc. Drawing Number B-3214-191.

BEING THE SAME PREMISES AS Michael P. Duddy, Attorney-in-Fact for Matthew J. Duddy, by Deed dated July 21, 2000, and recorded on July 31, 2000, by the Berks County Recorder of Deeds in Deed Book 3225, Page 1854, Instrument Number 36146, granted and conveyed unto Lynette A. Downey, an individual.

BEING KNOWN AND NUMBERED AS 32 Pinehurst Court, Reading, PA 19607.

UPI/PROPERTY ID NO. 39531517106160.

To be sold as the property of Lynette A. Downey.

No. 16-03189

Judgment Amount: \$126,497.70

Attorney: Phelan Hallinan Diamond & Jones,  
LLP

## LEGAL DESCRIPTION

ALL THAT CERTAIN lots, parcels or pieces of land, lying, situate and being in the Township

07/28/2016

Vol. 108, Issue 44

of Alsace, County of Berks, Commonwealth of Pennsylvania, and being more particularly described as Lots Numbered One (1), Two (2), Three (3), Four (4), Five (5), Fifty Two (52), Fifty Three (53), Fifty Four (54), Fifty Five (55), and Fifty Six (56) of Section 'I' of Alsace Manor, so called, said lots having a combined frontage of one hundred (100) feet on the proposed road known as Woodside Avenue and extending of the same width and along the easterly side of Spring Avenue for a distance of two hundred (200) feet to Alsace Drive, all as shown and laid out on a certain plan of lots known and entitled as 'Alsace Manor, Plan of Building Lots, Alsace Township, Berks County, Pennsylvania', and which said plan being on record with the Recorder of Deeds in and for the County of Berks, Commonwealth of Pennsylvania, in Plan Book 6-A, Page 48, etc.

BEING THE SAME PREMISES WHICH Timothy J. Erkert, by Deed dated 8/31/2007 and recorded 9/12/2007 in the Office for the Recorder of Deeds in and for the County of Berks, and Commonwealth of Pennsylvania in Record Book 5219, Page 501, granted and conveyed unto Michael J. Brophy.

TITLE TO SAID PREMISES IS VESTED IN Joshua D. Brown, by Deed from Michael J. Brophy, dated 07/01/2011, recorded 07/05/2011 in Instrument Number 2011024837.

BEING KNOWN AS 1 Spring Avenue, Temple, PA 19560-9513.

Residential property

TAX PARCEL NO: 22-5329-15-73-3606

TAX ACCOUNT: 20072500

SEE Deed Instrument No. 2011024837

To be sold as the property of Joshua D. Brown.

No. 16-03450

Judgment: \$96,768.95

Attorney: Martha E. Von Rosenfield, Esquire  
LEGAL DESCRIPTION

TRACT NO. 1

PREMISES: Monocacy Hill Road, Amity Township, Berks County, Penna.

ALL THAT CERTAIN tract of meadow land, with the one and one-half-story frame bungalow thereon erected, situate in the Township of Amity, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner in the middle of the public road leading from Baumstown to Weavertown on the West side of the Monocacy Creek; thence along the said road North 87 degrees East 185 feet 8 inches to a point in the middle of said road; thence along land now or late of William H. Rothermel, South 8 degrees West 390 feet 4 inches to a slippery elm tree; thence still along lands now or late of said William H. Rothermel and crossing the Monocacy Creek South 29 degrees West 70 feet to a corner in a line of lands now or late of William Graham; thence along the same North 43 degrees West 122 feet 6 inches North 30-1/4 degrees West 150 feet and

North 15-3/4 degrees East 232 feet to the place of Beginning.

CONTAINING one (1) acre, one hundred seven (107) perches.

TRACT NO. 2

ALL THAT CERTAIN lot or piece of land together with a frame bungalow, a block garage and other improvements erected thereon located on the South side of Township Road No. T-443 known as 'Monocacy Hill Road' as shown on the plan of 'Merlin D. Ziegler Minor Subdivision' recorded in Plan Book 146 Page 80, Berks County Records, situate in the Township of Amity, County of Berks, Commonwealth of Pennsylvania and being more fully bounded and described as follows to wit:

BEGINNING at a P.K. spike in Township Road No. T-443 known as 'Monocacy Hill Road' (existing thirty-three (33) foot wide right-of-way, proposed sixty (60) foot wide right-of-way), a corner of the residue property on the abovementioned recorded plan, said point being the northeasternmost corner of the herein described piece of land;

THENCE EXTENDING in a southwesterly direction along the residue property and crossing Monocacy Creek on a line bearing South eleven degrees thirty minutes West passing through a concrete monument on the ultimate South right-of-way line of 'Monocacy Hill Road' at a distance of thirty-one feet and sixty-eight hundredths of one foot (31.68 feet) from the last described corner and passing through a steel pin on line at a distance of five hundred twenty-one feet and fifty-nine hundredths of one foot (521.59 feet) from the last described corner a total distance of five hundred fifty-three feet and twenty-seven hundredths of one foot (553.27 feet) to a point in Monocacy Creek;

THENCE EXTENDING in a northwesterly direction in and along Monocacy Creek on a line bearing North forty-three degrees fifteen minutes West a distance of one hundred sixteen (116.00 feet) feet to a point in Monocacy Creek, a corner of property belonging to Franklin S. Ulrich and Barbara A. Ulrich, his wife;

THENCE EXTENDING in a northeasterly direction along property belonging to Franklin S. Ulrich and Barbara A. Ulrich, his wife the following two (2) courses and distances as follows, to wit: (1) on a line crossing Monocacy Creek and bearing North twenty-nine degrees East a distance of seventy (70.00 feet) feet to a steel pin; (2) on a line bearing North eight degrees eleven minutes eighteen seconds East passing through a steel pin on line at a distance of three hundred sixty feet and fifty-eight hundredths of one foot (360.58 feet) from the last described corner a total distance of three hundred ninety-three (393.72 feet) to a railroad spike in 'Monocacy Hill Road';

THENCE EXTENDING in a northeasterly direction in and along 'Monocacy Hill

07/28/2016

Vol. 108, Issue 44

Road' on a line bearing North eighty-six degrees seven minutes fifty-six seconds East a distance of one hundred (100.00 feet) feet to the place of Beginning.

CONTAINING in area zero acres and nine hundred ninety thousandths of one acre (0.999) of land.

BEING THE SAME PREMISES which John H. Kramer, Sheriff of the County of Berks in the State of Pennsylvania by Deed dated 9/12/81 and recorded in Berks County in Deed Book 1822 Page 229 conveyed unto Franklin S. Ulrich and Barbara A. Ulrich, his wife, in fee.

ALSO BEING THE SAME PREMISES which Jeffrey A. Benedict, by Deed dated 10/24/91 and recorded in Berks County in Record Book 2248 Page 2041 conveyed unto Franklin S. Ulrich and Barbara A. Ulrich, his wife, in fee.

PARCEL IDENTIFICATION NO: 24-5345-20-81-3452,

TAX ID #: 24074850

NOTE: Legal description is taken from mortgage as there are 2 current Deeds.

TAX PARCEL: 24534520813452 and 24534520814389

ACCOUNT: 24074850 and 24074851

SEE Deed Book 2248 Page 2041 and Deed Book 1822, Page 229.

To be sold as the property of Franklin S. Ulrich.

---

No. 16-03471

Judgment Amount: \$128,098.89

Attorney: Phelan Hallinan Diamond & Jones, LLP

#### LEGAL DESCRIPTION

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

BEGINNING at a point on the title line in the bed of Sefranka Road (T-617) a corner in common with Lot 1 on the abovementioned plan; thence leaving the bed of Sefranka Road and along Lot 1 the following two courses and distances: (1) North 85 degrees 33 minutes 48 seconds West a distance of 28.94 feet to a point, and (2) North 84 degrees 09 minutes 31 seconds West a distance of 113.11 feet to a point; thence still along Lot 1 and along Lot 2 on the abovementioned plan South 04 degrees 36 minutes 05 seconds West a distance of 155.62 feet to a point on line of lands now or late of The Housing Authority of the County of Berks; thence along the same North 85 degrees 23 minutes 55 seconds West a distance of 271.52 feet to a point on line of lands now or late of Empire Steel Castings, Inc.; thence along the same North 06 degrees 59 minutes 52 seconds East a distance of 181.50 feet to a point a corner in common with lands now or late of Nelson E. Trate and Elsie Trate, his wife; thence along said lands South 84 degrees 09 minutes 31 seconds

East a distance of 360.50 feet to a point; thence South 85 degrees 02 minutes 38 seconds East a distance of 40.72 feet to a point on the title line in the bed of Sefranka Road; thence along the title line in the bed of Sefranka Road South 85 degrees 55 minutes 15 seconds East a distance of 20.61 feet to a point, the place of beginning.

CONTAINING 1.161 acres (gross) and 1.148 acres (net).

BEING Lot 3 on the abovementioned plan.

TITLE TO SAID PREMISES IS VESTED IN Jason E. Ziats and Tammy L. Brown, as joint tenants with the right of survivorship, and not as tenants in common, by Deed from Frank P. Sabatucci, dated 06/20/2000, recorded 06/22/2000 in Book 3211, Page 668.

BEING KNOWN AS 4540 Sefranka Road, Temple, PA 19560-9571.

Residential property

TAX PARCEL NO: 66-5319-13-13-0593-001

TAX ACCOUNT: 66000984

SEE Deed Book 3211 Page 668

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

---

No. 16-03780

Judgment: \$67,957.65

Attorney: Edward J. McKee, Esquire,

ALL THAT CERTAIN two and one-half story brick dwelling house and lot or piece of ground upon which the same is erected, situate on the Southern side of Summit Avenue, between Crestmont Street and Carroll Street, being No. 306 Summit Avenue in the 18th Ward of the City of Reading, County of Berks and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the Southern side of Summit Avenue an 80 feet wide street as laid out on the topographic survey of the City of Reading, said point being 57 feet 6-3/4 inches West of the Southwest building corner of the said Summit Avenue and Crestmont Street, a 60 feet wide street also as laid out on the topographic survey of the City of Reading; thence in a Westerly direction along the said Southern side of Summit Avenue the distance of 12 feet 6-1/8 inches to a point; thence in a Southerly direction along premises No. 308 Summit Avenue and by a line passing through the middle of the party wall between the premises No. 308 Summit Avenue and the herein described premises and by a line at right angles to the last described line the distance of 100 feet and no inches to a point; thence in an Easterly direction along the North side of a 15 feet wide alley and by a line at right angles to the last described line the distance of 12 feet 6-1/8 inches to a point; thence in a Northerly direction along the premises No. 304 Summit Avenue and by a line passing through the middle of the party wall between the premises No. 304 Summit Avenue and by a line passing through the middle of the party wall between the premises No. 304 Summit Avenue and the herein described premises and by

07/28/2016

a line at right angles to the last described line, the distance of 100 feet and no inches to the place BEGINNING.

DB 3517 Page 1764

PARCEL 5306-58-74-4259

ACC #18-652875

ALSO KNOWN AS 306 Summit Avenue, Reading, PA 19611.

BEING the same premises which Rita C. Reichman by Deed dated April 15, 2002 and recorded April 17, 2002 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 3517 Page 1764, granted and conveyed unto Justin R. Jarman.

To be sold as the property of Justin R. Jarman a/k/a Justin Jarman and Shannon N. Jarman.

No. 16-1660

Judgment Amount: \$63,121.24

Attorney: Phelan Hallinan Diamond & Jones, LLP

#### LEGAL DESCRIPTION

ALL THAT CERTAIN two-story mansard roof brick dwelling house and the lot or piece of ground upon which the same is erected, situate on the East side of Church Street, between Perry and Pike Streets, being No. 1327 Church Street in the City of Reading, Berks County, Pennsylvania more particularly bounded and described as follows:

ON the North by property now or late of George H. Gibson and Katherine Gibson, his wife; on the East by a twenty (20) feet wide alley; on the South by property now or late of Charles C Buchmiller and Miriam Buchmiller, his wife, and on the West by said Church Streets.

CONTAINING in front or width on said Church Street 13 feet and in depth or length of equal width 100 feet to said 20 feet wide alley.

TITLE TO SAID PREMISES IS VESTED IN Ronald D. Grieco by Deed from Gerald E. Fasnacht dated 05/19/2005 recorded 07/01/2005 in Deed Book 4618 Page 0386.

BEING KNOWN AS 1327 Church Street, Reading, PA 19601-1229.

Residential property

TAX PARCEL NO: 14530735872600

TAX ACCOUNT: 14318975

SEE Deed Book 4618 Page 0386

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

No. 16-516

Judgment: \$201,180.56

Attorney: Law Office of Gregory Javardian, LLC.

ALL THOSE CERTAIN lots or pieces of ground, together with the one-story single brick dwelling house known as No. 135 Madison Avenue, being the Easterly 10 feet of Lot No. 10, all of Lots Nos. 11 and 12 and the Westerly 10 feet of Lot No. 13 as shown on a plan of lots laid out by Lloyd W. Schlegel and Fred H. Ludwig, in November 1925, said plan recorded in Plan Book

Vol. 108, Issue 44

5, Page 19, Berks County Records, situate on the Northerly side of Madison Avenue, between Centre Street and Raymond Street, in the Village of 'Hyde Park' Township of Muhlenberg, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Northerly lot line of Madison Avenue (60 feet wide) Westwardly a distance of 73 feet 4-1/2 inches from the Westerly end of the curve having a radius of 137 feet 7 inches connecting said Northerly lot line of Madison Avenue with the Westerly lot line of Centre Street (60 feet wide); thence extending in a Westerly direction along the Northerly lot line of Madison Avenue, a distance of 60 feet to a point; thence extending in a Northerly direction along the Westerly 10 feet of Lot No. 10 forming a right angle with the Northerly lot line of Madison Avenue, a distance of 160 feet to a point on the Southerly side of a 20 feet wide alley; thence extending in an Easterly direction along the Southerly side of said 20 feet wide alley forming a right angle with the last described line, a distance of 60 feet to a point; thence extending in a Southerly direction along the Easterly 10 feet of Lot No. 13 forming a right angle with the Southerly side of said 20 feet wide alley, a distance of 160 feet to the place of BEGINNING.

THE LAST DESCRIBED LINE forming a right angle with the northerly lot line of Madison Avenue.

BEING THE SAME PREMISES which Thomas B. Ross, guardian of the estate of Dorothy L. Ross by Deed dated January 12, 2007 and recorded January 17, 2007 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 5056, Page 289, granted and conveyed unto Jose D. Mejia.

BEING KNOWN AS 135 Madison Avenue, Reading, PA 19605.

TAX PARCEL NO. 66-5308-16-84-8793

ACCOUNT: SEE Deed Book 5056 Page 289

To be sold as the property of Jose D. Mejia.

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, September 2, 2016 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given. All claims to funds realized from the real estate sold by the Sheriff shall be filed by the respective Claimants with the Sheriff within five (5) days after the time of said Sheriff's Sale.

#### ARTICLES OF INCORPORATION

*Notice is hereby given that a corporation is to be or has been incorporated under the Business*

07/28/2016

*Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.*

The name of the proposed corporation is **Sunrise Telemedical, Inc.**

The Articles of Incorporation have been filed on July 7, 2016.

The purpose for which it was organized: Go Telecare Franchise

**Jon-Michael Whiteman**

Suite 280,  
1180 Welsh Road,  
North Wales, PA 19454

## CIVIL ACTION

In The Court of  
Common Pleas of  
Berks County, Pennsylvania  
Civil Action-Law  
No. 16-01002

Notice of Action in Mortgage Foreclosure  
Nationstar Mortgage LLC, Plaintiff  
vs.

Unknown Heirs, Successors, Assigns and All  
Persons, Firms or Associations claiming right,  
Title or Interest from or under Cory P. Dierolf,  
deceased, Mary L. Dierolf, Known Heir of Cory  
P. Dierolf, deceased and Ronald Dierolf, Known  
Heir of Cory P. Dierolf, deceased, Defendants

To the Defendants, Unknown Heirs,  
Successors, Assigns and All Persons, Firms or  
Associations claiming right, Title or Interest  
from or under Cory P. Dierolf, deceased, Mary L.  
Dierolf, Known Heir of Cory P. Dierolf, deceased  
and Ronald Dierolf, Known Heir of Cory P.  
Dierolf, deceased:

TAKE NOTICE THAT THE Plaintiff,  
Nationstar Mortgage LLC, has filed an action  
in Mortgage Foreclosure, as captioned above.

### NOTICE

IF YOU WISH TO DEFEND, YOU MUST  
ENTER A WRITTEN APPEARANCE  
PERSONALLY OR BY ATTORNEY AND  
FILE YOUR DEFENSES OR OBJECTIONS  
WITH THE COURT. YOU ARE WARNED  
THAT IF YOU FAIL TO DO SO THE CASE  
MAY PROCEED WITHOUT YOU AND A  
JUDGMENT MAY BE ENTERED AGAINST  
YOU WITHOUT FURTHER NOTICE FOR THE  
RELIEF REQUESTED BY THE PLAINTIFF.  
YOU MAY LOSE MONEY OR PROPERTY  
OR OTHER RIGHTS IMPORTANT TO YOU.

YOU SHOULD TAKE THIS NOTICE TO  
YOUR LAWYER AT ONCE. IF YOU DO NOT  
HAVE A LAWYER GO TO OR TELEPHONE  
THE OFFICE SET FORTH BELOW. THIS  
OFFICE CAN PROVIDE YOU WITH  
INFORMATION ABOUT HIRING A LAWYER.  
IF YOU CANNOT AFFORD TO HIRE A  
LAWYER, THIS OFFICE MAY BE ABLE  
TO PROVIDE YOU WITH INFORMATION

Vol. 108, Issue 44

ABOUT AGENCIES THAT MAY OFFER  
LEGAL SERVICES TO ELIGIBLE PERSONS  
AT A REDUCED FEE OR NO FEE.

### Berks County Bar Assn.

544 Court St.  
P.O. Box 1058  
Reading, PA 19603  
(610) 375-4591

**Christopher A. DeNardo, Kristen D. Little,  
Kevin S. Frankel, Regina Holloway, Sarah  
K. McCaffery, Leslie J. Rase, Alison H. Tulio  
& Katherine M. Wolf, Attys. for Plaintiff**  
Shapiro & DeNardo, LLC  
3600 Horizon Dr., Ste. 150  
King of Prussia, PA 19406  
610-278-6800

## 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

#### AMBER, JEAN R., dec'd.

Late of Amity Township.  
Executors: GAYLE A. WOLF and  
JACK F. WOLF  
c/o WOLF, BALDWIN & ASSOC.  
800 E. High Street,  
P.O. Box 444,  
Pottstown, PA 19464

#### BAUMAN, LEONORE M., dec'd.

Late of Borough of Boyertown.  
Executors: MARY L. REINHART and  
DONALD L. BAUMAN,  
c/o TOMLINSON & GERHART,  
414 Main Street,  
P.O. Box 14,  
East Greenville, PA 18041.  
ATTORNEY: MICHELLE M. FORSELL,  
ESQ.,  
Tomlinson & Gerhart,  
414 Main Street,  
P.O. Box 14,  
East Greenville, PA 18041

#### BOLAND, MARCELLA H., dec'd.

Late of 416 Westbury Drive,  
Borough of Wyomissing.  
Executors: DEBORAH A. BOWMAN;  
KATHLEEN P. BOLAND and  
BRIAN F. BOLAND,  
c/o Brian F. Boland, Esq.,  
Kozloff Stoudt Attorneys,  
2640 Westview Drive,  
Wyomissing, PA 19610.



07/28/2016

Vol. 108, Issue 44

ATTORNEY: BRIAN F. BOLAND, ESQ.,  
KOZLOFF STOUTD,  
2640 Westview Drive,  
Wyomissing, PA 19610

**BOONE, HAROLD PAUL, dec'd.**

Late of 465 4th Street,  
Wernersville.  
Executrix: GERALDINE M. BOONE,  
465 4th Street,  
Wernersville, PA 19565.

ATTORNEY: CHERYL A. ROWE, ESQ.,  
ROWE LAW OFFICES, P.C.,  
Suite 101, 1200 Broadcasting Road,  
Wyomissing, PA 19610

**BORETSKY, HELEN, dec'd.**

Late of Borough of Boyertown.  
Executrix: CAROL J. BEACRAFT,  
121 E. Spruce St.,  
Gilbertsville, PA 19525.

ATTORNEY: REBECCA A. HOBBS, ESQ.,  
O'Donnell, Weiss & Mattei, P.C.,  
41 E. High St.,  
Pottstown, PA 19464

**CARMICHAEL, GEORGE ROSS, JR. also known as****CARMICHAEL, GEORGE R., dec'd.**

Late of 42 Victoria Drive, Barto,  
Washington Township.  
Executrix: SUSAN J. RZEMINSKI,  
42 Hilltop Road,  
Ewing, NJ 08638

**COX, KEVIN S., dec'd.**

Late of Amity Township.  
Administrator: Christopher A. Cox.  
ATTORNEY: PETER E. MOORE, ESQ.,  
Narducci Moore Fleisher Roeberg & Wolfe,  
LLP,  
Suite 300,  
589 Skippack Pike,  
Blue Bell, PA 19422

**DUTT, MYRTLE V., dec'd.**

Late of 5 Gulfstream Drive, Shillington,  
Borough of Shillington.  
Executrix: JEFFREY L. DUTT,  
3053 Coplay Lane,  
Whitehall, PA 18052.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
ROLAND STOCK, LLC,  
627 North Fourth Street,  
P.O. Box 902,  
Reading, PA 19603

**EDWARDS, ROBERT P. also known as**  
**EDWARDS, ROBERT PAUL, dec'd.**

Late of 520 West Third Street,  
Borough of Birdsboro.  
Executors: DAVID L. EDWARDS,  
541 Weiser Street,  
Reading, PA 19601;  
JEFFREY W. EDWARDS,  
15 Delphi Road,  
Schwenksville, PA 19473 and  
THOMAS R. EDWARDS,  
1200 E. Cedar Street,  
Pocatello, ID 83201.

ATTORNEY: BRIAN R. OTT, ESQ.,  
BARLEY SNYDER, LLP,  
50 N. 5th Street, 2nd Fl.,  
P.O. Box 942,  
Reading, PA 19603-0942

**FARINA, FRANK W. also known as**  
**FARINA, FRANK, dec'd.**

Late of 1146 Gregg Avenue, Reading.  
Executors: WILLIAM F. FARINA,  
1143 Gregg Avenue,  
Reading, PA 19607 and  
CHRISTOPHER A. FARINA,  
1143 Gregg Avenue,  
Reading, PA 19607.

ATTORNEY: TERRY D. WEILER, ESQ.,  
1136 Penn Avenue,  
Wyomissing, PA 19610

**GILMORE, CHARLES J., dec'd.**

Late of 947 Dunkels Church Road,  
Kutztown.  
Executor: STEVE FENSTERMACHER,  
164 Church Hill Road,  
Lenhartsville, PA 19534.  
ATTORNEY: JAMES E. SHER, ESQ.,  
SHER & ASSOCIATES, P.C.,  
15019 Kutztown Road,  
Kutztown, PA 19530

**HEYDT, JUNE MAY also known as**  
**HEYDT, JUNE MAE and**  
**HEYDT, JUNE M., dec'd.**

Late of 41 Groff Road,  
Colebrookdale Township.  
Executrix: BONNIE LEE SHANE,  
25 E. Cedar Street,  
Fleetwood, PA 19522.  
ATTORNEY: ROBIN S. LEVENGOOD,  
ESQ.,  
1136 Penn Avenue,  
Wyomissing, PA 19610

**HIRSCH, PHYLLIS F., dec'd.**

Late of 2000 Cambridge Ave.,  
Borough of Wyomissing.  
Executrix: AMY E. HIRSCH,  
712 Carpenter Lane,  
Philadelphia, PA 19119.  
ATTORNEY: PATRICIA H. FRANKEL,  
ESQ.,  
The Highlands, Apt. 257,  
2000 Cambridge Avenue,  
Wyomissing, PA 19610

**HUNSBERGER, JOANNE M. also known as****HUNSBERGER, JO ANNE M., dec'd.**

Late of Keystone Villa at Fleetwood,  
501 Hoch Rd., Apt. 201, Blandon,  
Maidencreek Township.  
Executrix: WENDY M. WENTZEL,  
706 Bear Blvd.,  
Reading, PA 19606.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
ROLAND STOCK, LLC,  
627 North Fourth Street,  
P.O. Box 902,  
Reading, PA 19603

07/28/2016

Vol. 108, Issue 44

**INGRAM, HORACE S., dec'd.**

Late of Amity Township.  
 Executors: LINDA INGRAM,  
 29 Unionville Rd.,  
 Douglassville, PA 19518;  
 RICHARD INGRAM,  
 23 Stonehill Dr.,  
 Mohnton, PA 19540 and  
 ROBERT INGRAM,  
 1526 Chestnut Hill Rd.,  
 Pottstown, PA 19465.  
 ATTORNEY: KATHLEEN M. MARTIN,  
 ESQ.,  
 O'Donnell, Weiss & Mattei, P.C.,  
 41 East High St.,  
 Pottstown, PA 19464

**IWANOWSKI, MARGARET E., dec'd.**

Late of City of Reading.  
 Executor: JOHN G. LEISEY,  
 45 Keen Road,  
 Spring City, PA 19475.  
 ATTORNEY: WILLIAM R. BLUMER,  
 ESQ.,  
 LEISAWITZ HELLER ABRAMOWITCH  
 PHILLIPS, P.C.,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610

**JEPSEN, ROBERT O., dec'd.**

Late of 120 W. 5th Street,  
 Boyertown.  
 Executor: CAROL J. WALKER,  
 P.O. Box 904,  
 Franconia, NH 03580.  
 ATTORNEY: JAMES E. SHER, ESQ.,  
 SHER & ASSOCIATES, P.C.,  
 15019 Kutztown Road,  
 Kutztown, PA 19530

**PALERMO, ROBERT F. also known as  
PALERMO, ROBERT FRANCIS, dec'd.**

Late of 1687 Little Mountain Road,  
 Bethel Township.  
 Executrix: CATHERINE PALERMO,  
 730 Plane Street,  
 Columbia, PA 17512.  
 ATTORNEY: SARAH RUBRIGHT  
 MCCAHERN, ESQ.,  
 BARLEY SNYDER, LLP,  
 50 N. 5th Street, 2nd Fl.,  
 P.O. Box 942,  
 Reading, PA 19603-0942

**STUMP, PAUL J., SR., dec'd.**

Late of North Heidelberg Township.  
 Executors: PATRICIA A. UNDERKOFER,  
 220 Berger School Rd.,  
 Bernville, PA 19506 and  
 PAUL J. STUMP, JR.,  
 40 Locust Lane,  
 Wernersville, PA 19565.  
 ATTORNEY: BETSY HAWMAN SPROW,  
 ESQ.,  
 DERR, HAWMAN & DERR,  
 522 Washington Street,  
 P.O. Box 1179,  
 Reading, PA 19603

**SYMONS, JEAN M., dec'd.**

Late of Phoebe Berks Health Center,  
 1 Heidelberg Drive, Wernersville,  
 Borough of Wernersville.  
 Executor: ROBERT R. KREITZ,  
 P.O. Box 902,  
 Reading, PA 19603.  
 ATTORNEY: ROBERT R. KREITZ, ESQ.,  
 ROLAND STOCK, LLC,  
 627 North Fourth Street,  
 P.O. Box 902,  
 Reading, PA 19603

**TRUPP, ETHEL L., dec'd.**

Late of 719 Cameron Street,  
 Cumru Township.  
 Executors: BRIAN K. TRUPP and  
 SHARON A. WHITEHOUSE,  
 c/o Brian F. Boland, Esq.,  
 Kozloff Stoudt,  
 2640 Westview Drive,  
 Wyomissing, PA 19610.  
 ATTORNEY: BRIAN F. BOLAND, ESQ.,  
 KOZLOFF STOUTT,  
 2640 Westview Drive,  
 Wyomissing, PA 19610

**UNGER, EUGENE C., dec'd.**

Late of Exeter Township.  
 Executrix: LINDA A. UNGER,  
 4910 Mayapple Lane,  
 Reading, PA 19606.  
 ATTORNEY: BETSY HAWMAN SPROW,  
 ESQ.,  
 DERR, HAWMAN & DERR,  
 522 Washington Street,  
 P.O. Box 1179,  
 Reading, PA 19603

**YELLES, THELMA V., dec'd.**

Late of Borough of Hamburg.  
 Executor: BRUCE A. YELLES,  
 703 Chew Street,  
 Hamburg, PA 19526.  
 ATTORNEY: KENNETH C. MYERS,  
 ESQ.,  
 534 Elm Street,  
 1st Floor,  
 Reading, PA 19601

**Second Publication****ADAMCZYK, VICTORIA, dec'd.**

Late of 1399 Fairview Dr.,  
 Leesport.  
 Executor: JOSEPH ADAMCZYK,  
 313 Crest Circle,  
 Mohnton, PA 19540

**AMBROSE, ELAINE M., dec'd.**

Late of Borough of Boyertown.  
 Executor: MICHAEL ALLEN AMBROSE,  
 1200 Steuart Street, Unit 1028,  
 Baltimore, MD 21230.  
 ATTORNEY: JEFFREY C. KARVER,  
 ESQ.,  
 BOYD & KARVER,  
 7 E. Philadelphia Avenue,  
 Boyertown, PA 19512

07/28/2016

Vol. 108, Issue 44

**BECKER, RONALD R., dec'd.**

Late of 85 Medinah Drive,  
Cumru Township.  
Executor: JOSEPH M. PERIANDI,  
50 Berkshire Ct., Ste. 208,  
Wyomissing, PA 19610.  
ATTORNEY: FREDERICK M. NICE,  
ESQ.,  
LEISAWITZ HELLER ABRAMOWITCH  
PHILLIPS, P.C.,  
2755 Century Boulevard,  
Wyomissing, PA 19610

**ECKER, DONA also known as  
ECKER, DONA L., dec'd.**

Late of 126 Kennedy Avenue,  
Mertztown.  
Executor: RANDOLPH S. ECKER,  
c/o James A. Ritter, Esquire,  
Gross McGinley, LLP,  
111 E. Harrison St., Suite 2,  
Emmaus, PA 18049-2916.  
ATTORNEY: JAMES A. RITTER, ESQ.,  
Gross McGinley, LLP,  
Suite 2, 111 E. Harrison Street,  
Emmaus, PA 18049-2916

**ELLIOT, JANET I. also known as  
ELLIOT, JANET IRENE, dec'd.**

Late of 472 Paul Street, Reading.  
Executrix: JILL E. BROOKS,  
1140 Bull Frog Lane,  
Breiningsville, PA 18031.  
ATTORNEY: SCOTT C. PAINTER, ESQ.,  
906 Penn Avenue,  
P.O. Box 6269,  
Wyomissing, PA 19610

**HILBERT, RUSSELL, J., dec'd.**

Late of Amity Township.  
Administrators: DANE T. HILBERT,  
8000 Neuson Court,  
Henrico, VA 23229 and  
JOHN BANOS,  
400 Old Airport Road,  
Douglassville, PA 19518.

**HOPKINS, PHOEBE LORAH also known  
as**

**HOPKINS, PHOEBE L., dec'd.**  
Late of 69 Bertolet Mill Road, Oley.  
Executor: LOYD W. HOPKINS, JR.,  
69 Bertolet Mill Road,  
Oley, PA 19547.  
ATTORNEY: CHRISTOPHER J.  
HARTMAN, ESQ.,  
Suite 301,  
1100 Berkshire Boulevard,  
Wyomissing, PA 19610

**KOHLER, MARY E., dec'd.**

Late of Muhlenberg Township.  
Executor: EDWARD B. MICHALIK, JR.,  
402 March Street,  
Shillington, PA 19607.  
ATTORNEY: SEAN J. O'BRIEN, ESQ.,  
MOGEL, SPEIDEL, BOBB &  
KERSHNER,  
520 Walnut Street,

Reading, PA 19601

**LABE, ROGER J., dec'd.**

Late of 2440 Cleveland Avenue,  
Spring Township.  
Executrix: COLENE C. JACOBS,  
528 East Linden Street,  
Fleetwood, PA 19522.  
ATTORNEY: LARRY W. MILLER, JR.,  
ESQ.,  
MILLER LAW GROUP, PLLC,  
25 Stevens Avenue,  
West Lawn, PA 19609-1425

**LYONS, TERRANCE W., dec'd.**

Late of 105 Octagon Avenue,  
Sinking Spring.  
Executrix: JOY L. SCOTT,  
P.O. Box 259,  
Hopeland, PA 17533.  
ATTORNEY: JESSE C. ROBINSON, ESQ.,  
Blakinger Thomas, PC,  
28 Penn Square,  
Lancaster, PA 17603

**MEITZLER, MICHAEL NATHAN, dec'd.**

Late of Centre Township.  
Administrator CTA: MATTHEW J.  
STITZEL,  
3300 Kutztown Road,  
Reading, PA 19605.  
ATTORNEY: VICTORIA A. GALLEN  
SCHUTT, ESQ.,  
5 Hearthstone Court,  
Suite 201,  
Reading, PA 19606

**MILLER, LUCAS M., dec'd.**

Late of 2149 Reading Blvd.,  
West Lawn.  
Executrix: JENNIFER MILLER,  
1235 Penn Avenue,  
Suite 201,  
Wyomissing, PA 19610.  
ATTORNEY: ANDREW W. MUIR, ESQ.,  
Law Office of Andrew W. Muir, LLC,  
1235 Penn Avenue,  
Suite 201,  
Wyomissing, PA 19610

**MOUNTAIN, ROSEMARY C., dec'd.**

Late of Maidencreek Township.  
Executor: CHRISTOPHER J. MOUNTAIN,  
59 Good Place,  
Fleetwood, PA 19522.  
ATTORNEY: DARAL A. WOERLE, ESQ.,  
P.O. Box 6765,  
Wyomissing, PA 19610

**O'REILLY, JOHN F., dec'd.**

Late of Borough of Mt. Penn.  
Executrix: JEAN L. O'REILLY,  
108 S. 20th Street,  
Reading, PA 19606.  
ATTORNEY: LATISHA B.  
SCHUENEMANN, ESQ.,  
LEISAWITZ HELLER ABRAMOWITCH  
PHILLIPS, P.C.,  
2755 Century Boulevard,  
Wyomissing, PA 19610

07/28/2016

Vol. 108, Issue 44

**PEIFER, ELIZABETH ELEANOR also known as****PEIFER, ELIZABETH E. and PEIFER, ELIZABETH P., dec'd.**

Late of 126 S. Walnut Street, Borough of Birdsboro.

Executors: EDWARD J. PEIFER, 106 Longfield Drive, Douglassville, PA 19518, and GEORGE PEIFER, 143 S. Walnut Street, Birdsboro, PA 19508.

ATTORNEY: BRIAN R. OTT, ESQ.,

BARLEY SNYDER, LLP,

50 N. 5th Street, 2nd Fl.,

P.O. Box 942,

Reading, PA 19603-0942

**PELZ, WERNER R., dec'd.**

Late of 2910 State Hill Road, A-1, Wyomissing.

Executrix: TRACEY L. LLOYD,

701 Second Street NE, #711,

Washington, DC 20002.

ATTORNEY: DAVID S. GELLERT, ESQ.,

3506 Perkiomen Avenue,

Reading, PA 19606

**ROSOWSKI, JOHN J. also known as****ROSOWSKI, JOHN JOSEPH, dec'd.**

Late of 5081 Oley Turnpike Road, Reading.

Executor: JOHN L. ROSOWSKI,

5081 Oley Turnpike Road,

Reading, PA 19606.

ATTORNEY: ROBERT D.

KATZENMOYER, ESQ.,

2309 Perkiomen Avenue,

Reading, PA 19606

**YETTO, FRANCIS S., dec'd.**

Late of 3000 Windmill Road,

Spring Township.

Executor: FRANK S. YETTO,

2237 Reading Avenue,

West Lawn, PA 19609.

ATTORNEY: ERIC L. B. STRAHN, ESQ.,

STRAHN LAW OFFICES, P.C.,

5341 Perkiomen Avenue,

Reading, PA 19606

**Third and Final Publication****BARO, VINCENT J., dec'd.**

Late of 209 Haag Road, Reading.

Administrators: MARY T. BARO,

124 Christine Drive,

Reading, PA 19606 and

DOUGLAS J. BARO,

209 Haag Road,

Reading, PA 19606.

ATTORNEY: JAMES E. MANCUSO,

ESQ.,

BRUMBACH, MANCUSO &amp; FEGLEY,

P.C.,

50 N. 5th Street, P.O. Box 8321,

Reading, PA 19603-8321

**BASTIAN, ANITA L., dec'd.**

Late of 9 Reading Drive, Apt. 306,

Lower Heidelberg Township.

Executor: DONALD M. BASTIAN,

917 North Eugene Street,

Greensboro, NC 27401.

ATTORNEY: JONATHAN B. BATDORF, ESQ.,

317 East Lancaster Avenue,

Shillington, PA 19607

**BLATT, PAULINE K., dec'd.**

Late of 1101 Church Lane Road,

Exeter Township.

Executor: SCOTT A. BLATT,

c/o J. William Widing, III, Esq.,

Kozloff Stoudt,

2640 Westview Drive,

Wyomissing, PA 19610.

ATTORNEY: J. WILLIAM WIDING, III, ESQ.,

KOZLOFF STODT,

2640 Westview Drive,

Wyomissing, PA 19610

**BOSOLD, GEORGE W., dec'd.**

Late of 616 Adamstown Road,

Reinholds, Spring Township.

Executors: RICHARD C. BOSOLD,

3026 East Galen Hall Road,

Reinholds, PA 17569 and

MARK T. BOSOLD,

117 Stitzer Road,

Fleetwood, PA 19522.

ATTORNEY: ROBERT R. KREITZ, ESQ.,

ROLAND STOCK, LLC,

627 North Fourth Street, P.O. Box 902,

Reading, PA 19603-0902

**BROWN, HOWARD W., dec'd.**

Late of 718 Tuckerton Avenue,

Temple.

Executors: JUDITH LEAS,

5105 Lamont Ave.,

Temple, PA, and

RANDALL BROWN,

3009 Curtis Road,

Sinking Spring, PA.

ATTORNEY: JOHN M. STOTT, ESQ.,

P.O. Box 8321,

Reading, PA 19603-8321

**CASIMIR, EDNER, dec'd.**

Late of City of Reading.

Executors: KIRBY CASIMIR,

EDWIN CASIMIR and

GARY CASIMIR,

c/o 1821 N. 22nd St.,

Richmond, VA 23223.

**CHECK, CAROL ANN, dec'd.**

Late of 1026 Franklin St.,

Apt. 1003, Reading.

Executor: DONALD CHECK,

115 Woods Edge Dr.,

Douglassville, PA 19518

**CLOUSER, JOHN A., dec'd.**

Late of 17 Roxberry Ave.,

Sinking Spring.

Administratrix: SANDRA CLOUSER,

66 Arrowhead Ave.,

07/28/2016

Vol. 108, Issue 44

Boyertown, PA 19512.  
 ATTORNEY: SEAN D. CURRAN, ESQ.,  
 CURRAN ESTATE LAW,  
 222 N. Kenhorst Boulevard,  
 Reading, PA 19607

**DIETRICH, JESSE L., dec'd.**

Late of Blandon,  
 Maidencreek Township.  
 Executor: JESSE B. DIETRICH,  
 300 Main Street,  
 Blandon, PA 19510.  
 ATTORNEY: EUGENE ORLANDO, JR.,  
 ESQ.,  
 ORLANDO LAW OFFICES, P.C.,  
 Suite 202, 2901 St. Lawrence Avenue,  
 Reading, PA 19606

**EBERLY, LYNN S., dec'd.**

Late of North Heidelberg Township.  
 Administrator C.T.A.: JUSTIN S. EBERLY,  
 c/o Barbara Kern Dietrich, Esq.,  
 22 Hilgert Ave.,  
 Reading, PA 19607.  
 ATTORNEY: BARBARA KERN  
 DIETRICH, ESQ.,  
 22 Hilgert Avenue,  
 Reading, PA 19607

**FISCHETTI, ANTHONY P., dec'd.**

Late of Borough of Wyomissing.  
 Executors: DEBORAH STESLOW,  
 5370 Bernville Rd.,  
 Bernville, PA 19506 and  
 MICHAEL P. FISCHETTI,  
 16 Goldfinch Dr.,  
 Wyomissing, PA 19610.  
 ATTORNEY: ANTHONY R. DISTASIO,  
 ESQ.,  
 LINTON & DISTASIO, P.C.,  
 1720 Mineral Spring Road, P.O. Box 3588,  
 Reading, PA 19606

**FRY, WILLIAM P., JR., dec'd.**

Late of Colebrookdale Township.  
 Administratrix: BRENDA L. FRY,  
 12 Barb Lane,  
 Boyertown, PA 19512.  
 ATTORNEY: JEFFREY C. KARVER,  
 ESQ.,  
 BOYD & KARVER,  
 7 E. Philadelphia Avenue,  
 Boyertown, PA 19512

**GECHTER, SAMUEL A., dec'd.**

Late of 552 Basket Road, Oley.  
 Executor: MARVIN A. GECHTER,  
 4802 Club Drive,  
 Reading, PA 19606.  
 ATTORNEY: ROBERT D.  
 KATZENMOYER, ESQ.,  
 2309 Perkiomen Avenue,  
 Reading, PA 19606

**HANSON, H. RICHARD, dec'd.**

Late of 1278 Centerport Road,  
 Mohrsville, Centre Township.  
 Executrix: SHARON HANSON,  
 1278 Centerport Road,  
 Mohrsville, PA 19541.

ATTORNEY: ALEXA S. ANTANAVAGE,  
 ESQ.,  
 ANTANAVAGE FARBIARZ, PLLC,  
 64 N. 4th Street,  
 Hamburg, PA 19526

**HARTING, CLAIR E., dec'd.**

Late of 113 Keller Avenue,  
 Borough of Sinking Spring.  
 Administratrix: PAMELA M. TRIMBUR,  
 2090 Buchert Road,  
 Pottstown, PA 19464.  
 ATTORNEY: ROBERT R. KREITZ, ESQ.,  
 ROLAND STOCK, LLC,  
 627 North Fourth Street, P.O. Box 902,  
 Reading, PA 19603-0902

**HOUCK, SARA Y., dec'd.**

Late of 1136 Van Reed Road,  
 Bern Township.  
 Executrix: KAREN P. LEVESQUE,  
 1049 Victory Circle,  
 Reading, PA 19605.  
 ATTORNEY: JOHN S. HIBSCHMAN,  
 ESQ.,  
 BARLEY SNYDER, LLP,  
 50 N. 5th Street, 2nd Fl.,  
 P.O. Box 942,  
 Reading, PA 19603-0942

**KRAMER, ROBERT Q., dec'd.**

Late of 109 S. Herbein Drive, Topton.  
 Administratrix: PATRICIA A. KRAMER,  
 c/o Susan N. Denaro, Esquire,  
 Georgeadis Setley,  
 4 Park Plaza, 2nd Floor,  
 Wyomissing, PA 19610.  
 ATTORNEY: SUSAN N. DENARO, ESQ.,  
 GEORGEADIS SETLEY,  
 Four Park Plaza, Second Floor,  
 Wyomissing, PA 19610

**LESHER, TIMOTHY L., dec'd.**

Late of 3333 Reading Crest Avenue,  
 Muhlenberg Township.  
 Administrator: WAYNE LESHER,  
 c/o 2601 Centre Ave.,  
 Reading, PA 19605.  
 ATTORNEY: PAUL H. HERBEIN, ESQ.,  
 2601 Centre Avenue,  
 Reading, PA 19605

**NINZEHELTZER, ROY H., dec'd.**

Late of Borough of Shillington.  
 Administrators: GLENN C.  
 NINZEHELTZER,  
 63 Chestnut Street,  
 Mohnton, PA 19540 and  
 DIANE C. WEBER,  
 1378 Dry Tavern Road,  
 Denver, PA 17517.  
 ATTORNEY: SEAN J. O'BRIEN, ESQ.,  
 MOGEL, SPEIDEL, BOBB &  
 KERSHNER,  
 520 Walnut Street,  
 Reading, PA 19601

**OLDT, MARY L., dec'd.**

Late of Exeter Township.  
 Executrix: LORI-DA HAFER,

07/28/2016

Vol. 108, Issue 44

3829 North Alabama Avenue,  
Reading, PA 19605.

ATTORNEY: TIMOTHY B. BITLER,  
ESQ.,

3115 Main Street,  
Birdsboro, PA 19508-8319

**SHULTZ, DELANE L., dec'd.**

Late of 110 Halsey Avenue,  
West Lawn, Spring Township.

Executrix: CYNTHIA A. ARNOLD,  
401 Buzzard Road,

Reinholds, PA 17569.

ATTORNEY: ROBERT R. KREITZ, ESQ.,  
ROLAND STOCK, LLC,

627 North Fourth Street, P.O. Box 902,  
Reading, PA 19603-0902

**SMITH, DOROTHY A., dec'd.**

Late of 200 Sycamore Rd., West Reading.  
Executors: SUSAN L. ROWLEY, Primary

Contact,

16 Buckingham Dr.,  
Reading, PA 19605;

DAVID G. SMITH,  
200 Sycamore Rd.,

West Reading, PA 19611 and

ANNE E. DEITERICH,

4427 Bittner Avenue,  
Reading, PA 19608.

**TERREY, JUNE R., dec'd.**

Late of 3121 State Hill Road,  
Borough of Wyomissing.

Executors: LEANN R. MILLER,  
466 Gull Court,

Chestertown, MD 21620 and

ROBERT K. GREBE,

29217 N. 64th Street,

Cave Creek, AZ 85331.

ATTORNEY: LEROY G. LEVAN, ESQ.,

310 W. Broad Street,

Shillington, PA 19607

**FICTITIOUS NAME**

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

Notice is hereby given, pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of the filing in the office of the Department of State, of the Commonwealth of Pennsylvania, at Harrisburg, PA, on July 6, 2016 for an Application for the conduct of business in Berks County, Pennsylvania, under the assumed or fictitious name, style or designation of Amity Place, with a principal place of business 330 N. Wabash Ave., Ste. 3700, Chicago, IL 60611.

The name and address of the entity interested in said business is Douglassville AID II OpCo LLC, 4001 Kennett Pike, Ste. 302, Wilmington, DE 19807.

Notice is hereby given, pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of the filing in the office of the Department of State, of the Commonwealth of Pennsylvania, at Harrisburg, PA, on July 6, 2016 for an Application for the conduct of business in Berks County, Pennsylvania, under the assumed or fictitious name, style or designation of Maidencreek Place, with a principal place of business 330 N. Wabash Ave., Ste. 3700, Chicago, IL 60611. The name and address of the entity interested in said business is Reading AID II OpCo LLC, 4001 Kennett Pike, Ste. 302, Wilmington, DE 19807.

**WEST HILLS TOWNHOUSES** with its principal place of business at 333 South Wyomissing Avenue, Shillington, PA 19607.

The name and address of the person owning or interested in said business is: Council of West Hills Condominium, 333 South Wyomissing Avenue, Shillington, PA 19607.

The application was Filed on July 20, 2016..

**Socrates J. Georgeadis, Esq.**

**GEORGEADIS SETLEY**

Four Park Plaza, Second Floor  
Wyomissing, PA 19610

**MISCELLANEOUS**

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY, PENNSYLVANIA  
FAMILY DIVISION  
NO. 16-13080

TO: Mitchell Miller or any person alleging to be the father of Alexandra Skiles.

NOTICE IS HEREBY GIVEN THAT that June 9, 2016 , the Petition of Grant & Kimberly Skiles was filed in the above-named Court, requesting visitation of Alexandra Skiles, DOB: 2/22/2013, born in Reading, PA. The biological Mother of Alexandra Skiles is Ashley Skiles. Mitchell Miller is the biological father of Alexandra Skiles.

A Custody Conciliation will be heard August 19, 2016 at 9:00 a.m. at Family Court Custody Office, Berks County Services Center, 7th Floor, 633 Court Street, Reading, PA 19601. At this date & time, the said Petition will be heard and all interested parties may appear & show cause, if any, why the request of the Petitioner should not be granted.

If you wish to defend, you must appear at the hearing, either personally or by an attorney. If you fail to appear at the hearing, the case may proceed without you without further notice for

07/28/2016

Vol. 108, Issue 44

the relief requested by the Plaintiffs.

You should take this paper to your lawyer at once. If you do not have a lawyer, contact the office below, who can provide you with information about hiring a lawyer.

**Berks County Bar Association**

544 Court Street  
P.O. Box 1058  
Reading, PA 19603  
(610) 375-4591

**By: Melissa Krishock, Esq.**

Law Office of Melissa Krishock, P.C.  
519 Walnut Street, 3rd Floor  
Reading, PA 19601

---

---

## TRUST NOTICES

### First Publication

The Boretsky Living Trust dtd. 1/14/94, Helen Boretsky, Deceased, Grantor.

Late of Boyertown Borough, Berks County, PA.

All persons indebted to said Trust or Grantor are requested to make immediate payment, and those having legal claims, to present the same without delay to:

Trustee: Carol J. Beacraft,  
121 E. Spruce St.,  
Gilbertsville, PA 19525. Or to her Atty.  
Rebecca A. Hobbs, Esq.,  
O'Donnell, Weiss & Mattei, P.C.,  
41 E. High St.,  
Pottstown, PA 19464