

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 **November 7, 2014** at 10:00 o'clock A.M. .*

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

The following described Real Estate. To wit:

First Publication

No. 07-7902

Judgment Amount: \$36,008.01
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 being Number 322 Wunder Street, situate on the West side of Wunder Street, between Spruce and Muhlenberg Streets, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by a ten feet wide alley;
ON the East by said Wunder Street;

ON the South by property now or late of Emma Andrews, being Number 324 Wunder Street and ON the West by an alley.

CONTAINING in front on said Wunder Street, in width or breadth, 11 feet and in depth or length of equal width or breadth, 100 feet, more or less.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 322 Wunder Street, Reading, PA 19602

TAX PARCEL #10531630182299
ACCOUNT: 10697165
SEE Deed Book 2899, Page 2036
Sold as the property of: Kathleen E. Aquino

No. 08-8327

Judgment Amount: \$258,472.91
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Spring Township, County of Berks, Commonwealth of Pennsylvania, described in accordance with a Final Plan of Drexelwood, Part "B", Drawing Number E-3531-2-B, made by Mast Engineering Company, Inc., dated August 8, 1972 and last revised September 29, 1972 recorded in Plan Book 34 Page 34, and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Northwesterly right of way of Broadcasting Road, a corner of Lot No. 8 on said Plan; thence extending along

Lot No. 8 in a Northwesterly direction by a line making an interior angle of 90 degrees with the line to be described last, a distance of 105.50 feet to a point in line of Lot No. 7 on said Plan; thence extending along Lot No. 7 and Lot No. 13 in a Northeasterly direction by a line making an interior angle of 90 degrees with the last described line a distance of 75.85 feet to a point, a point in line of Lot No. 13 and also a corner in common with Lot No. 10 on said Plan; thence extending in a Southeasterly direction along Lot No. 10 by a line making an interior angle of 90 degrees with the last described line, a distance of 105.50 feet to a point on the Northwesterly right-of-way line of Broadcasting Road; thence extending along the same in a Southwesterly direction by a line making an interior angle of 90 degrees with the last described line, a distance of 75.85 feet to the first mentioned point and place of BEGINNING.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 702 Broadcasting Road, Reading, PA 19610

TAX PARCEL #80438608996975
ACCOUNT: 80191002
SEE Deed Book
Instrument #2007014056
Page Instrument #2007014056

Sold as the property of: Michelle Denise Goodwin and Lonnie P. Goodwin

No. 09-01753

Judgment Amount: \$1,343.05
Attorney: James R. Wood, Esquire

ALL THAT CERTAIN two-story brick dwelling house, together with the Lot or piece of ground upon which the same is erected, situate on the West side of Hampden Boulevard, No. 824, between Douglass and Windsor Streets in the City of Reading, County of Berks and Commonwealth of Pennsylvania.

TAX PARCEL NO. 12-5317-54-14-8846
ACCOUNT NO.

BEING KNOWN AS 824 Hampden Boulevard, Reading, Pennsylvania 19604

SINGLE-FAMILY residential dwelling
To be sold as the property of Gloria Martinez

No. 09-16311

Judgment: \$174,057.72
Attorney: McCabe, Weisberg & Conway, P.C.
TAX ID. #72-5442-00-71-3713

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

10/16/2014

Vol. 107, Issue 03

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

(1) LEAVING aforementioned road and along Lot No. 8, North seventy degrees fifty-one minutes forty-three seconds East (N. 70 degrees 51 minutes 43 seconds E.) five hundred fifty and sixteen hundredths feet (550.16') to a point, a corner in common with Lot No. 8, Lot No.4 and Lot No. 5, thence;

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

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

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

CONTAINING: three and one hundred sixty-eight thousandths (3.168) acres.

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

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

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

No. 10-04942

Judgment Amount: \$1,492.35

Attorney: James R. Wood, Esquire

ALL THAT CERTAIN, two-story frame dwelling house, and lot or piece of ground upon which the same is erected, situate on the East side of Church Street between Buttonwood and Woodward Streets, and being No. 405 Church Street, in the City of Reading, County of Berks and State of Pennsylvania.

TAX PARCEL NO. 07-5307-67-82-1690

ACCOUNT NO.

BEING KNOWN AS 405 Church Street, Reading, Pennsylvania 19601

SINGLE-FAMILY residential dwelling

To be sold as the property of Gumersindo Torres-Ramos and Carmen Melendez-Torres

No. 10-11460

Judgment Amount: \$449,135.99

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN message, tenement and two tracts of land, described separately, situate in Douglass Township, Berks County, Pennsylvania, bounded, limited and described as follows, to wit:

TRACT NO. 1:

Beginning at a point in the middle of the Amityville Road at a corner of F. B. Davidheiser's land; thence along the same North 16 1/2 degrees East 44.4 perches to a point, a corner of this and other land of F. B. Davidheiser; thence along the same South 72 1/2 degrees East 53 perches to a point in line of land of Robert W. Evans; thence along the same South 16 degrees West 3.2 perches to a point in line of other land of Lester Thompson; thence along the same 25 1/2 degrees West 16.16 perches to a point; thence South 16 degrees West 13.5 perches to a point in the middle of said Amityville Road; thence along the middle of said Road South 89 1/2 degrees West 35.2 perches and North 76 3/4 degrees West 16 perches to the point and place of BEGINNING.

CONTAINING 12 acres and 25 perches of land, according to a survey thereof, made by Ralph E. Shaner, Registered Engineer.

TRACT NO. 2:

Beginning at a point in the middle of the said Amityville Road at a corner of Thomas J. Colihan's land; thence South 24 degrees West a distance of 40 feet; thence eastwardly a distance of 40 feet; thence northwardly a distance of 40 feet to the middle of the said Amityville Road; thence along the middle of said Road southwestwardly a distance of 35 feet to the point or place of BEGINNING.

SUBJECT TO the following grant of easement which appears in Deed Book Volume 849 Page 302, Berks County Records:

GRANTING AND RESERVING unto Alvin G. Bossert and Justine Bossert, his wife, their heirs and assigns, the free and uninterrupted use of so much of the water flowing from a spring located on Tract #1 above described, as may be necessary for the comfortable occupancy of the dwelling recently erected on land owned by Alvin G. Bossert and Justine Bossert, his wife, lying to the South of Tract #1 hereinbefore described. Together with the right and privilege to pipe said water from the spring or spring house, above referred to, over the lands hereby conveyed to the grantees in a pipe not exceeding one and one-quarter inches in diameter. Together with free ingress, egress and regress to and for the said Alvin G. Bossert and Justine Bossert, his wife, at all times and seasons forever hereafter, into, along and upon the course of said pipe line over the lands hereinbefore conveyed to the grantees, in common with the said grantees, their heirs and assigns. Tenants and occupiers of the land, hereinabove, conveyed to the grantees adjacent

10/16/2014

Vol. 107, Issue 03

to the course of said pipeline, for the purpose of repairing and replacing the said pipe line.

TITLE TO SAID PREMISES IS VESTED IN Brian D. Wampole and Tammy L. Wampole, h/w, by Deed from William L. Rose and Marian A. Rose, h/w, dated 06/03/2008, recorded 06/05/2008 in Book 5368, Page 997.

BEING KNOWN AS 255 Douglass Drive, Douglassville, PA 19518-1928.

Residential property

TAX PARCEL NO.: 41-5374-00-13-0213

TAX ACCOUNT: 41060700

SEE Deed Book 5368 Page 997

To be sold as the property of Brian D. Wampole a/k/a Brian Wampole, Tammy L. Wampole, The United States of America c/o The United States Attorney for The Eastern District of PA.

No. 10-14300

Judgment Amount: \$176,087.12

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the one and one-half story, stone, brick and frame dwelling house thereon erected, situate on the Western side of Upland Road, being known as House No. 64 Upland Road, in the Borough of Wyomissing, County of Berks and State of Pennsylvania, as shown on Map or Plan of Wyomissing Hills surveyed by E. Kurtz Wells, C. E., said Map or Plan being duly acknowledged and recorded in the Office of the Recorder of Deeds, in and for the County of Berks, and State of Pennsylvania, in Plan Book 2 Page 40, and said Lot being further known as the Northern 45 feet of Lot No. 5 plus the Southern 25 feet of Lot No. 4, Block 'G' as shown on said Plan of Wyomissing Hills, which said Map or Plan is hereby referred to and expressly made a part of this Deed, said Lot or piece of ground being more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Western line of Upland Road (50 feet wide), said point being 182.87 feet South of the point of intersection of the said Western line of Upland Road and the Southern line of Wyomissing Hills Boulevard (50 feet wide) as they are shown on said Plan of Wyomissing Hills, and said point being the Northeastern corner of property now or late of Darlington Hoopes, Jr., thence Westwardly along said property now or late of Darlington Hoopes, Jr, by a line making a right angle with the line of Upland Road a distance of 150 feet to a point in the Eastern line of West Lawn Borough, thence Northwardly along same by a line making a right angle with the last described line a distance of 70 feet to a point; thence Eastwardly along residue property of Wyomissing Hills, Inc., by a line making a right angle with the last described line a distance of 150 feet to a point in the Western line of Upland Road aforementioned, thence Southwardly along the same by a line making a right angle with the last described line a distance

of 70 feet to the place of Beginning.

TITLE TO SAID PREMISES IS VESTED IN Barbara Kleeman and Lorie Kleeman and Randall E. Recknagel, h/w, by Deed from Barbara Kleeman, dated 01/26/2006, recorded 03/03/2006 in Book 4809, Page 2130

BEING KNOWN AS 64 Upland Road, Wyomissing Hills, PA 19609-1772.

Residential property

TAX PARCEL NO.: 96-4396-05-08-8320

TAX ACCOUNT: 96970085

SEE Deed Book 4809 Page 2130

To be sold as the property of Barbara Kleeman a/k/a Barbara L. Kleeman, Lorie Kleeman, Randall E. Recknagel.

No. 10-19267

Judgment: \$55,021.58

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

ALL THAT CERTAIN three-story brick building and apartment houses and Lot or piece of ground upon which the same is erected, situate on the West side of North Eleventh Street between Walnut and Elm Streets, and being No. 218 North Eleventh Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by property of Carl F. Zugner,

ON the East by the said North Eleventh Street,

ON the South by property of J. A. Schmidt and wife, and

ON the West by property now or late of Frederick Coonley.

CONTAINING IN FRONT on North Eleventh Street, North and South, fifteen feet (15') and in depth East and West, one hundred (100').

TAX I.D. #09-5317-69-11-0523

BEING KNOWN AS: 218 North 11th Street, Reading, Pennsylvania 19601.

TITLE TO SAID PREMISES is vested in Dale R. Gresh and Susanne A. Gresh by Deed from Patrick E. Flannery and Diane B Flannery dated September 15, 2005 and recorded November 9, 2005 in Deed Book 04706, Page 1243.

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

No. 10-19684

Judgment: \$452,059.55

Attorney: Udren Law Offices, P.C.

ALL THAT CERTAIN property situated in the Township of Douglass in the County of Berks and Commonwealth of Pennsylvania, being more fully described in a Deed dated 12/12/1997 and recorded 01/08/1998, among the Land Records of the County and State set forth above, in Deed Volume 2898 and Page 1098.

BEING KNOWN AS: 2 Big Sky Ranch, Douglass Township, PA 19464

PROPERTY ID NO.: 5374-04-51-2749

TITLE TO SAID PREMISES is vested in Robert C. Gordon, Jr. and Brenda J. Gordon, husband and wife by Deed from Betty Ann Bair

10/16/2014

Vol. 107, Issue 03

and a/k/a Betty A. Bair and f/k/a Betty Ann Bell and Beverly A. Scherer, widow, equitable owner dated 12/12/1997 recorded 01/08/1998 in Deed Book 2898 Page 1098.

TAX PARCEL NO.: 80438718306533
 TAX ACCOUNT: 80200002
 SEE Deed Book 3968 Page 1894
 To be sold as the property of Brenda L. Snyder a/k/a Brenda Snyder a/k/a Brenda Lee Snyder.

No. 11-15692

Judgment Amount: \$127,059.25
 Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN brick dwelling being House No. 1600 Dogwood Drive, together with the Lot or piece of ground upon which the same is erected being Lot No .7, Block 'U', as shown on the Plan of Building Lots known as Whitefield, Section IV, as laid out by Berkshire Greens, Inc., and recorded in the Office for the Recording of Deeds in and for Berks County, in Plan Book Volume 31, Page 21, dated July 30, 1965, situate in Spring Township, Berks County, Pennsylvania, being more particularly bounded as follows, to wit:

BEGINNING at a point on the Westerly building line of Dalin Drive, a 53.00 feet wide street, said point being the point of tangency formed by the intersection of the Southerly building line of Dogwood Drive, a 53.00 feet wide street with the aforementioned Westerly building line of Dalin Drive; thence in a Southwardly direction, along the Westerly building line of Dalin Drive, by line being tangent to the curve to be described last, the distance of 79.98 feet to a point; thence in a Westwardly direction, along the Northerly side of Lot No. 8 being House No. 2603 Dalin Drive, by a line forming an interior angle of 90 degrees with the last described line, the distance of 126.33 feet to a point; thence in a Northwardly direction, along the Easterly portion of Lot No. 6, being House No. 1602 Dogwood Drive, by a line forming an interior angle of 90 degrees with the last described line, the distance of 97.01 feet to a point in the aforementioned Southerly building line of Dogwood Drive; thence in an Eastwardly direction, along said Southerly building line of Dogwood Drive, by a line forming an interior angle of 85 degrees 18 minutes with the last described line, the distance of 69.50 feet to a point of curve; thence still along the same, by a line curving to the left, said curve having a radius of 117.01 feet, a central angle of 18 degrees 56 minutes 30 seconds, the arc distance of 18.68 feet, to a point of reverse curve; thence still along the same, by a line curving to the right, said curve having a radius of 15.00 feet, a central angle of 104 degrees 14 minutes 30 seconds, the arc distance of 27.28 feet, to the place of Beginning.

TITLE TO SAID PREMISES IS VESTED IN Brenda L. Snyder, by Deed from Michael J. Snyder and Brenda L. Snyder, husband and wife, dated 11/17/2003, recorded 01/14/2004, Book 3968, Page 1894.

BEING KNOWN AS 1600 Dogwood Drive, West Lawn, PA 19609-1015.
 Residential property

No. 12-16064

Judgment Amount: \$305,102.24
 Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Lower Heidelberg Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of Green Valley Estates, Phase X, drawn by Stackhouse, Seitz & Bensinger, dated June 10, 2002 and last revised March 24, 2003, said Plan recorded in Berks County in Plan Book 262, Page 28, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Pacific Avenue (54 feet wide), said point being a corner of Lot No. 421 on said Plan, thence extending from said point of beginning along Lot No. 421 North 26 degrees 30 minutes 00 seconds West 176.96 feet to a point, a corner of Lot No. 431 on said Plan, thence extending along same North 51 degrees 30 minutes 00 seconds East 71.56 feet to a point, a corner of Lot No. 432 on said Plan, thence extending along same North 90 degrees 00 minutes 00 seconds East 39.090 feet to a point, a corner of Lot No. 419 on said Plan; thence extending along same South 30 degrees 44 minutes 57 seconds East 186.83 feet to a point of curve on the Northwesterly side of Pacific Avenue, thence extending along same the two following courses and distances, (1) Southwestwardly along the arc of a circle curving to the left having a radius of 277.00 feet the arc distance of 40.55 feet to a point of tangent, and (2) South 63 degrees 30 minutes 00 seconds West 38.42 feet to the first mentioned point and place of beginning.

CONTAINING 17,111 square feet of land
 TITLE TO SAID PREMISES IS VESTED IN James Garcia and Jennifer M. Garcia, by Deed from Fiorino Grande, by his Attorney in Fact, Antonio Grande, dated 09/23/2005, recorded 09/28/2005 in Book 4674, Page 378.

BEING KNOWN AS 55 Pacific Avenue, Sinking Spring, PA 19608-9789.

Residential property
 TAX PARCEL NO.: 49437608899900
 TAX ACCOUNT: 49000746
 SEE Deed Book 4674 Page 378

To be sold as the property of James Garcia, Jennifer M. Garcia.

No. 12-16832

Judgment Amount: \$185,730.72
 Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or tract of ground situated in Exeter Township, Berks County,

10/16/2014

Vol. 107, Issue 03

Pennsylvania, being the exterior limits of Unit 21D as shown on a Plan set entitled in part Land Development Plans prepared for Woodgate, Elliot Building Group, as prepared by Van Cleef Engineering Associates, dated January 21, 2005, and being more particularly described as follows:

BEGINNING at a point within the lands now or formerly of WV Associates, L.P. (43-5325-06-37-2501), said point being located the following nine (9) courses and distances from a corner common to the lands now or formerly of WV Associates, L.P., lands now or formerly of Robert & Joan Mellon (43-5325-05-28-3267) and lands now or formerly of Neversink Road, Inc. (43-5325-06-38-2870):

THENCE (1) along the lands now or formerly of Neversink Road, Inc., South 40 degrees 40 minutes 27 seconds East, a distance of 279.78 feet to a point;

THENCE (2) through the lands now or formerly of WV Associates, L.P., South 49 degrees 19 minutes 33 seconds West, a distance of 110.70 feet to a corner of Building 21 (Unit 21A), and from said point running;

THENCE (3) along the face of Building 21, South 39 degrees 44 minutes 57 seconds East, a distance of 19.75 feet to a point;

THENCE (4) continuing along the same, North 50 degrees 15 minutes 03 seconds East, a distance of 2.67 feet to a point;

THENCE (5) still along the same, South 39 degrees 44 minutes 57 seconds East, a distance of 20.64 feet to a point;

THENCE (6) continuing along the same, South 50 degrees 15 minutes 03 seconds West, a distance of 4.00 feet to a point;

THENCE (7) still along the same, South 39 degrees 44 minutes 57 seconds East, a distance of 19.36 feet to a point;

THENCE (8) still along the same, North 50 degrees 15 minutes 03 seconds East, a distance of 2.67 feet to a point;

THENCE (9) still along the same, South 39 degrees 44 minutes 57 seconds East, a distance of 0.32 feet to a point at the projection of the centerline of the party wall between Units 21C and 21D, and from said point running:

THENCE (1) along the face of Building 21, South 39 degrees 44 minutes 57 seconds East, a distance of 19.68 feet to a point;

THENCE (2) continuing along the same, North 50 degrees 15 minutes 03 seconds East, a distance of 4.00 feet to a point;

THENCE (3) still along the same, South 39 degrees 44 minutes 57 seconds East, a distance of 0.32 feet to a point at the projection of the centerline of the party wall between Units 21D and 21E;

THENCE (4) along the center of the party wall between Units 21D and 21E, South 50 degrees 15 minutes 03 seconds West, a distance of 42.00 feet to a point on the face of Building 21;

THENCE (5) along the face of Building 21, North 39 degrees 44 minutes 57 seconds West, a

distance of 19.68 feet to a point;

THENCE (6) continuing along the same, South 50 degrees 15 minutes 03 seconds West, a distance of 2.67 feet to a point;

THENCE (7) still along the same, North 39 degrees 44 minutes 57 seconds West, a distance of 0.32 feet to a point at the projection of the centerline of the party wall between Units 21C and 21D;

THENCE (6) along the center of the party wall between Units 21C and 21D, North 50 degrees 15 minutes 03 seconds East, a distance of 40.67 feet to the POINT OF BEGINNING.

CONTAINING a calculated area of 762 square feet (0.017 acre).

BEING UNIT NO. 21D

TITLE TO SAID PREMISES VESTED IN Alexandra Walker, a single woman, James Walker, a married man, Carrie Walker, a married woman, by Deed from NVR Inc., a Virginia Corporation, trading as Ryan Homes, dated 06/14/2007, and recorded on 06/26/2007 in Book 05166, Page 0238.

BEING KNOWN AS 2102 Orchard View Road, Reading, PA 19606-4414.

Residential property

TAX PARCEL NO.: 43-5325-06-37-2777

TAX ACCOUNT: 43002590

SEE Deed Book 5166 Page 0238

TO be sold as the property of Alexandra Walker, James Walker, Carrie Walker.

No. 12-17122

Judgment: \$18,173.33

Attorney: Timothy C. Bitting, Esquire

ALL THAT CERTAIN lot or piece of ground, together with the buildings thereon erected, situate in the Township of Perry, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

SAID tract of ground lying and being on the East side of the State Highway leading from Shoemakersville to Hamburg and beginning at a stone on the State Highway and thence running Eastward along the lands now or late of Edward Sproesser three hundred twenty-four (324') feet to a point, a corner of land now or late of said Edward Sproesser; thence along land now or late of said Edward Sproesser Southward one hundred seventy-three (173') feet to a corner of land now or late of Frank S. Focht; thence Westward along said land now or late of Frank S. Focht of which this is apart three hundred fifty-five (355') feet to the aforesaid State Highway to a stone; thence Northward along said State Highway and lands now or late of Frank S. Focht, School House Lot, and land now or late of Jacob Epting one hundred seventy-three (173') feet to the place of Beginning.

CONTAINING about sixty-one thousand four hundred fifteen (61,415) square feet of land, more or less, this tract being bounded on the North by land now or late of Edward Sproesser, on the East also by land now or late of Edward Sproesser, on

10/16/2014

Vol. 107, Issue 03

the South by land now or late of Frank S. Focht of which this is a part and on the West by lands now or late of Frank S. Focht, School House Lot and Jacob Epting. The State Highway being the West bounding line thereof.

EXCEPTING THEREOUT that portion of said premises heretofore acquired by the Commonwealth of Pennsylvania for the purpose of relocating Highway Route No. 61.

ALSO EXCEPTING THEREOUT ALL THAT CERTAIN strip or piece of land situate on the East side of Pennsylvania State Highway Legislative Route No. 160 in the Township of Perry, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described according to a survey dated March 12, 1974, prepared by George W. Mayer, Registered Surveyor, as follows, to wit:

BEGINNING at a point in the Eastern right-of-way line of Pennsylvania State Highway Legislative Route No. 160, said point, an iron pin, being a corner in line of land now or late of Perry Township Golf, Inc.; thence in a Southerly direction along the Easterly right-of-way line of Pennsylvania Legislative Route No. 160, a distance of approximately one hundred seventy-two and fifty-nine hundredths (172.59") feet, more or less, to a point in line of land now or late of Robert F. Rubright, Jr., et ux; thence in an Easterly direction along said land now or late of Robert F. Rubright, Jr., et ux, North seventy-eight (78?) degrees thirty-seven (37") minutes thirty (30") seconds East, a distance of approximately eleven and seventy-five hundredths (11.75") feet, more or less, to a point, an iron pin, in line of land now or late of Perry Township Golf, Inc.; thence along said land now or late of Township of Perry Golf, Inc. North sixteen (16?) degrees twenty-four (24") minutes thirty (30") seconds West, a distance of one hundred seventy-two and fifty-nine hundredths (172.59") feet, more or less, to a point, an iron pin, in line of land now or late of Perry Township Golf, Inc.; then along said land now or late of Perry Township Golf, Inc. South seventy-eight (78?) degrees ten (10") minutes West, a distance of eleven and seventy-five hundredths (11.75") feet, more or less, to a point, an iron pin, the place of beginning.

TAX PARCEL: 70449301476237
 ACCOUNT: 70003965
 SEE Deed Book 3976 Page 2354
 To be sold as the property of Randall C. Boltz

No. 12-17607

Judgment Amount: \$51,039.53

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the one and one-half story concrete block dwelling house and other improvements thereon erected, being No. 812 Hay Road, situate in the Township of Muhlenberg (formerly Borough of Temple), County of Berks, and Commonwealth of Pennsylvania, bounded and

described in accordance with a survey by Albert E. Naylor, Registered Surveyor, as follows, to wit:

BEGINNING at a point at the intersection of the southerly building line of Hay Road and the westerly building line of a twelve foot (12 foot) wide alley, said point being between Kutztown Road and Eighth Street in the aforesaid Township of Muhlenberg (formerly Borough of Temple), thence leaving Hay Road and along the westerly building line of the twelve foot (12 foot) wide alley in a southerly direction, forming an interior angle of 90 degrees 13 minutes 30 seconds with the aforementioned southerly building line of Hay Road, a distance of 70.48 feet to a point; thence leaving the said twelve foot (12 foot) wide alley in a westerly direction, forming an interior angle of 89 degrees 35 minutes 30 seconds with the last described line, a distance of 50.18 feet to a point; thence along lands now or formerly of William J. Stauffer in a northerly direction, forming an interior angle of 90 degrees with the last described line, a distance of 70.32 feet to a point in the aforesaid southerly building line of Hay Road; thence along the said southerly building line of Hay Road in an easterly direction, forming an interior angle of 90 degrees 11 minutes with the last described line, a distance of 50.00 feet to the point, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Rebecca A. Boyer, by Deed from Andrea L. Bernet, dated 04/29/2004, recorded 05/11/2004 in Book 4056, Page 2129.

BEING KNOWN AS 812 Hay Road, Temple, PA 19560-1834.

Residential property

TAX PARCEL NO: 66-5309-1295-3038

TAX ACCOUNT: 66830365

SEE Deed Book 4056 Page 2129

To be sold as the property of Rebecca A. Boyer.

No. 12-1784

Judgment Amount: \$176,998.66

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

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

BEGINNING at a point on the northwesterly building line of Wingert Road (fifty feet (50 feet) wide) southwestwardly a distance of two hundred ten feet (210 feet) from the intersection of said northwesterly building line of Wingert Road with the southwesterly building line of Lawndale Road (fifty feet (50 feet) wide) thence extending in a southwesterly direction along the northwesterly building line of Wingert Road a distance of sixty-five feet (65 feet) to a point; thence extending in

10/16/2014

Vol. 107, Issue 03

a northwesterly direction along House No. 32 Wingert Road, forming a right angle with the northwesterly building lien of Wingert Road, a distance of one hundred twenty feet (120 feet) to a point; thence extending in a northwesterly direction along property now or late of Wingert Construction Company Inc. a distance of sixty-five feet (65 feet) to a point; thence extending in a southeasterly direction along House No. 23 Wingert Road, forming a right angle with the last described line, a distance of one hundred twenty feet (120 feet) to the place of beginning. The last described line forming a right angle with the northwesterly building line of Wingert Road.

TITLE TO SAID PREMISES IS VESTED IN Ronald D. Konemann, Jr. and Magda Konemann, h/w, by Deed from Ronald D. Konemann, Jr., dated 04/10/2007, recorded 04/19/2007 in Book 5117, Page 50.

BEING KNOWN AS 30 Wingert Road, Wyomissing, PA 19610-1958.

Residential property
TAX PARCEL NO.: 96-4397-18-30-1534
TAX ACCOUNT: 96970832
SEE Deed Book 5117 Page 50

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

No. 12-18554

Judgment: \$154,338.59

Attorney: Udren Law Offices, P.C.

ALL THAT CERTAIN tract of ground, together with the one-story stump brick dwelling house thereon erected being Numbered 3130 Fulton Street, lying on the western side of Fulton Street, 60 feet wide, South of Emerson Avenue, as shown on a Plan of the "Extension of Fulton, McKently and Noble Streets" laid out by Jean B. Saylor in March, 1959 recorded in Berks County Records, in Plan Book Volume 24 Page 26 situate in the Township of Muhlenberg County of Berks and Commonwealth of Pennsylvania being more fully bounded and described as follows:

BEGINNING AT A POINT in the western building line of Fulton Street said point being a distance of 370.19 feet southwardly along said building line of Fulton Street from the southwestern building corner of Fulton Street and Emerson Avenue; thence extending in a southerly direction along the said building line of Fulton Street by a line making a right angle with the line to be described last a distance of 57.00 feet to a point; thence leaving said building line and extending in westerly direction along property belonging now or formerly to Irvin R. Seidel and Frances A. Seidel, his wife, by a line making a right angle with the last described line, a distance of 132.53 feet to a point in line of property belonging now or formerly to Abner C. Good and Helen K. Good, his wife; thence extending along the same in a northerly direction and partly along residue property belonging now or formerly to Jean B. Saylor and Josephine A. Saylor, his

wife, of which the herein described Lot was a part, by a line making a right angle with the last described line a distance of 57.00 feet to a point; thence extending in a easterly direction along property belonging now or formerly of Charles W. Blatt and Eleanor M. Blatt, his wife, by a line making right angle with the last described line, a distance of 132.53 feet to the place of beginning.

BEING No. 3130 Fulton Street
BEING COUNTY TAX PARCEL NO.: 5308-12-97-2348

BEING KNOWN AS: 3130 Fulton Street, Reading, PA 19605

PROPERTY ID NO.: 5308-12-97-2348

TITLE TO SAID PREMISES is vested in Richard P. Stankiewicz, a single man, his heirs and assigns by Deed from Thomas W. Gajewski, Sr., and Wendy A. Gajewski, (husband and wife) dated 04/16/2005 recorded 06/21/2005 in Deed Book 4608 Page 1543.

To be sold as the property of: Richard P. Stankiewicz, a single man, his heirs and assigns

No. 12-19291

Judgment Amount \$90,648.00

Attorney: Robert W. Williams, Esquire

ALL THAT CERTAIN two-story brick dwelling house with mansard roof and the Lot or piece of ground upon which the same is erected, together with the two-story garage building (formerly a stable) erected on the rear of said Lot, situate on the West side of North Eleventh Street, being Number 824, between Douglass and Windsor 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 Mary K. Miller;

ON the East by said North Eleventh Street;

ON the South by property now or late of Augustus Dolch; and

ON the West by Dehart's Court.

CONTAINING IN FRONT or width along said North Eleventh Street North and South fifteen (15) feet six (6) inches, and in depth East and West one hundred and four (104) feet.

BEING THE SAME PREMISES which Peter E. Condos and Judy G. Condos, husband and wife by Deed dated 6/1/2005 and recorded 7/18/2005 in the Office for the Recorder of Deeds in and for the County of Berks, and Commonwealth of Pennsylvania in Record Book 4626, Page 1674, granted and conveyed unto Joseph A. Robb, Jr.

TITLE TO SAID PREMISES vested in Luis Perez by Deed from Joseph A. Robb, Jr. dated 10/19/2007 and recorded 10/22/2007 in the Berks County Recorder of Deeds in Book 5243, Page 1232.

To be sold as the property of Luis Perez

10/16/2014

Vol. 107, Issue 03

No. 12-20237

Judgment Amount: \$345,448.48

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

PURPART NO. 1

ALL THAT CERTAIN lot or piece of land together with the improvements now or hereafter erected thereon located on the West side of Pennsylvania State Highway Legislative Route No. 06070 known as 'Paper Mill Road' and on the South side of Colony Road and being Lot No. 323 in the Development of 'Colony Park' Section 4 recorded in Plan Book Volume 31, Page 95 and revised Plan thereof recorded in Plan Book Volume 81, Page 8, Berks County Records and situate in the Township of Spring, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the South right-of-way line of Colony Road (fifty-three feet (53.00 inches) wide) said point being a point of curve of a curve connecting the South right-of-way line of Colony Road with the West right-of-way line of Pennsylvania State Highway Legislative Route No. 06070 known as 'Paper Mill Road: (sixty (60.00) feet wide); thence extending in an Easterly direction along said curve deflecting to the right having a radius of thirty (30.00) feet having a central angle of ninety-one (91) degrees, thirty-four (34) minutes having a tangent of thirty feet and eighty-three hundredths of one foot (30.83 feet) having a chord of forty-three feet (43.00 feet) a distance along the arc of forty-seven feet and ninety-four hundredths of one foot (47.94 feet) to the point of tangent on the West right-of-way line of Paper Mill Road; thence extending in a Southeasterly direction along the West right-of-way line of Paper Mill Road on a line tangent to the last described curve a distance of one hundred four feet and twenty-two hundredths of one foot (104.22 feet) to a marble monument in line of property belonging to Spring Investment; thence extending in a Southwesterly direction along property belonging to Spring Investments on a line forming an interior angle of ninety one (91) degrees thirty-four (34) minutes with the West right-of-way line of Paper Mill Road a distance of one hundred three feet and ten hundredths of one foot (103.10 feet) to a point a corner of Lot No. 322; thence extending in a Northwesterly direction along Lot No. 322 on a line forming an interior angle of ninety (90) degrees with the last described line a distance of one hundred thirty-five feet (135.00 feet): to a point on the South right-of-way line of Colony Road; thence extending in a Northerly direction along the South right-of-way line of Colony Road on a line forming an interior angle of ninety (90) degrees with the last described line a distance of seventy-five feet and ninety-six hundredths of one foot (75.96 feet) to the place of beginning.

CONTAINING in area thirteen thousand nine hundred sixty-one square feet and eight

hundred sixty-five thousandths of one square foot (13,961.865 sq. ft.) of land.

PURPART NO. 2

ALL THAT CERTAIN lot or piece of land located on the South side of Colony Road (fifty-three (53.00 feet) feet wide) and West of Pennsylvania State Highway Legislative Route No. 06070 known as 'Paper Mill Road' and being Lot No. 322 in the Development of 'Colony Park, Section 4' recorded in Plan Book Volume , Page , Berks County Records, and situate in the Township of Spring, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows to wit:

BEGINNING at a point on the South topographical building line of Colony Road (fifty three (53.00 feet) feet wide), a corner of Lot No. 323 on the above mentioned recorded Plan, said point being the Northernmost corner of the herein described tract of land; thence extending in a Southeasterly direction along Lot No. 323 on a line forming an interior angle of ninety (90 degrees) with the South topographical building line of Colony Road a distance of one hundred thirty five feet (135.00 feet) to a point in line of property belonging to Spring Investments; thence extending in a southwesterly direction along property belonging to Spring Investments on a line forming an interior angle of ninety (90 degrees) with the last described line a distance of forty feet (40.00 feet) to a point a corner of Lot No. 321; thence extending in a Northwesterly direction along Lot No. 321 on a line forming an interior angle of ninety (90 degrees) with the last described line a distance of one hundred thirty-five feet (135.00 feet) to a point on the South topographical building line of Colony Road; thence extending in a Northeasterly direction along the South topographical building line of Colony Road on a line forming an interior angle of ninety (90 degrees) with the last described line a distance of forty (40.00 feet) to the place of BEGINNING.

CONTAINING IN AREA five thousand four hundred square feet (5,400.00 square feet) of land.

TITLE TO SAID PREMISES IS VESTED IN Joram Petit-Homme and Cherilia Petit-Homme, h/w, by Deed from Susan L. Lincoln, dated 12/02/2006, recorded 12/20/2006 in Book 5038, Page 667.

BEING KNOWN AS 2400 Papermill Road, Wyomissing, PA 19610-1194.

Residential property

TAX PARCEL NO.: 80-4397-14-44-5996

TAX ACCOUNT: 80233075

SEE Deed Book 5038 Page 667

To be sold as the property of Joram Petit-Homme, Cherilia Petit-Homme.

10/16/2014

Vol. 107, Issue 03

No. 12-21433

Judgment Amount: \$159,173.84

Attorney: Patrick J. Wesner, Esquire

ALL THAT CERTAIN Lot or piece of ground together with the two-story brick and frame dwelling house thereon erected, situate on the East side of Freemont Street, between Elizabeth Avenue and Grove Street and numbered and known as No. 3305 Freemont Street, in the Borough of Laureldale (formerly known as Rosedale Addition, Muhlenberg Township) County of Berks and Commonwealth of Pennsylvania being Lot No. 420 and the southern ten (10) feet of Lot No. 419 on Plan of Rosedale Addition recorded in the Office of Recording of Deeds in and for Berks County in Plan Book 2, Page 29, bounded as follows to wit:

ON the North by property now or late of Charles W. Erb and Mary E. Erb, his wife,

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

ON the South by Lot No. 421 on the Plan of Lots aforesaid, and

ON the West by said Freemont Street.

CONTAINING IN FRONT or width on Freemont Street, thirty (30) feet and in length or depth one hundred seventeen (117) feet six (6) inches to said fifteen wide alley.

TITLE TO SAID PREMISES vested in Justyn McConnon and Kristal Wise by Deed from Maryann Matthews dated 08/28/2009 and recorded 09/10/2009 in the Berks County Recorder of Deeds in Instrument No. 2009043276.

To be sold as the property of John Bowman and Allison M. Bowman

No. 12-21962

Judgment: \$206,249.63

Attorney: Bradley J. Osborne, Esq.

ALL THAT CERTAIN Lot or piece of ground with the buildings and improvements thereon erected, situate in the Borough of Birdsboro, County of Berks, State of Pennsylvania, described according to a Final Plan of "Cloverdale" made by Systems Design Engineering Inc. Consulting Engineers and Surveyors of Wyomissing, Pa., dated 7/26/89 last revised 4/4/90 recorded in Berks County Recorder of Deeds in Plan Case 171 Page 37 as follows to wit:

BEGINNING at a point on the Northeasterly side of North Kelly Drive (50 feet wide) on a corner of Lot 8 of said Plan; thence extending from said beginning point North 33 degrees 15 minutes 50 seconds East along Lot 8 of said Plan 95.00 feet to a point; thence extending South 56 degrees 44 minutes 10 seconds East along land now or late of R. J. Snyder, Inc. 85.00 feet to a point; thence extending South 33 degrees 15 minutes 50 seconds West along a 50 feet wide easement 80.00 feet to a point of curve; thence extending on the arc of a circle curving to the right having a radius of 15.00 feet the arc distance of 23.56 feet to a point of tangent on the Northeasterly side of North Kelly Drive; thence extending along the Northeasterly side of North

Kelly Drive North 56 degrees 44 minutes 10 seconds West 70.00 feet to a point on the corner of Lot 8 on said Plan, being the first mentioned point and place of Beginning.

BEING Lot 7 on said Plan, aka 110 North Kelly Drive.

BEING the same premises which Wilma Michelle Dawson a/k/a Wilma M. Dawson and Scott C. Moses, by Deed dated February 28, 2007 and recorded in the Berks County Recorder of Deeds Office on March 7, 2007 in Deed Book 5086, Page 229, granted and conveyed unto Thomas K. Decker, Jr. and Lynne Decker, husband and wife.

TAX PARCEL NO. 5334-16-72-8743

BEING KNOWN AS 110 North Kelly Drive, Birdsboro, PA 19508

Residential Property

To be sold as the property of Thomas K. Decker, Jr. and Lynne Decker

No. 12-25099

Judgment: \$158,475.94

Attorney: Scott A. Dietterick, Esquire

Kimberly A. Bonner, Esquire

Joel Ackerman, Esquire

Ashleigh Levy Marin, Esquire

Ralph M. Salvia, Esquire

Jaime R. Ackerman, Esquire

Jana Fridfinnsdottir, Esquire

Brian Nicholas, Esquire

Denise Carlon, Esquire

LEGAL DESCRIPTION

PURPART NO. 1

ALL THAT CERTAIN piece of ground or 2 bulldog Lots No. 27 and No. 28 on addition on a Plan of Building lots as laid out by Snyder and Hill in the Village of Stony Creek Mills by William H. Dechant and Son, February 1920, situate in the Township of Lower Alsace, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING AT A CORNER in line of Myrtle Avenue and Annetam Road, on said Plan; Thence along said Annetam Road South 75 degrees 14 minutes East 91 feet 9-1/8 inches to a corner; thence along the same 40 feet 1'1/8 inches; thence along the same 18 feet 11-1/4 inches to a corner in a 20 feet wide alley, thence along said alley Southwest 90 degrees West 10 feet 7-1/2 inches to a corner in line of Lot No. 29 on said Plan; thence along Lot No. 29 East 118 degrees 25 minutes West 140 feet to a corner in of the aforesaid Myrtle Avenue, thence along the said Myrtle Avenue North 90 degrees East 63 feet 3 inches to the place of beginning.

PURPART NO. 2

ALL THOSE CERTAIN 2 building Lot Nos. 29 and 30 on "Addition to Stony Creek" as laid out by Snyder and Hill on a Plan by William H. Dechant and Sons dated February 1920, recorded in the Recorder's Office of Berks County Plan

10/16/2014

Vol. 107, Issue 03

Book Volume 3A, Page 10, together with the dwelling house thereon erected, situate in the Township of Lower Alsace, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the Northwest by Myrtle Avenue,
ON the Northeast by Lot No. 28,
ON the Southeast by a 20 feet wide alley,
AND ON the Southwest by Lot No. 31 on said Plan.

CONTAINING in front on said Myrtle Avenue 40 feet m depth of equal width 140 feet to said 20 feet wide alley.

BEING PIN NO. 5327-10-45-3590

ACCOUNT NO. 081600 (23)

BEING THE SAME PREMISES WHICH Scott A. Morgandale and Linda S. Morgandale, by Deed dated February 28, 2006 and recorded March 21, 2006 in and for Berks County, Pennsylvania, in Deed Book Volume 4828, Page 1073, granted and conveyed unto Michael A. Redding and Mark S. Redding.

PARCEL NO.: 23-5327-10-45-3590

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 1 Myrtle Avenue, Reading, PA, 19606-1031.

To be sold as the property of Michael A. Redding and Mark S. Redding.

No. 12-2687

Judgment: \$36,807.46

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

ALL THAT CERTAIN two-story brick dwelling house and Lot or piece of ground on which the same is erected, situate on the West side of Locust Street, between Robeson and Marion Street, being City No. 1148, in the City of Reading, aforesaid, bounded and described as follows, to wit:

ON the North by property of Jacob Frankhouser;

ON the East by said Locust Street;

ON the South by property of Irvin L. Stoyer, and

ON the West by a 10' wide alley.

CONTAINING in front on said Locust Street, North and South, fourteen feet seven inches, and in depth, East and West of equal width, one hundred and five feet to said ten feet wide alley.

HAVING THEREON ERECTED A DWELLING

HOUSE KNOWN AS 1148 Locust Street, Reading, Pennsylvania 19604

TAX PARCEL: 5317-38-16-3612

SEE Deed Book: Deed Book 05043, Page 1474

To be sold as the property of Guido Abreu, Jr.

No. 12-5783

Judgment Amount: \$158,162.52

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

Residential property

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

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

TAX ACCOUNT: 57000132

SEE Deed Book 4873 Page 1494

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

10/16/2014

Vol. 107, Issue 03

No. 12-6050

Judgment Amount: \$172,584.62

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

PARCEL A

ALL THAT CERTAIN Lot or piece of ground situate in Muhlenberg Township, Berks County, Pennsylvania, bounded and described, according to a Revision to Portion of Block E in Whitford Hill, drawn by Thomas R. Gibbons; Professional Land Surveyor, dated August 5, 1985, said Plan recorded in Berks County in Plan Book 139, Page 34, as follows, to wit:

BEGINNING at a point on the Southwesterly side of the cul-de-sac (of irregular width) at the terminus of Quincy Court (53 feet wide) said point being a corner of Lot No. 16 Block E on said Plan; thence extending from said point of beginning along Lot No. 16 Block E Southwestwardly along a line radial to the curve to be described last 59.91 feet to a point, a corner of Lot No. 17 Block E on said Plan; thence extending partly along same and partly along Lot No. 18 Block E Northwestwardly along a line forming an interior angle of 114 degrees 26 minutes 28 seconds with the last described line 139.88 feet to a point, a corner of Lot No. 19-A Block E on said Plan; thence extending along same Northeastwardly along a line forming a right angle with the last described line 59.70 feet to a point in line of Lot No. 14 Block E on said Plan, thence extending along same Southeastwardly along a line forming an interior angle of 104 degrees 37 minutes 46 seconds with the last described line 135.85 feet to a point on the Westerly side of said cul-de-sac; thence extending around same Southwardly and Southeastwardly along the arc of a circle curving to the left having a radius of 60.00 feet the arc distance of 53.33 feet to the first mentioned point and place of Beginning.

CONTAINING 11,691.91 square feet of land.

BEING Lot No. 15 Block E as shown on the abovementioned Plan.

THE said Grantor reserving unto itself and its successors the right to dedicate to the Township of Muhlenberg, the beds of the aforesaid streets, and the easement of any storm and/or sanitary sewer or drainage easement channels leading through the premises herein described together with the street paving, sidewalks (if any), storm and/or sanitary sewers, drainage channels, junctions boxes, inlets, basins, manholes, etc, of said sewer system

PARCEL B

ALL THAT CERTAIN lot or piece of ground situate in Muhlenberg Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of a Revision to a Portion of Block 'E' in Whitford Hill, drawn by Thomas R. Gibbons, Professional Land Surveyor, dated August 5, 1985 and said Plan recorded in Berks County in Plan Book 139, Page 34, as follows, to wit:

BEGINNING at an interior point, said point being a corner of Lot No. 15 on said Plan; thence extending from said point of beginning along Lot No. 15 in a southwesterly direction by a line forming an interior angle of 75 degrees 22 minutes 14 seconds with the line to be described last a distance of 59.70 feet to a point, a corner of Lot No. 19, Block E on said Plan; thence extending along same in a northwesterly direction by a line forming an interior angle of 82 degrees 14 minutes 23 seconds with the last described line a distance of 80.74 feet to a point, a corner of Lot No. 2 on said Plan; thence extending along same in a easterly direction by a line forming an interior angle of 45 degrees 49 minutes 10 seconds with the last described line a distance of 67.92 feet to a point, a corner of Lot No. 14, Block 'E' on said Plan; thence extending along same in a southeasterly direction by a line forming an interior angle of 156 degrees 34 minutes 13 seconds with the last a distance of 27.41 feet to the first mentioned point and place of beginning.

BEING Lot No. 19A as shown on the abovementioned Plan.

SUBJECT TO covenants, restrictions, easements of record

BEING KNOWN AS 4102 Quincy Court and 19A Suellen, Drive a/k/a Lot 19A Sue Ellen Drive, Reading, PA 19605-1010.

Residential property

TAX PARCEL A NO. 66-4399-20-82-3138

TAX ACCOUNT NO. 66121202

TAX PARCEL B NO. 66-4399-20-82-2242

TAX ACCOUNT NO. 66000597

TITLE TO SAID PREMISES IS VESTED IN David J. Misyeko and Starr M. Misyeko, h/w, by Deed from Jeffrey J. Mackauer and Carol A. Mackauer, h/w, dated 03/31/2006, recorded 04/10/2006 in Book 4846, Page 1818.

To be sold as the property of David J. Misyeko, Starr M. Misyeko

No. 12-6431

Judgment Amount: \$54,765.29

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground together with the two-story brick dwelling house thereon erected, situate in Rosedale Addition in Muhlenberg Township, now Boro of Laureldale County and State aforesaid, said Lot of ground being further known as Lot No. 134, in the Plan of Lots laid out by the Rosedale Land and Improvement Company, and known as Rosedale Addition, said Plan having been duly recorded in the Recorder's Office at Reading, PA in Plan Book No. 2 Page 29, and being more particularly bounded and described as follows, to wit:

ON the North by Lot No. 133 in said Plan, being the property now or late of Robert M. Long, on the East by Arlington Street, on the South by fifteen (15 feet) feet wide alley, and on the West by another fifteen (15 feet) feet wide alley, and being situate on the West side of Arlington Street,

10/16/2014

Vol. 107, Issue 03

between Bellevue and Elizabeth Avenues, and containing in front or width on said Arlington Street twenty (20 feet) feet and in depth of equal width one hundred seventeen feet six inches (117 feet 6 inches) to said fifteen (15 feet) feet wide alley.

TITLE TO SAID PREMISES IS VESTED IN Russell I. Hepner, Jr., by Deed from Grace E. Conrad, dated 11/06/1995, recorded 11/24/1995 in Book 2685, Page 1422.

BEING KNOWN AS 3416 Arlington Street, Reading, PA 19605-2627.

Residential property
 TAX PARCEL NO.: 57-5318-05-09-3767
 TAX ACCOUNT: 57001800
 SEE Deed Book 2685 Page 1422

To be sold as the property of Russel I. Hepner, Jr. a/k/a Russell I. Hepner, Jr.

No. 13-14139

Judgment: \$117,663.67

Attorney: McCabe, Weisberg & Conway, P.C.
 TAX I.D. #43532511670362

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

BEGINNING AT A POINT in the middle of Gibraltar Green Tree Road or Lane); thence along property now or late of Daniel Wartzenuft North 59 degrees West 387.00 feet to a stake; thence along property now or late of H.M. Doty South 31 degrees West 100 feet to a stake near a small sour cherry tree; thence along other property now or late of the said Lydia A. Wentzel, of which this is a part South 59 degrees East 387.00 feet to a point in aforesaid lane or road; thence along the middle of said lane or road North 31 degrees East 100 feet to the place of beginning.

CONTAINING 142.15 perches, strict measure.
 BEING KNOWN AS: 500 Gibraltar Road, Reading, Pennsylvania 19606.

TITLE TO SAID PREMISES is vested in Brian T. Bean by Deed from Wilfredo Matias dated April 1, 2010 and recorded April 5, 2010 in Instrument Number 2010011941.

To be sold as the property of Brian T. Bean

No. 13-14828

Judgment: \$99,685.13

Attorney: Bradley J. Osborne, Esq.

ALL THAT CERTAIN Lot or piece of ground together with the two-story cement block and frame dwelling house and other improvements thereon erected situate on the Eastern side and known as No. 57 West Lawn Avenue (heretofore erroneously designated as No. 56 West Lawn Avenue), North of Reading Avenue, West Wyomissing, Spring Township, Berks County, Pennsylvania, said Lot or piece of ground being portions of Lot Nos. 1 and 2 in the Plan of Building Lots laid out by Mr. and Mrs. William

A. Walter and recorded in Plan Book Volume 6, Page 27, Berks County Records, and later revised and recorded in Plan Book Volume 9, Page 48, Berks County Records, bounded and described as follows, to wit:

BEGINNING at a point 80 feet 8 inches North of the Northeast intersection of Reading and West Lawn Avenue; thence in an Eastwardly direction through the middle of the party wall separating the herein described premises and the premises immediately adjacent on the South a distance of 103 feet 04 inches more or less, to the Western side of a 10 feet wide alley; thence along the same in a Northwardly direction a distance of 59 feet 11 3/4 inches, more or less, to the Southern side of a 15 feet wide alley; thence along the same in a Westwardly direction a distance of 104 feet 6 inches more or less, to the Eastern side of West Lawn Avenue; thence along the same in a Southwardly direction a distance of 59 feet 11 3/4 inches more or less, to the place of BEGINNING.

BEING the same premises which James C. Pritchard and Phyllis D. Pritchard, husband and wife, by Deed dated 9/13/04 and recorded in the Berks County Recorder of Deeds Office on 9/28/04 in Deed Book 4160, Page 260, granted and conveyed unto Ian B. Brooks and Amanda Brooks.

TAX PARCEL NO. 80-4396-09-06-4665
 PIN #4396-09-06-4665

BEING KNOWN AS 57 West Lawn Avenue, Reading, PA 19609

Residential Property

To be sold as the property of Ian B. Brooks and Amanda Brooks a/k/a Amanda B. Brooks

No. 13-1587

Judgment: \$19,591.51

Attorney: Scott A. Ditterick, Esquire
 Kimberly A. Bonner, Esquire
 Joel A. Ackerman, Esquire
 Ashleigh L. Marin, Esquire
 Ralph M. Salvia, Esquire
 Jaime R. Ackerman, Esquire
 Jana Fridfinnsdottir, Esquire
 Brian Nicholas, Esquire
 Denise Carlon, Esquire
 LEGAL DESCRIPTION

ALL THAT CERTAIN dwelling house and the lot or piece of ground whereon the same is erected, situate on the West side of North Tenth street, between Elm and Buttonwood Streets, being No. 318-1/2 North Tenth Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of F. L. Heiser and Amanda B. Heiser;

ON the South by property now or late of Lydia Moyer;

ON the East by said North Tenth street; and

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

CONTAINING in front on said North Tenth Street thirteen feet four inches (13' 4") and in

10/16/2014

Vol. 107, Issue 03

depth one hundred and ten feet (110').

BEING the same premises which Earl F. Bitting and Mary C. Bitting, his wife, by Deed dated March 25, 1994 and recorded April 12, 1994 in and for Berks County, Pennsylvania, in Deed Book Volume 2528, Page 1953, granted and conveyed unto Juan Arroyo and Soledad Guzman, his wife.

PARCEL NO.: 09-5317-69-02-4172

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 318A North 10th Street, Reading, PA 19604-2902.

To be sold as the property of Juan Arroyo and Soledad Guzman, his wife.

No. 13-17599

Judgment Amount: \$213,863.90

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or piece of woodland, situate in Cumru Township, Berks County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone heap a corner at lands now or late of Henry Pottetiger Estate, thence by the same South 84-1/2 degrees East 44 perches to a stake or stone pile, a corner at lands of now or late Frederick Bezler, thence by the same North 02 degrees East 26.8 perches to a stone heap, a corner at lands now or late of Mohnton Water Company; thence by the same North 60-1/2 degrees West 48.2 perches to a stake or stone heap, a corner at lands now or late of John Weidner, thence by the same South 3-1/2 degrees West 46.5 perches to the place of Beginning.

CONTAINING 8 Acres and 155 Perches more or less

TOGETHER with all that certain right of way and easement as in Right of Way Agreement dated 9/26/85 and recorded in Miscellaneous Book 427 Page 829.

TITLE TO SAID PREMISES IS VESTED IN Daniel M. Klahr, by Deed from Wayne M. Reed, dated 11/15/2004, recorded 01/19/2005 in Book 4519, Page 1819.

BEING KNOWN AS 20 Troy Lane, Mohnton, PA 19540-8453.

Residential property

TAX PARCEL NO.: 39-4394-01-27-0375

TAX ACCOUNT: 39129050

SEE Deed Book 4519 Page 1819

To be sold as the property of Daniel M. Klahr.

No. 13-18321

Judgment Amount: \$115,502.94

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground lying on the northwestern side of Forty-ninth Street, between Hillside and Green Tree Roads, being further known as Lots Numbered 187 and 188 of Green Tree Acres Plan of Lots, recorded in Berks County Records in Plan Book 16 Page

23, situate in the Township of Exeter, County of Berks and State of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at an iron pipe in the northwestern building line of Forty-ninth Street, being a corner between Lots Numbered 188 and 189 of said Plan of Lots; and said iron pipe being southwestwardly along said building line of Forty-ninth Street a distance of 129.92 feet from the southwestern terminus of a 25 feet radius connecting said building line of Forty-ninth Street with the southerly building line of Green Tree Road;

THENCE extending in a southwesterly direction along said building line of Forty-ninth Street, by a line making a right angle with the line to be described last, a distance of 100.00 feet to an iron pipe;

THENCE leaving said building line of Forty-ninth Street and extending in a northwesterly direction along Lot No. 186 of said Plan of Lots, belonging to Bruce A. Keyser, by a line making a right angle with the last described line, a distance of 165.00 feet to an iron pipe;

THENCE extending in a northeasterly direction along Lots Numbered 166 and 167 of said Plan of Lots, being partly along property belonging to Lester F. Dietrich and Marion M., his wife, and along property belonging to W. Norman Hartline and Irene M., his wife, by a line making a right angle with the last described line, a distance of 100.00 feet to an iron pipe;

THENCE extending in a southeasterly direction along aforementioned Lot No. 189 belonging to Bruce A. Keyser, by a line making a right angle with the last described line, a distance of 165.00 feet to the place of Beginning.

CONTAINING in area: 16,500 square feet.

TITLE TO SAID PREMISES IS VESTED IN Matthew Mayers and Rhonda Mae Mayers, his wife, by Deed from Ernest W. Werstler, Jr. and Carol A. Werstler, his wife, dated 06/29/1994, recorded 07/12/1994 in Book 2555, Page 1747.

BEING KNOWN AS 230 West 49th Street, Reading, PA 19606-3316.

Residential property

TAX PARCEL NO.: 43532507782146

TAX ACCOUNT: 43039249

SEE Deed Book 2555 Page 1747

To be sold as the property of Rhonda Mayers, Matthew Mayers.

No. 13-18390

Judgment: \$175,757.86

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

ALL THAT CERTAIN tract or piece of land, together with the 1-1 1/2 story brick dwelling thereon erected, being known as Premises No. 217 West Arch Street, situate in the Borough of Fleetwood, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point being the northwest corner of the building lines at the intersection of

10/16/2014

Vol. 107, Issue 03

West Arch Street with a twenty feet (20') wide alley and being a distance of one hundred eighty-three feet (183') due West from the intersection of West Arch Street with North Richmond Street, and proceeding westwardly along the North side of said West Arch Street, a distance of fifty-nine feet six and seven-eighths inches (59' 6-7/8") to a point, said point being on the eastern boundary line of lands late of Otto B. Nygaard and Edna M. Nygaard, his wife, thence proceeding northwardly along said eastern boundary line, a distance of one hundred twenty-five feet (125') to a point on the South side of a twenty feet (20') wide alley; thence proceeding eastwardly along said South side of said twenty feet (20') wide alley, a distance of sixty feet four and one-half inches (60' 4-1 1/2") to a point on the West side of the first twenty feet (20') wide alley mentioned herein; thence proceeding southwardly along said West side of said twenty feet (20) wide alley, a distance of one hundred twenty-five feet (125') to the place of beginning.

CONTAINING seventy-five hundred (7,500) square feet, more or less, and being Lots Nos. 126, 127 and 128 on Plan of Building Lots as laid out by the Fleetwood Real Estate Company and drawn by William H. Dechant and Sons, Engineers, in March, 1927.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS 217 West Arch Street, Fleetwood Pennsylvania 19522

TAX PARCEL: 44543115642431

SEE Deed Book: Deed Book 2297, Page 2351

To be sold as the property of Jimmy A. Donton and Wendy R. Donton

No. 13-19522

Judgment Amount: \$194,417.20

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel of ground situate in Bern Township, Berks County, Pennsylvania, bounded and described according to a Final Plan-Phase 1A of 'West Ridge' recorded in Plan Book 223 Page 11, Berks County Records as follows:

BEGINNING at a point on the northeast side of Cathy Drive (53 feet wide) a corner in common with Lot 29 on the abovementioned Plan; thence northwesterly along the northeast side of Cathy Drive along the arc of a circle curving to the right having a radius of 323.50 feet an arc distance of 73.81 feet to a point a corner in common with Lot 27 on the abovementioned Plan; thence along Lot 27 North 27 degrees 19 minutes 10 seconds East a distance of 178.21 feet to a point on line of Lot 40 on the abovementioned Plan; thence along Lot 40 and Lot 39 on the abovementioned Plan and in and through a 25 ft. wide drainage easement South 50 degrees 15 minutes 25 seconds East a distance of 36.41 feet to a point a corner in common with the aforementioned Lot 29; thence along Lot 29 South 14 degrees 14 minutes 46 seconds West a distance of 166.31 feet to a point

on the northeast side of Cathy Drive, the place of beginning.

CONTAINING 9,356 square feet.

BEING Lot 28 on the abovementioned Plan.

TITLE TO SAID PREMISES IS VESTED IN Steven McMahan, by Deed from Todd M. Kinney, dated 05/02/2003, recorded 06/03/2003 in Book 3775, Page 2285. Steven McMahan died on 04/10/2010, and upon information and belief, his surviving heir is Ferne D. McMahan. Plaintiff's representative contacted the Register of Wills of Berks County and was informed that no estate has been raised on behalf of the decedent mortgagor.

BEING KNOWN AS 1011 Cathy Dr., Leesport, PA 19533-8805.

Residential property

TAX PARCEL NO.: 27-4388-02-79-9270

TAX ACCOUNT: 27000224

SEE Deed Book 3775 Page 2285

To be sold as the property of Ferne D. McMahan, in her capacity as heir of Steven McMahan, deceased, unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Steven McMahan, deceased.

No. 13-20092

Judgment Amount: \$111,734.46

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

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

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

10/16/2014

Vol. 107, Issue 03

to an angle point in said line of Oak Terrace; thence still along said line of Oak Terrace in a Northeasterly direction and making an interior angle of 155 degrees 20 minutes with the last described line, a distance of 48 feet 0-5/8 inch to the aforementioned South line of Hill Terrace; thence in an Easterly direction along the South line of Hill Terrace and making an interior angle of 144 degrees 35 minutes with the last described line, a distance of 61 feet 1 inch to the place of Beginning.

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

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

Residential property

TAX PARCEL NO.: 64531608889901

TAX ACCOUNT: 64083600

SEE Deed Instrument No. 2012050773

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

No. 13-2119

Judgment: \$84,620.87

Attorney: Richard Brent Somach, Esquire

ALL THAT CERTAIN Lot or piece of ground together with the northern half of a twin dwelling house thereon erected, being Numbered #233 Penn Avenue, said Lot being composed of Lot Nos. 39 and 40 as shown on "Sinking Spring Heights" Plan of Lots, laid out by John G. Keller and recorded in Berks County Records in Plan Book No. 5A, Page 20, situate in the Borough of Sinking Spring, County of Berks and State of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at an iron pipe in the eastern building line of Park Avenue, 50' wide, said iron pipe being a distance of four hundred and no one-hundredths feet (400.00') southwardly along said building line of Park Avenue from the southeastern building corner of Park Avenue and Doherty Street; thence leaving said building line of Park Avenue and extending in an easterly direction along Lot No. 41 of said Plan of Lots, belonging to William T. Reichelderfer, by a line making a right angle with the said building line of Park Avenue, a distance of one hundred forty and no one-hundredths feet (140.00') to an iron pipe in the western line of a twenty feet (20') wide alley; thence extending in a southerly direction along the western line of said alley, by a line making a right angle with the last described line, a distance of forty and no one-hundredths feet (40.00') to a point; thence leaving said alley and extending in a westerly direction along Lot No. 38 of said Plan of Lots, belonging to Richard H. Rhoades, by a line making a right angle with the last described line and passing in and along the middle of the party wall erected between said House No. 233 and House No. 235 being the southern half of said twin dwelling house

erected on Lot Nos. 38 and 37 of said Plan of Lots, a distance of one hundred forty and no one-hundredths feet (140.00') to a point in the eastern building line of aforesaid Park Avenue; thence extending in a northerly direction along said building line of Park Avenue, by a line making a right angle with the last described line, a distance of forty and no one-hundredths feet (40.00') to the place of BEGINNING.

CONTAINING in area 5,600.00 square feet.

BEING THE SAME PREMISES WHICH Gary Fehr, Executor of the Estate of Betty Jane Fehr, and Norman Fehr, Executor of the Estate of Betty Jane Fehr, by Deed dated January 10, 2004, and recorded February 4, 2004 in the Office of the Recorder of Deeds of Berks County in Record Book Volume 3984, Page 520, granted and conveyed to George D. O'Neill.

BEING PARCEL NO.: 4376-16-84-0920

PROPERTY BEING KNOWN AS: 233 Park Avenue, Sinking Spring, Pennsylvania

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 233 Park Avenue, Sinking Spring, Berks County, Pennsylvania 19608

To be sold as the property of George D. O'Neill

No. 13-2132

Judgment Amount: \$266,277.52

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground situate about 1 1/2 miles South of the Borough of Wernersville, in the Township of South Heidelberg, Berks County, Pennsylvania, said Lot being more particularly bounded and described as follows:

BEGINNING at a point in the public road which leads from Wernersville Borough to Grandview Hotel, said point being about 213.23 feet from an iron pin which is at the point of intersection of the abovementioned public road and the public road which leads from the Borough of Wernersville to Galen Hall, said point or place of beginning being a corner of land of Opal F. Bodanza; thence along said land of Opal F. Bodanza by a line which passes through an iron pin at a distance of 10 feet from the place of beginning and said line being North 40 degrees 14 1/2 minutes East, a distance of 196.44 feet to a point marked by red paint on a stone wall, said point being in line of property of Muriel and Kenneth Gehret; thence along same South 47 degrees 52 1/2 minutes East, a distance of 252.10 feet to a point marked by a planted limestone for a corner; thence still along same South 28 degrees 46 1/2 minutes West, a distance of 206.29 feet to a point marked by a spike in the center of the above mentioned public road leading from Wernersville to Grandview Hotel and also to McCullum School House; thence in and along said road and along properties of Penrose Spohn and Lezvel Greth North 47 degrees 02 minutes West, a distance of

10/16/2014

Vol. 107, Issue 03

293.41 feet to the place of BEGINNING.
 CONTAINING 1 acre and 38.7 perches.
 TITLE TO SAID PREMISES IS VESTED IN
 Monica A. Shannon, individually, by Deed from
 Monica A. Shannon, surviving joint tenant, dated
 01/25/2011, recorded 02/23/2011 in Instrument
 Number 2011007932.
 BEING KNOWN AS 167 Grandview Road,
 Wernersville, PA 19565-9431.
 Residential property
 TAX PARCEL NO.: 51-4366-03-20-0465
 TAX ACCOUNT: 51044004
 SEE Deed Instrument No. 2011007932
 To be sold as the property of Monica A.
 Shannon.

being No. 512 Elsie Street, in the Borough
 of Shillington, County of Berks and State of
 Pennsylvania, being the eleven most Easterly
 feet of Lot No. 419 and the twelve most Westerly
 feet of Lot No. 418, as designated on the Map
 or Plan of 'Allendale Addition', as laid out by
 Allen E. Hildebrand, said Map or Plan having
 been recorded in the Recorder's Office of Berks
 County in Plan Book Volume 8, Page 15, said Lot
 or Lots being bounded and described as follows:
 NORTHERLY by aforesaid Elsie Street of
 said Plan;
 EASTWARDLY by the remainder of Lot No.
 418 aforesaid;
 SOUTHWARDLY by a twenty feet wide
 alley; and
 WESTWARDLY by the remainder of Lot No.
 419, of said Plan.

No. 13-21558
 Judgment Amount \$210,116.00
 Attorney: Robert W. Williams, Esquire
 ALL THAT CERTAIN Lot or piece of
 ground situate in Cumru Township, County of
 Berks and State of Pennsylvania, bounded and
 described according to a Final Plan of Mohnton
 Lawn Addition, drawn by J. Roy Wise, Inc.,
 Engineering Surveying Planning, dated May 1,
 1980 and recorded in Berks County in Plan Book
 107, Page 8, as follows, to wit:

CONTAINING in width twenty-three feet,
 comprising eleven feet of Lot No. 419 and the
 twelve most Westwardly feet of Lot No. 418,
 extending in depth or equal width, one hundred
 and thirty-five feet to the aforesaid twenty feet
 wide alley.

BEGINNING AT A POINT on the Northern
 side of the cul-de-sac of Mohnton Lawn Court,
 said point being a corner in common with Lot
 #17 as shown on said Plan; thence along said
 Lot, North 50 degrees 53 minutes 47 seconds
 West 83.73 feet to a point a corner in line of lands
 now or late of Robert S. Kelchner and Roberta
 Kelchner; thence along the same, North 40
 degrees 19 minutes 46 seconds East 120.35 feet
 to a point a corner in common with Lot #19 as
 shown on said Plan; thence along the same, along
 the arc of a 60.00 feet radius curve to the left,
 having a central angle of 40 degrees 26 minutes
 39 seconds and an arc length of 42.38 feet to the
 point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN
 Robert P. Hoffman, III, by Deed from Michael J.
 Reagan, dated 07/30/1993, recorded 08/04/1993
 in Book 2443, Page 1840.

BEING LOT #18 as shown on said Plan.
 CONTAINING 7,376.772 square feet.
 BEING PIN NO. 4395-13-14-0367.
 TITLE TO SAID PREMISES vested in Troy
 A. Mundorff and Mindee C. Mundorff, husband
 and wife by Deed from Douglas G. Young dated
 11/21/2001 and recorded 12/06/2001 in the
 Berks County Recorder of Deeds in Book 3441,
 Page 1633.

BEING KNOWN AS 512 Elsie Street,
 Shillington, PA 19607-1816.

To be sold as the property of Mindee Mundorff
 and Troy Mundorff

Residential property
 TAX PARCEL NO.: 77439507596896
 TAX ACCOUNT: 77014670
 SEE Deed Book 2443 Page 1840
 To be sold as the property of Robert P.
 Hoffman, III.

No. 13-22250
 Judgment Amount: \$44,743.95
 Attorney: Phelan Hallinan, LLP
 LEGAL DESCRIPTION
 ALL THAT CERTAIN two-story brick
 dwelling house and garage, and the Lot or Lots
 of ground upon which the same is erected, situate
 on the Southerly side of Elsie Street, between
 Shillington Boulevard and Wyomissing Avenue,

No. 13-24457
 Judgment: \$194,131.02
 Attorney: McCabe, Weisberg & Conway, P.C.
 TAX I.D. #4395-11-57-8478

ALL THAT CERTAIN two-story brick
 dwelling house and lot of ground upon which the
 same is erected, situate on the southwest corner
 of Miller and Broad Streets, in the Borough
 of Shillington, County of Berks and State of
 Pennsylvania, bounded and described as follows,
 to wit; beginning at the southwest corner of Miller
 and Broad Streets, thence southward along the
 West line of said Miller Street one hundred twenty
 feet to a post corner of Lot Nos. 46 and 44; thence
 westward along line of said Lots two hundred
 feet to a forty feet wide street; thence northward
 along the East side of said street one hundred and
 twenty feet to said Broad Street; thence eastward
 along said Broad Street two hundred feet to the
 place of beginning. Being Lot Nos. 46,48, 50 and
 52 on the Plan of "Edison".

EXCEPTING THEREOUT AND
 THEREFROM all that certain Lot or piece of
 ground together with buildings erected thereon,
 situate on the southeastern corner of West
 Broad Street and Church Street in the Borough
 of Shillington, County of Berks and State

10/16/2014

Vol. 107, Issue 03

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

BEGINNING AT A CORNER marked by an iron pin on the southeastern topographical building corner of Church Street (forty feet wide) and West Broad Street (sixty feet wide); thence in an easterly direction along the southern topographical building line of West Broad Street a distance of one hundred ten and ninety-four one hundredths feet to a corner marked by an iron pin; thence along property belonging to Harvey W. Frankhouser and Margaret S. Frankhouser, his wife, leaving and making an interior angle of eighty-nine degrees fifty-six minutes with the aforesaid West Broad Street in a southerly direction a distance of ninety four and thirty-six one-hundredths feet to a corner marked by an iron pin; thence along the same in an easterly direction marking and interior angle of two hundred seventy degrees twenty minutes with the last described line of eight feet to a corner marked by an iron pin; thence along same in a southerly direction making an interior angle of eighty-nine degrees thirty-five minutes with the last described line a distance of twenty-five and sixty-seven one-hundredths feet to a corner marked by a metal fence post in line of property belonging to Alice B. Naugle, thence along the same in a westerly direction making an interior angle of ninety degrees minutes with the last described line a distance of one hundred twenty and sixteen one-hundredths feet to a corner marked by a drill hole in the eastern topographical building line of Church Street; thence in a northerly direction along the eastern topographical building line of Church Street forming and interior angle of eighty-nine degrees twenty minutes with the last described line a distance of one hundred twenty feet to and making an interior angle of ninety degrees forty minutes with the first described in, the place of beginning.

CONTAINING thirteen thousand five hundred ninety-two and four one-hundredths square feet.

BEING KNOWN AS: 200 South Miller Street, Shillington, Pennsylvania 19607.

TITLE TO SAID PREMISES is vested in Melissa D. Vickers a/k/a Melissa D. Yovanov and Brian Yovanov by Deed from Karen L. Jacobs, formerly known as Karen L. Goff an adult dated December 28, 2001 and recorded January 25, 2002 in Deed Book 3470, Page 0233.

To be sold as the property of Melissa D. Vickers a/k/a Melissa D. Yovanov and Brian Yovanov

No. 13-24990

Judgment: \$44,785.74

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

TAX I.D. #: 11-5317-62-12-3717

ALL THAT CERTAIN two-story brick dwelling house and Lot or piece of ground on which the same is erected, situate on the West side of Locust Street between Buttonwood and Green Streets, being No. 434 Locust Street in

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

ON the North by property now or late of Andrew Cutler and Elia A. Cutler, his wife;

ON the East by said Locust Street;

ON the South by property now or late of Charles M. Wurst; and

ON the West by a ten feet wide alley.

CONTAINING IN FRONT on said Locust Street thirteen feet and in depth one hundred twenty feet to said ten feet wide alley.

BEING KNOWN AS: 434 Locust Street, Reading, Pennsylvania 19604.

TITLE TO SAID PREMISES is vested in Edell Castillo by Deed from Eberkue Rodriguez dated June 21, 2006 and recorded June 27, 2006 in Deed Book 4908, Page 1461 Instrument Number 2006054052.

To be sold as the property of Edell Castillo

No. 13-25212

Judgment Amount: \$123,726.79

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements thereon erected, situate in Earl Township, Berks County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the middle of the public road (Route No. 562) leading from Yellow House to Boyertown, said point being 350.00 feet East of a corner in common of property of Daniel Angstadt and property of the grantors herein; thence in an Easterly direction along the middle of the said public road, the distance of 100.00 feet to a point; thence in an Easterly direction along property now of the grantors herein and about to be conveyed to Henry C. Moyer and by a line at right angles to the said public road the distance of 250.00 feet to a point. Thence in a Westerly direction along other property of the grantors herein and by a line at right angles to the last described line, the distance of 100.00 feet to a point, thence in a Southerly direction and along property of the grantors herein and about to be conveyed to Joseph Gianfelice and by a line at right angles to the last described line, the distance of 250.00 feet to the place of beginning.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 7786 Boyertown Pike, Boyertown, PA 19512

TAX PARCEL #42537603030828

ACCOUNT: 42059800

SEE Deed Book 4572, Page 38

Sold as the property of: Jessica Leh, Administratrix of the Estate of Todd A. Koppel, Deceased

10/16/2014

Vol. 107, Issue 03

No. 13-2528

Judgment: \$398,165.53

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

TAX I.D. #73-5331-01-26-6086

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

BEGINNING at an iron pin on the Southeasterly building line of Briarwood Drive South (26 feet wide) said point being also at a corner of residue lands now or late of Edward M. Cone and Keit L. Thomas, Co-Partners trading as C&T; thence extending from said point of beginning and along said lands South 36 degrees 48 minutes 10 seconds East 201.14 feet to an iron pipe at a corner of lands now or late of Sonja Deppenmeier; thence extending along the last mentioned lands the following two (2) courses and distances; (1) South 18 degrees 57 minutes 06 seconds West 286.06 feet to a corner of Lot No. 36 on said Plan; thence extending along the last mentioned Lot North 36 degrees 48 minutes 10 seconds West 393.80 feet to an iron pin in the Southeasterly building line of Erlarwood Drive South aforesaid; thence extending along the same North 53 degrees 11 minutes 50 seconds East 315.12 feet to the first mentioned point and place of beginning.

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

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

TITLE TO SAID PREMISES is vested in Robert L. Cabanya by Deed from Wilhelm Wollein and Margot H. Wollein dated July 30, 1999 and recorded August 2, 1999 in Deed Book 3107, Page 1346.

To be sold as the property of Robert L. Cabanya

No. 13-25666

Judgment Amount: \$133,880.83

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or piece of land, with the dwelling and other improvements erected thereon, situate on the South side of State Route 82, in the Township of Robeson, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described in accordance with a survey by Kent Surveyors and Engineers, designated 51-048-93, as follows, to wit:

BEGINNING at a spike in State Route 82, a corner of Lot No. 2; thence in said road the two following courses and distances:

1) NORTH 70 degrees 21 minutes 21 seconds East, 125.57 feet to a spike;

2) NORTH 70 degrees 16 minutes 11 seconds East, 29.80 feet to a spike, a corner of lands of John Monica; thence leaving said road along lands of the same the two following courses and distances:

1) SOUTH 19 degrees 46 minutes 41 seconds East, 197.01 feet to an iron pin;

2) SOUTH 37 degrees 24 minutes 1 second East, 223.00 feet to an iron pin, a corner of Lot No. 2; thence along Lot No. 2, the three following courses and distances:

1) SOUTH 70 degrees 3 minutes 46 seconds West, 150 feet to an iron pin;

2) NORTH 37 degrees 24 minutes 1 second West, 240.73 feet to an iron pin;

3) NORTH 19 degrees 46 minutes 41 seconds West, 180.85 feet to a spike, the place of Beginning.

CONTAINING 1.43 acres.

TITLE TO SAID PREMISES IS VESTED IN Eric W. Dukeman and Cynthia L. Dukeman, h/w, by Deed from Kelt L. Thomas, dated 03/29/2001, recorded 04/03/2001 in Book 3314, Page 962.

BEING KNOWN AS 3611 Hay Creek Road, Birdsboro, PA 19508-8005.

Residential property

TAX PARCEL NO.: 73-5331-01-49-4383

TAX ACCOUNT: 73106172

SEE Deed Book 3314 Page 962

To be sold as the property of Cynthia L. Dukeman, Eric W. Dukeman.

No. 13-27422

Judgment Amount: \$148,574.56

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot of land situate along the Northerly side of Rising Sun Avenue, in the Township of Muhlenberg, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the Northerly building line of Rising Sun Avenue, said point being a common corner of Lot #32 and Lot #33; thence in a Southwesterly direction and along the Northerly building line of Rising Sun Avenue, a distance of 90 feet to an iron pin, a common corner of Lot #31; thence leaving Rising Sun Avenue and along Lot #31, crossing an abandoned 10 foot wide alley forming an angle of 90 degrees with the last described distance, a total distance of 142.78 feet to an iron pin along the southerly side of Mt. Laurel Run; thence in a Northeasterly direction along the Southerly side of Mt. Laurel Run and residue property of now or late Elies Snyder, et ux, forming an interior angle of 94 degrees 21 minutes with the last described line, a distance of 91.93 feet to an iron pin; thence in a Southeasterly direction along the residue property of now or late Helen M. Beam, widow, forming an interior angle of 84 degrees 30 minutes 10 seconds, with the last described

10/16/2014

Vol. 107, Issue 03

line, a distance of 82.65 feet to an iron pin in the Northerly side of the abandoned 10 feet wide alley; thence re-crossing the abandoned 10 feet wide alley and along Lot #33, forming an interior angle of 191 degrees 08 minutes 50 seconds with the last described line, a distance of 67.10 feet to an iron pin in the Northerly building line of aforementioned Rising Sun Avenue, the place of Beginning.

CONTAINING in area 13,117 more or less square feet of land.

TITLE TO SAID PREMISES IS VESTED IN Javier Rivera and Maria A. Rivera, h/w, by Deed from Neale Bechtel and Joan Bechtel, his wife, dated 11/04/2005, recorded 01/11/2006 in Book 4750, Page 1082.

BEING KNOWN AS 1363 Rising Sun Avenue, Temple, PA 19560-1319.

Residential property
TAX PARCEL NO.: 66-5319-05-18-9330
TAX ACCOUNT: 66405250
SEE Deed Book 4750 Page 1082

To be sold as the property of Maria A. Rivera, Javier Rivera a/k/a Javier Rivera Rivera.

No. 13-5888

Judgment Amount: \$138,600.66
Attorney: Phelan Hallinan, LLP
LEGAL DESCRIPTION

ALL THAT CERTAIN lot or tract of land together with a masonry and frame dwelling erected thereon known as House No. 522 Linden Street as shown on the Plan of the Development of Leesport Gardens as laid out by J. Roy Wise, Inc., in May 1976 and recorded in Plan Book Volume 61, Page 4, Berks County Records; situate on the eastern side of Linden Street, bounded on the West by Linden Street, bounded on the South by Lot No. 208, bounded on the East by Fig Street, and bounded on the North by Lot No. 206 in the Borough of Leesport, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a steel pin on the eastern topographical building line of Linden Street (53 feet wide); thence along Lot No. 206 North 70 degrees 28 minutes 58 seconds East, a distance of 108.11 feet to a steel pin on the western topographical building line of Fig Street; thence along the western topographical building line of Fig Street, South 21 degrees 45 minutes 10 seconds East, a distance of 40.36 feet to a steel pin; thence leaving the western topographical building line of Fig Street and along Lot No. 208 and passing through the party wall of House No. 522 and House No. 524 Linden Street South 70 degrees 28 minutes 58 seconds West, a distance of 109.69 feet to a steel pin on the eastern topographical building line of Linden Street; thence along the eastern topographical building line of Linden Street North 19 degrees 31 minutes 02 seconds West, a distance of 40.33 feet to a steel pin, the place of beginning.

CONTAINING an area of 4,391.961 square feet.

TITLE TO SAID PREMISES IS VESTED IN Joshua M. Mohn, by Deed from Larry Weidenhammer and Donald W. Guers, as Executors of the Estate of Emily M. Kutz, deceased, dated 03/16/2009, recorded 03/20/2009 in Instrument Number 2009011529.

BEING KNOWN AS 522 Linden Street, Leesport, PA 19533-9521.

Residential property
TAX PARCEL NO.: 92-4490-11-57-6122
TAX ACCOUNT: 92006522SEE Deed Instrument 2009011529

To be sold as the property of Joshua M. Mohn.

No. 14-03313

Judgment Amount: \$45,782.02
Attorney: Phelan Hallinan, LLP
LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground with a two and one-half story brick dwelling house thereon erected, situate on the West side of Mulberry Street, between Union and Exeter Streets, being Number 1656 Mulberry Street, in the City of Reading, County of Berks and State of Pennsylvania.

CONTAINING a width or frontage on said Mulberry Street of twelve feet three inches (12 feet 3 inches) and in depth or length of equal width one hundred and three (103 inches) feet to Hickory Alley.

TITLE TO SAID PREMISES IS VESTED IN Curtis A. Young and Jisselle Rodriguez, as tenants by the right of survivorship, by Deed from Sandra L. Ruhf, dated 05/04/2007, recorded 05/25/2007 in Book 5143, Page 680.

BEING KNOWN AS 1656 Mulberry Street, Reading, PA 19604-1710.

Residential property
TAX PARCEL NO.: 17-5317-21-09-7368
TAX ACCOUNT: 17541925
SEE Deed Book 5143 Page 680

To be sold as the property of Curtis A. Young, Jisselle Rodriguez a/k/a Jisselle Young.

No. 14-05347

Judgment: \$34,244.25
Attorney: Scott F. Landis, Esquire

ALL THAT CERTAIN two-story brick dwelling house and the Lot or piece of ground upon which the same is erected, situate on the West side of Moss Street, between Spring and Robeson Streets, being Number 1034 Moss 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 George L. Kestner, Jr.;

ON the East by said Moss Street;

ON the South by property now or late of Catharine A. Moyer; and

ON the West by an alley.

10/16/2014

Vol. 107, Issue 03

CONTAINING in front along said Moss Street, a width of thirteen (13) feet, and a depth extending East and West, of one hundred (100) feet, more or less.

BEING THE SAME PREMISES which BBM Holdings, LLC, by Deed dated February 1, 2008 and recorded February 4, 2008 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania in Record Book Volume 5298, Page 644, granted and conveyed unto TNT Opportunities, L.L.C., in fee.

TAX PARCEL: 13-5317-45-06-2022

ACCOUNT: 513925

SEE Deed Book 5298 Page 644

To be sold as the property of TNT Opportunities, L.L.C.

No. 14-1096

Judgment Amount: \$113,474.38

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN dwelling house, being No. 37 North Church Street, in the Borough of Robesonia, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the South by property of Calvin Speicher;

ON the East by an alley;

ON the North by property of Susan M. Hartman; and

ON the West by North Church Street.

HAVING a frontage of 15 feet more or less on North Church Street, and a depth of 185 feet more or less.

TITLE TO SAID PREMISES IS VESTED IN Tiffany Kline and Samuel Walter, by Deed from Randall C. Pieller and Diane L. Pieller, h/w, dated 02/26/2010, recorded 04/08/2010 in Instrument Number 2010012842.

BEING KNOWN AS 37 North Church Street, Robesonia, PA 19551-1103.

Residential property

TAX PARCEL NO.: 74-4347-12-95-4821

TAX ACCOUNT: 74003900

INSTRUMENT #201001284

To be sold as the property of Tiffany Kline, Samuel Walter.

No. 14-1135

Judgment: \$66,838.42

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

TAX I.D. #04530627896102

Purpart No. 1:

ALL THAT CERTAIN two-story brick dwelling house, and the lot or piece of ground upon which the same is erected, situate on the North side of Chestnut Street, between South Sixth and Plum Streets, being No. 617 Chestnut Street in the City of Reading, County of Berks and State of Pennsylvania, bounded on the North by property now or late of Albert F. and Elizabeth Mertz, on the East by 619 Chestnut Street, on the South by said Chestnut Street, and on the West

by property now or late of Clara and Shirley Donofrio, being more particularly bounded and described as follows, to wit:

BEGINNING at a point on the North side of Chestnut Street eighty (80) feet West of the West side of Plum Street. thence in a Northerly direction at right angles to Chestnut Street, eighty-two (82) feet nine (9) inches to a point, thence in an Easterly direction at right angles to the last described line, thirteen (13) feet nine (9) inches to a point; thence in a Southerly direction at right angles to last described line, twenty (22) feet nine (9) inches to a point; thence in an Easterly direction at right angles to last described line six (6) feet three (3) inches to a point; thence in a Southerly direction at right angles to last described line, sixty (60) feet to the North side of Chestnut Street, thence in a Westerly direction along the North side of Chestnut Street twenty (20) feet to the place of beginning.

Purpart No. 2:

ALL THAT CERTAIN three-story brick dwelling house and the Lot of piece of ground upon which the same is erected, situate on the North side of Chestnut, between South Sixth and Plum Streets, being No. 619 Chestnut Street in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of Albert F. Mertz;

ON the East by property now or late of Roy M. and Adelaide Ruffner;

ON the South by said Chestnut Street; and

ON the West by 617 Chestnut Street.

CONTAINING in front or which, East and West, on said Chestnut Street, nineteen (19) feet four (4) inches, more or less, (1) inch, more or less, and from thence North and South a width of eighteen (18) feet, three (3) inches, for a distance of forty (40) feet seven (7) inches, more or less.

SUBJECT to the free and uninterrupted right, liberty and privilege on the part of the owners and occupants of the dwelling house adjoining on the East, to the joint use of a two (2) feet two (2) inch wide alleyway extending along the East side of the premises No. 619 Chestnut Street, for a distance of twenty-two (22) feet, one (1) inch, North of the Northern building line of said Chestnut Street in common with the owners of said premises, their heirs and assigns.

BEING KNOWN AS: 619 Chestnut Street, Reading, Pennsylvania 19602.

TITLE TO SAID PREMISES is vested in Rafael S. Diaz by Deed from Rafael S. Diaz dated June 19, 2007 and recorded June 19, 2007 in Deed Book 05161, Page 0950.

Instrument Number 2007037409

To be sold as the property of Rafael S. Diaz

10/16/2014

Vol. 107, Issue 03

No. 14-1167

Judgment: \$125,080.17

Attorney: Leon P. Haller, Esquire

ALL THAT CERTAIN two-story frame dwelling house, together with the two lots or pieces of ground upon which the same is erected, situate on the eastern side of Raymond Street, between Elizabeth Avenue and King Street, in the Borough of Laureldale (formerly in East Rosedale, Township of Muhlenberg), County of Berks and Commonwealth of Pennsylvania. Said two lots being known as Lots Nos. 121 and 122 on a Map or Plan of Building Lots known as "East Rosedale" laid out by Charles S. Eisenbrown and surveyed by William H. Karns, C.E., in December 1910. Said Map or Plan recorded in Berks County Plan Book 3, Page 33, and more particularly bounded and described as follows, to wit:

NORTHERLY by Lot No. 120 on said Plan;

EASTERLY by Lots Nos. 225 and 226 on said Plan;

SOUTHERLY by Lot No. 123 on said Plan; and

WESTERLY by Raymond Street.

CONTAINING together in front or width on said Raymond Street forty (40) feet and in length or depth of equal width, one hundred twenty five (125) feet.

HAVING THEREON ERECTED a dwelling house known as: 3433 Raymond Street, Reading, PA 19605

PARCEL I.D. 57531917201832

BEING THE SAME premises which Steven M. Franckowiak and Dennis A. Mullarky, Jr., by Deed dated 04/15/10 and recorded 04/22/10 in Berks County Instrument No. 2010-014921, granted and conveyed unto Zachary May and Christine Harmon.

To be sold as the property of Christine Harmon and Zachary May

No. 14-1213

Judgment Amount: \$53,401.57

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the one-story frame dwelling house erected thereon, situate on the southern side of and known as No. 42 Reed Street, between Cedar Street and Wood Alley in the Borough of Mohnton, County of Berks and State of Pennsylvania, bounded on the North by the aforesaid Reed Street (40 feet wide) on the East by No. 54 Reed Street property of Melvin M. Epler and Alverta A. Epler, his wife, on the South by Epler Street (26 feet wide) and on the West by No. 40 Reed Street property of William E. David and Ena C. Davis, his wife, and being more fully bounded and described in accordance with a survey made by Walter E. Spotts and Associates, Registered Professional Engineers and Land Surveyors, in December, 1952, as follows, to wit:

BEGINNING at a corner marked by an iron pin in the Southern topographical building line

of Reed Street as left out on the topographical survey of the Borough of Mohnton, a distance of 29 feet 7-3/4 inches Eastwardly from the beginning of the curve, having a radius of 10 feet connecting the Southern topographical building line of the aforesaid Reed Street with the Eastern topographical building line of Cedar Street; thence in an Easterly direction along the Southern topographical building line of the aforesaid Reed Street, a distance of 67 feet 9-3/4 inches to a corner marked by an iron pin; thence leaving and making an interior angle of 89 degrees 10 minutes with the aforesaid Reed Street and in a Southerly direction along No. 54 Reed Street property of Melvin M. Epler and Alverta A. Epler, his wife, a distance of 160 feet 1/4 inch to a corner marked by an iron pin on the northern side of Epler Street; thence in a Westerly direction along same, parallel to the aforesaid Reed Street making an interior angle of 90 degrees 50 minutes with the last described line, a distance of 60 feet 00 inches to a corner marked by an iron pin; thence leaving and making an interior angle of 91 degrees 57 minutes 30 seconds with the aforesaid Epler Street and in a Northerly direction along No. 40 Reed Street property of William E. David and Ena C. Davis, his wife by a line being parallel to the aforesaid Cedar Street, a distance of 160 feet 1-1/4 inches to and making an interior angle of 88 degrees 2 minutes 30 seconds with the aforesaid Reed Street at the place of beginning

CONTAINING 10,224 square feet.

TITLE TO SAID PREMISES IS VESTED IN Robert A. Burkhardt and Nyree Stern, as joint tenants with the right of survivorship and not as tenants in common, by Deed from Robert A. Burkhardt, dated 08/14/2010, recorded 09/07/2010 in Instrument Number 20100034259. By virtue of the death of Robert A. Burkhardt on 01/09/2013, Nyree Stern became the sole owner of the premises as surviving joint tenant with the right of survivorship.

BEING KNOWN AS 42 Reed Street, Mohnton, PA 19540-2215.

Residential property

TAX PARCEL NO.: 65-4395-18-30-9617

TAX ACCOUNT: 65045200

SEE Instrument # 20100034259

To be sold as the property of Nyree Stern.

No. 14-13148

Judgment Amount: \$28,601.68

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick mansard roof house situated at Number 329 Hoskins Place, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by the property of Alice S. Leininger;

ON the South by the property of Daniel F. Printz and Lambert A. Rehr;

10/16/2014

ON the East by the property of Florence M. Markley and George McSpohn and his wife; and ON the West by the said Hoskins Place.

CONTAINING in front on Hoskins Place, fifteen feet six inches, more or less; thence East along the property of Alice S. Leininger ninety-two feet three and three-quarter inches, more or less; thence South along the property of Florence M. Markley and George McSpohn and wife fifteen feet six and one-quarter inches, more or less; thence West along the property of Daniel F. Printz and Lambert A. Rehr ninety-three feet one and one-half inches, more or less.

TITLE TO SAID PREMISES IS VESTED IN Marta Taveras, by Deed from Jeffrey J. Jacobs, dated 09/07/2000, recorded 09/15/2000 in Book 3242, Page 2323.

BEING KNOWN AS 329 Hoskins Place, Reading, PA 19602-2217.

Residential property

TAX PARCEL NO.: 16-5316-32-48-2380

TAX ACCOUNT: 16430525

SEE Deed Book 3242 Page 2323

To be sold as the property of Marta Taveras a/k/a Martha Santana.

No. 14-13354

Judgment: \$65,126.01

Attorney: Udren Law Offices, P.C.

ALL THAT CERTAIN two-story brick dwelling house with store room and lot of ground situated on the West side of North Tenth Street, it being No. 106, between Washington Street and Walnut Street, in the City of Reading, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

ON the North by property now or late of Charles S. Parson;

ON the South by property now or late of Frank Lauer;

ON the East by North Tenth Street; and

ON the West by property now or late of Joseph E. Dickinson.

BEING KNOWN AS: 106 N. 10th Street, Reading, PA 19601

PROPERTY ID NO.: 08531777005901

TITLE TO SAID PREMISES IS VESTED IN Candida R. Perez by Deed from Pedro Lopez and Luiz A. L. Ceballos dated 11/15/2006 recorded 12/05/2006 in Deed Book 05027 Page 0484.

To be sold as the property of: Candida R. Perez

No. 14-13532

Judgment: \$93,662.85

Attorney: Andrew J. Marley, Esquire

SHORT LEGAL DESCRIPTION

ALL THAT CERTAIN two and one-half story brick dwelling house and the Lot or piece of ground upon which the same is erected, situate on the South side of Oak Terrace, East of Fifth Avenue, being House Number 430 Oak Terrace, in the Borough of West, Reading, County of

Berks and Commonwealth of Pennsylvania; and more particularly described as follows:

BEGINNING at a point in the South property line of Oak Terrace, thence the Southwest intersection corner of Oak Terrace and Fourth Avenue bears North 79, degrees 01 minute West, 350 feet 8-1/2 inches for the Northeast corner of this survey; thence South 10 degrees 59 minutes West, with the dividing line between this survey, and House Lot #428, a distance of 103 feet 5-3/4 inches to the North line of a 15 feet wide alley, for the Southeast corner of this survey; thence North 79 degrees 01 minute West, with said North line of alley, a distance of 28 feet 9-1/2 inches to the Southeast corner of House Lot #432 for the Southwest corner of this survey; thence North 10 degrees 59 minutes East, with the dividing line between this survey and said House Lot #432, a distance of 103 feet 5-3/4 inches to the South property line of Oak Terrace, for the Northwest corner of this survey; thence South 79 degrees 01 minute East, with the said South property line of Oak Terrace, a distance of 28 feet 9-1/2 inches to the Beginning.

BEING PIN NO. 5306-05-28-4624

TAX PARCEL: 93530605284624

ACCOUNT: 93073800

SEE Deed Book 4976 Page 1877

To be sold as the property of Paul Russell Opp

No. 14-13757

Judgment Amount: \$74,442.78

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate at the Northwest corner of Locust and Buttonwood Streets, together with the two story mansard roof brick store and stand and dwelling house fronting on Buttonwood Street, and the two story frame dwelling house erected on the rear of said lot, fronting on Locust Street, said store stand and dwelling being Numbered 1121 Buttonwood Street and said frame dwelling house being Numbered 414 Locust Street, 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 a ten feet wide alley;

ON the East by Locust Street;

ON the South by Buttonwood Street; and

ON the West by property now or late of Mahlon Miller.

CONTAINING in front on said Buttonwood Street twenty feet and in depth along Locust Street, 140 feet.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1121 Buttonwood Street, Unit 1, Reading, PA 19604

TAX PARCEL #11531762123567

ACCOUNT: 11280075

SEE Deed Book 04866, Page 1584

Sold as the property of: Camilo A. Zamora

10/16/2014

Vol. 107, Issue 03

No. 14-14429

Judgment Amount: \$56,243.57
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground situate in the Borough of Hamburg, in the County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on West building line of North Fourth Street said point being a distance of thirteen feet one inch from southwest corner of Confer Avenue and said North Fourth Street; thence along West building line of North Fourth Street sixty feet to a point; thence by an angle of ninety degrees and in a westwardly direction along land of Walter Ochick one hundred and twenty-seven feet to a point in East building line of Northment Avenue; thence along said East building line of said Northment Avenue in a northwardly direction making an angle of ninety degrees with last mentioned course sixty feet to a point; thence making a ninety degree angle with last mentioned course in an eastwardly direction and along property of Nathan A. Confer Estate one hundred twenty-seven feet to place of BEGINNING.

CONTAINING an area of seven thousand six hundred and twenty square feet.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 238 N. 4th Street, Hamburg, PA 19526

TAX PARCEL #46449517015634

ACCOUNT:

SEE Deed Book 3060, Page 2107

Sold as the property of: Anne L. Page a/k/a Anne L. Bohn

No. 14-14876

Judgment: \$170,677.05

Attorney: Andrew J. Marley, Esquire

SHORT LEGAL DESCRIPTION

PART NO. 1

ALL THAT CERTAIN Lot or piece of ground of ground situate in Exeter Township, Berks County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING in the centerline of the macadam road leading from Five Points to Limekiln, thence along said center line (not clear) North 83 1/2 (not clear) degrees East 100 feet to a corner of other lands new (not clear) or late of Rose Heffelfinger, widow of Charles L. Heffelfinger, thence along the same South 5 degrees West 200 feet South 83 1/2 degrees West 100 feet to a corner of a lot now or late of Fred Kuhns, thence along the same North 5 degrees East 200 feet to the place of beginning.

CONTAINING 72 perches, more or less.

BEING PIN NO. 43-5338-03-30-7108

TAX PARCEL: 43533803307108

ACCOUNT: 43020085

SEE Deed Book 1959 Page 1463

To be sold as the property of Warren O. Roth and Bonnie L. Roth

No. 14-14936

Judgment: \$157,371.13

Attorney: Leon P. Haller, Esquire

ALL THAT CERTAIN two-story brick dwelling house and the Lot or piece of ground upon which the same is erected, situate on the North side of East Washington Street, between Walnut and Franklin Streets, in the Borough of Fleetwood, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by Hickory Alley;

ON the South by said East Washington Street;

ON the East by property now or late of Andrew Stump; and

ON the West by property now or late of Kate Schlegel.

CONTAINING in front along East Washington Street, twenty five (25) feet and in depth of equal width one hundred eighty (180) feet.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 23 East Washington Street, Fleetwood, PA 19522

PARCEL I.D. 44543116745738

BEING THE SAME premises which Bruce A. Bender and Cynthia A. Bender, his wife, by Deed dated 01/31/07 and recorded 02/05/07 in Berks County Record Book 5068 Page 1542, granted and conveyed to Raymond Schermerhorn.

To be sold as the property of Raymond Schermerhorn

No. 14-14993

Judgment: \$174,129.60

Attorney: Bradley J. Osborne, Esq.

ALL THAT CERTAIN Lot or piece of ground lying on the Southwestern corner of Rothermel Boulevard and Shirley Avenue, at the three street intersection with Reading Crest Avenue, in the Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, said Lot being known as Lot No. 28 as shown on the Plan of a portion of Sheidy Acres Addition, being more particularly bounded and described as follows:

BEGINNING at a point in the curve of the Southern building line of Rothermel Boulevard, being a corner of Lot No. 29 of said Plan of Lots; thence extending in an easterly direction along the Southern building line of Rothermel Boulevard, along the arc of a curve deflecting to the right, having a radius of 1120.00 feet, a central angle of 04 degrees 23 minutes 22.10 seconds, a distance along the arc of 85.80 feet to of compound curve connecting said building line of Rothermel Boulevard with the western building line of Sheidy Avenue; thence along the arc of a circle curve deflecting to the right, in a Southeasterly direction, having a radius of 20.00 feet, a central angle of 80 degrees 00 minutes 10 seconds, a distance along the arc of 27.93 feet to a point of tangent in the Western building line of Sheidy Avenue, a 53 feet wide street; thence

10/16/2014

Vol. 107, Issue 03

extending in a Southerly direction along said building line of Sheidy Avenue by a line tangent to the last described curve, a distance of 134.15 feet to a point; thence leaving said building line of Sheidy Avenue and extending along residue property belonging to Edna M. Case, of which the herein described Lot was part, the two following directions and distances, viz: (1) in a westerly direction, by a line making in interior angle of 87 degrees 46 minutes 43 seconds with the last described line, being Lot No. 29; (2) in a Northerly direction along said Lot No. 29 by a line making an interior angle of 86 degrees 35 minutes 58.60 seconds with the last described line, a distance of 161.66 feet to the place of BEGINNING.

BEING the same premises which Joseph G. Snyder and Barbara A. Snyder, husband and wife, by Deed dated 9/23/11 and recorded 9/23/11 in the Office of the Recorder of Deeds in and for the County of Berks, in Instrument No. 2011035616, granted and conveyed unto Vance O. Langston.

TAX PARCEL NO. 66-5308-06-49-9963

BEING KNOWN AS 200 Rothermel Avenue, Reading, PA 19605

Residential Property

To be sold as the property of Vance O. Langston

No. 14-1615

Judgment Amount: \$414,754.92

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or place of ground situate on the easterly side of Queens Court (40 feet wide) in the City of Reading, County of Berks and Commonwealth of Pennsylvania, being known as Lot No. 22 on the Final Plan of "Castlewood" recorded in Plan Book Volume 154, Page 42, and revised Plan recorded in Plan Book Volume 160, Page 68, Berks County Records and being more fully bounded and described as follows, to wit:

BEGINNING AT A POINT on the easterly right-of-way line of Queens Court a corner of Lot No. 23; thence extending along Lot No. 23, North fifty-two degrees thirty-eight minutes fifty seconds East (N. 52 degrees 38 minutes 50 seconds E.) a distance of one hundred fifty-seven and three hundredths feet (157.03 feet) to a point in line of lands of John A. Generazzo and Vincena J. Generazzo, his wife; thence extending along same, South forty-two degrees seventeen minutes East (S. 42 degrees 17 minutes E.), a distance of three hundred eighteen feet (318.00 feet) to a point in line of lands of Jean B. Saylor; thence extending along the same, South forty-nine degrees six minutes West (S. 49 degrees 06 minutes W.), a distance of one hundred and twenty-three hundredths feet (100.23 feet) to a point, a corner of Lot No. 21; thence extending along Lot No. 21, North seventy-five degrees thirty-four minutes West, a distance of two hundred forty-one and thirteen hundredths feet

(241.13 feet) to a point on the easterly right-of-way line of Queens Court; thence extending along the easterly right-of-way line of Queens Court, along the arc of a curve deflecting to the left having a radius of one hundred seventy feet (170.00 feet), a central, angle of fifty-one degrees, forty-seven minutes five seconds (51 degrees 47 minutes 05 seconds), and a distance along the arc of one hundred fifty-three and sixty-five hundredths feet (153.65 feet) to the place of beginning.

CONTAINING IN AREA 55,691 square feet.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 2135 Queen Court, Reading, PA 19606

TAX PARCEL #16531720707281

ACCOUNT: 16607878

SEE Deed Book 5405, Page 1775

Sold as the property of: Criseida H. Acuna Maldonado and Baltazar Gomez

No. 14-1736

Judgment: \$43,199.59

Attorney: Marc A. Hess, Esquire

Parcel I

ALL THAT CERTAIN lot, piece or parcel of ground together with the dwelling house and other improvements thereon erected, situate in the Township of Windsor, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the middle of State Road leading from Hamburg to Lenhartsville, Pennsylvania, and property now or late of Franklin A. Dietrich; thence along said center line of said State Road, North fifty-eight (58) degrees forty-six (46) minutes East, fifty (50) feet to a point in property now or late of Lewis G. Raubenhold and Fannie Raubenhold; thence along the same South twenty-eight (28) degrees twenty (20) minutes East, one hundred sixty-six (166) feet six (6) inches to an eighteen (18) feet wide alley; thence along said alley, South fifty-eight (58) degrees forty-six (46) minutes West, fifty (50) feet to a point in line of property now or late of Franklin A. Dietrich; thence along same North twenty-eight (28) degrees twenty (20) minutes West, one hundred sixty-six (166) feet six (6) inches to the place of BEGINNING.

CONTAINING IN FRONT on said State Road fifty (50) feet and of equal width in depth, one hundred sixty-six (166) feet and six (6) inches, more or less.

BEING THE SAME PREMISES and Parcel I which Theodore L. Rollins and Maryrose R. Rollins, his wife, by Deed dated December 1, 1986, and recorded December 2, 1986, in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania in Deed Book 1913, Page 995, granted and conveyed unto Mary R. Rollins.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 3591 Old 22, Hamburg, Pennsylvania 19526.

TAX PARCEL: 94449518410828

10/16/2014

Vol. 107, Issue 03

SEE Deed Book 1913 Page 995

To be sold as the property of Maryrose R. Rollins

No. 14-17677

Judgment Amount: \$108,225.08

Attorney: William F. Colby, Jr., Esquire

ALL THAT CERTAIN tract or parcel or land, together with the two-story cement block stucco building thereon erected, being known as No. 1307 New Holland Road, said tract or parcel of land being composed of Lot No. 473, Lot No. 474, Lot No. 475 and the Northernmost one-half of Lot No. 476, as said Lots are shown on the Plan of Lots known as "South Fairview", said Plan being recorded in Plan Book Volume 7 Page 9, Berks County Records, situate along the Northwesterly side of New Holland Road, between Kenhorst Boulevard and Quantin Avenue, in the Borough of Kenhorst, County of Berks and Commonwealth of Pennsylvania and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Northwesterly lot line of New Holland Road at its intersection with the Southwesterly side of a fifteen feet wide alley; thence extending in a Southwesterly direction along the Northwesterly lot line of New Holland Road, a distance of 44.42 feet to a point of curve in the Northwesterly lot line of New Holland Road; thence continuing in a Southwesterly direction along said arc, along the arc of a curve deflecting to the left, having a radius of 975.00 feet, a central angle of 1 degree 41 minutes 35 seconds a distance along the arc of said curve of 28.81 feet to a point; thence leaving the Northwesterly lot line of New Holland Road, and extending in a Northwesterly direction along the Southernmost one-half of Lot No. 476 the property now or late of Clarence J. Krick and Alice Krick, his wife, by a line radial to the last described curve, a distance of 110.00 feet to a point on the Southeasterly side of a fifteen feet wide alley; thence extending in a Northeasterly direction along the Southeasterly side of the same, along the arc of a curve deflecting to the right having a radius of 1085.00 feet, a central angle of 1 degree 41 minutes 35 seconds, a distance along the arc of said curve of 32.06 feet to a point of tangent; thence continuing in a Northeasterly direction along the Southeasterly side of said fifteen feet wide alley, tangent to the last described curve, a distance of 44.42 feet to a point, the intersection of the Southeasterly side of said fifteen feet wide alley and the Southwesterly side of another fifteen feet wide alley; thence extending in a Southeasterly direction along the Southwesterly side of the last mentioned fifteen feet wide alley forming an interior angle of 90 degrees with the last described line, a distance of 110.00 feet to the place of beginning, the last described forming arc interior angle of 90 degrees with the Northwesterly lot line of New Holland Road.

BEING PARCEL NO. 54530618301548

BEING THE SAME PREMISES which John C. Iglar by Deed dated 4/12/2002 and recorded in Berks County in Record Book 3519 Page 1045 granted and conveyed unto Kathleen Iglar, in fee.

To be sold as the premises of Kathleen Iglar

No. 14-1789

Judgment Amount: \$76,760.61

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground situate on the North side of Bartlett Street, 60 feet wide, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, as shown on the revision to a Plan of Record, Summit Village, prepared by C. Wesley Seitzinger P L S dated May 14, 1990 and recorded in the Office of the Recorder of Deeds of Berks County in Plan Book 172 Page 38, more fully bounded and described as follows:

BEGINNING at a point in the northern topographical building line of Bartlett Street at a corner of Lot 21, thence along said Lot North 37 degrees 50 minutes 00 seconds East a distance of 100.00 feet to a point in the southern line of a 20 feet wide private drive, thence along said private drive South 52 degrees 10 minutes 00 seconds East a distance of 20.00 feet to a corner of Lot 23, thence along said Lot South 37 degrees 50 minutes 00 seconds West distance of 100.00 feet to a point in the northern topographical building line of Bartlett Street, thence along said building line North 52 degrees 10 minutes 00 seconds West a distance of 20.00 feet to the point and place of BEGINNING.

BEING Lot 22 on said Plan

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 225 Bartlett Street, Reading, PA 19611

TAX PARCEL #18530651756058

ACCOUNT: 18249887

SEE Deed Book 4513, Page 63

Sold as the property of: Juan A. Ortiz

No. 14-1865

Judgment: \$135,943.52

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

ALL THAT CERTAIN Lot or piece of land with the buildings and improvements thereon erected, being No. 9 Hartman Circle, situate in the Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, bounded and described according to a Plan made by Arthur L. Weisenberger Associates, Consulting Engineers of Allentown Pennsylvania, on January 15, 1951 and developed by Cherokee Ranch Homes, Inc. and known and designated as Lot No. 9, as indicated on the Plan of Cherokee Ranch, South Range, said Plan being recorded in the Office for the Recording of Deeds, in and for the County of Berks, State of Pennsylvania, on June 11, 1951 in Plan Book No. 9, Page 62.

10/16/2014

Vol. 107, Issue 03

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS 610 Hartman Circle, Temple Pennsylvania 19560
TAX PARCEL: 66-5309-12-77-5300
SEE Deed Book: Deed Book 2868, Page 1133
To be sold as the property of Jack Daniel Spatz

TITLE TO SAID PREMISES IS VESTED IN Tammy S. Roehrig and Kevin W. Mccolgan, by Deed from Kevin Holland and Dorothy Holland, Co-Executors for the Estate of Barbara A. Moser, dated 06/01/2007, recorded 06/14/2007 in Book 5157, Page 1162.

BEING KNOWN AS 209 Griffith Drive, Douglassville, PA 19518-1404.

Residential property
TAX PARCEL NO.: 24536409068293
TAX ACCOUNT: 24141110
SEE Deed Page 5157 Page 1162

To be sold as the property of Tammy S. Roehrig, Kevin W. Mccolgan.

No. 14-2937

Judgment Amount: \$196,055.85
Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN message, lot or piece of ground situate and being known as Lot No. 9, Block B, as shown on the Plan of Building Lots known as Amity Gardens as laid out by Drey Estates, Inc., said Plan being recorded in Plan Book 20, Page 10. A, B, C and D in the Office of the Recording of Deeds in and for Berks County, situate in Amity Township, Berks County, Pennsylvania, being more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Westerly building line of Griffith Boulevard said point being 149.32 feet as measured along the Westerly building line of Griffith Boulevard Southwesterly from the point of curve of the Southwesterly intersection of Griffith Boulevard, a 60 feet wide street, and Elliot Avenue, a 53 feet wide street; thence in a Southwestwardly direction along the Westerly building line of Griffith Boulevard, by a line curving to the right, said curve having a radius of 244.79 feet and a central angle of 31 degrees 35 minutes 49 seconds, the arc distance of 135.00 feet to a point; thence in a Northwesterly direction along the Northeasterly side of Lot No.10 by a line forming an interior angle of 68 degrees 21 minutes with the chord of the last described curve, the distance of 146.67 feet to a point, thence in an Eastwardly direction along the rear of Lot No. 7 by a line forming an interior angle of 79 degrees 53 minutes 34 seconds with the last described line, the distance of 57.86 feet to a point; thence in a Southeastwardly direction along the Southerly side of Lot No. 8 by a line forming an interior angle of 137 degrees 33 minutes 21 seconds with the last described line, the distance of 110.00 feet to the place of BEGINNING.

EXCEPTING AND RESERVING thereout and therefrom all that certain 4 feet wide strip of ground being a portion of Lot No. 9 which was granted and conveyed by Morlatton, Inc., to Thomas E. Nicholson and Josephine Ann Nicholson, his wife by Deed dated July 21, 1959, recorded at Reading in Deed Book 1338 Page 257.

SUBJECT TO the same rights, privileges, agreements, rights of ways, easements, conditions, exceptions, restrictions and reservations as exist by virtue of prior recorded Instruments, Plans, Deeds or Conveyances.

IMPROVEMENTS consist of residential dwelling.

No. 14-3314

Judgment Amount: \$125,171.10

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

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

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

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

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

Residential property
TAX PARCEL NO.: 66531917122405
TAX ACCOUNT: 66001168
SEE Deed Book 5380 Page 911

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

No. 14-3337

Judgment Amount: \$46,122.82

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story, brick dwelling house and lot or piece of ground, situate on the East side of North Twelfth Street, No. 745, between Oley and Douglass Streets, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows:

10/16/2014

Vol. 107, Issue 03

ON the North by property now or formerly of Harry Cunnius;

ON the East by a 10 feet wide alley;

ON the South by property now or formerly of Archie A. Hoffman; and

ON the West by said North Twelfth Street.

CONTAINING 14 feet in front, and of the same width, and 110 feet in depth.

TITLE TO SAID PREMISES IS VESTED IN Lucy Ozoria and Julio Ozoria, by Deed from Irene M. Duggan, a widow, dated 12/02/2005, recorded 02/03/2006 in Book 4775, Page 1829.

BEING KNOWN AS 745 North 12th Street, Reading, PA 19604-2515.

Residential property

TAX PARCEL NO.: 12-5317-54-14-7447

TAX ACCOUNT: 12190825

SEE Deed Book 4775 Page 1829

To be sold as the property of Julio Ozoria, Lucy Ozoria.

Crow and Nellie M. Crow, his wife, South 77 degrees East a distance of 100 feet, no inches, to a corner marked by an iron pipe; thence along property now or late of Stanley Robert Haag and Jean Ardell Haag, his wife, passing through an iron pin 26 feet 6 inches from the next described corner, South 13 degrees West, a distance of 175 feet to the place of BEGINNING.

CONTAINING 17,500 square feet.

HAVING THEREON ERECTED a dwelling house known as: 529 Butter Lane, Leesport, PA 19533

PARCEL I.D. 27449001281362

BEING THE SAME premises which George L. Hafer et al, by Deed dated 01/13/2012 and recorded 01/23/2012 in Berks County Instrument No. 2012-002923, granted and conveyed to Alicia M. Flood.

To be sold as the property of Alicia M. Flood

No. 14-3345

Judgment: \$85,307.23

Attorney: Leon P. Haller, Esquire

ALL THAT CERTAIN lot or piece of ground situate on the northeastern side of a Public Township Road, known as Butter Lane, near the Borough of Leesport, in the Township of Bern, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of Morland H. Crow and Nellie M. Crow, his wife; on the East by property now or late of Stanley Robert Haag and Jean Ardell Haag, his wife; on the South by the southern one-half of the aforesaid Public Township Road known as Butter Lane (53 feet wide) and on the West by property now or late of Daniel Joseph Smith and Myrtle Ruth Smith, his wife, and being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by an iron pin in the center line of a Public Township Road, known as Butter Lane, leading from the Borough of Leesport to Garfield, said corner being the southeastern corner of the herein described property, the southwestern corner of property now or late of Stanley Robert Haag and Jean Ardell Haag, his wife, and being a distance of 356 feet 9 1/4 inches measured along the center line of the aforesaid Public Township Road, known as Butter Lane, westwardly from an iron pin at a point of curve; thence along the center line of the aforesaid Public Township Road known as Butter Lane, North 77 degrees West, a distance of 100 feet, no inches, to a corner marked by an iron pin; thence leaving the aforesaid Public Township Road known as Butter Lane, and along property now or late of Daniel Joseph Smith and Myrtle Ruth Smith, his wife, passing through an iron pin 26 feet 6 inches from the last described corner North 13 degrees East, a distance of 175 feet, no inches, to a corner marked by an iron pin; thence along property now or late of Morland E.

No. 14-3730

Judgment: \$99,217.98

Attorney: Phillip D. Berger, Esquire
Berger Law Group, P.C.

11 Elliott Avenue
Suite 100

Bryn Mawr, PA 19010

(610) 668-0800

Susquehanna Bank, Successor to Patriot Bank v. 159JR, LLC

LEGAL DESCRIPTION

ALL THAT CERTAIN triangular piece of land situate at the junction of Reading Avenue and Walnut Street in the Borough of Boyertown, County of Berks and State of Pennsylvania, bounded and described.

BEGINNING at a corner on building range at the intersection of Second Street and Reading Avenue: thence along said Reading Avenue in the Northeastwardly direction on building range one hundred and nineteen feet eight inches (119' 8") to a corner or four feet six inches (4' 6") from the brick house and land belonging to Albert B. Leidy; thence along land of Albert B. Leidy and at right angles with Reading Avenue in a Northwestwardly direction seventy seven feet six and five eighth inches (77' 6-5/8") to a corner on building range of Walnut Street; thence by the same in a Southwestwardly direction one hundred and forty two feet five inches (142' 5") to a corner at the intersection with said Second Street on building range; thence by the same on building range in the Southeastwardly direction thirteen feet and one inch (13' 1") to the place of BEGINNING.

BEING THE SAME PREMISES WHICH Ben-Joe, Inc., a PA Business Corp, by Deed dated 7/29/2002 and recorded 8/10/2004 in the Office for the Recorder of Deeds in and for the County of Berks, and Commonwealth of Pennsylvania in Record Book 4122, Page 1460, granted and conveyed unto 159JR, LLC.

PROPERTY KNOWN AS 159 South Reading Avenue, Boyertown Borough, Pennsylvania

10/16/2014

Vol. 107, Issue 03

BEING Parcel No. 33-5387-20-70-8
 ACCOUNT: 33-095600
 SEE Deed Book: 4122, Page 1460
 To be sold as the property of 159JR, LLC

No. 14-4222

Judgment: \$62,990.81

Attorney: Richard Brent Somach, Esquire

ALL THAT CERTAIN two story brick dwelling house with mansard roof, and the Lot or piece of ground upon which the same is erected, situate on the East side of North Eleventh Street, between Spring and Robeson Streets, being No. 1029 North Eleventh Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of Andrew Parker Davis;

ON the East by a ten feet (10') wide alley;

ON the South by property now or late of Mary F. Adams; and

ON the West by said North Eleventh Street.

CONTAINING in front on said North Eleventh Street thirteen and one-half feet (13 1/2'), more or less, to the middle of a joint alley two feet (2') wide on the North side of said house, and in depth of equal width one hundred and five feet (105') to said ten feet (10') wide alley on the East.

BEING THE SAME PREMISES WHICH Norma S. Esser by Deed dated March 16, 2012, and recorded March 22, 2012, in the Office of the Recorder of Deeds of Berks County in Instrument No. 2012011146, granted and conveyed to Nathan Walker.

BEING PARCEL NO. 5317-45-16-1091

PROPERTY BEING KNOWN AS: 1029 North 11th Street, Reading, Pennsylvania

To be sold as the property of Nathan Walker

No. 14-456

Judgment Amount: \$69,271.73

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the eastern half of the semi-detached brick veneer and frame split-level dwelling house thereon erected, being Numbered #228 Columbia Avenue, lying on the southern side of Columbia Avenue, 60 feet wide, opposite the intersection of Columbia Avenue and Fairview Street, said Lot being further known as Lot No. 18 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 Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the southern building line of Columbia Avenue, said point

being a distance of four hundred sixty-three and twenty-eight one-hundredths feet (463.28 feet) westwardly along said building line of Columbia Avenue from the western terminus of a 20 feet radius connecting the said building line of Columbia Avenue with the western building line of Raymond Street; thence leaving said building line of Columbia Avenue and extending in a southerly direction along Lot No. 19 of said Block 'C' belonging to Lawrence J. O'Boyle and Helen L., his wife, a distance of one hundred thirty-eight and fifty-one one-hundredths feet (138.51 feet) to a point in the northern line of a twenty feet (20 feet) wide alley; thence extending in a westerly direction along the northern line of said alley, by a line making an interior angle of eighty-nine degrees forty-five minutes twenty-seven seconds (89 degrees 45 minutes 27 seconds) with the last described line a distance of thirty-six and no one-hundredths feet (36.00 feet) to a point; thence leaving said alley and extending in a northerly direction along Lot No. 17 of said Block 'C' by a line making an interior angle of ninety degrees fourteen minutes thirty-three seconds (90 degrees 14 minutes 33 seconds) with the last described line and passing in and along the middle of the 7-1/2 inches solid concrete block party wall erected between House No. 230 and said House No. 228, a distance of one hundred twenty-three and six one-hundredths feet (123.06 feet) to a point in the curve of the aforesaid building line of Columbia Avenue, said last described line being radial to the next described curve; thence extending in an easterly to northeasterly direction along said building line of Columbia Avenue, along the arc of a curve deflecting to the left, having a radius of fifty feet (50 feet), a central angle of forty-six degrees three minutes sixteen seconds (46 degrees 03 minutes 16 seconds), a distance along the arc of forty and nineteen one-hundredths feet (40.19 feet) to the place of beginning.

ACTUAL CONSIDERATION: \$79,000.00

CONTAINING in area 4,605 square feet, more or less.

TITLE TO SAID PREMISES IS VESTED IN Lisa M. Yeager, by Deed from John W. Gray and Sarah E. Gray, his wife, dated 04/28/2000, recorded 05/05/2000 in Book 3196, Page 1199.

BEING KNOWN AS 228 Columbia Avenue, Reading, PA 19605-2920.

Residential property

TAX PARCEL NO.: 66-5308-16-83-8025

TAX ACCOUNT: 66245500

SEE Deed Book 3196 Page 1199

To be sold as the property of Lisa M. Yeager.

No. 14-4651

Judgment Amount: \$178,068.23

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two and one-half story brick dwelling house, and one story brick garage, and the Lot or piece of ground upon which the

10/16/2014

Vol. 107, Issue 03

same are erected, situate on the South side of Cleveland Avenue, between Forest and Wyoming Avenues, being known as No. 1418 Cleveland Avenue, in the Borough of Wyomissing, County of Berks and State of Pennsylvania, bounded and more particularly described as follows, to wit:

BEGINNING at a point, said point being two hundred thirty-six feet ten and one-half inches from the intersection of the East property line of Wyoming Avenue and the South property line of Cleveland Avenue; thence in an easterly direction along said South property line of Cleveland Avenue, a distance of thirty-three feet one and one-half inches to a point in the West property line of a ten feet wide alley; thence in a southerly direction along said West property line of the ten feet wide alley, with an interior angle of ninety degrees, a distance of one hundred fifteen feet no inches to a point in the North property line of a twelve feet wide alley; thence in a westerly direction along said North property line of said twelve feet wide alley, with an interior angle of ninety degrees a distance of thirty-three feet one and one-half inches to a point; thence in a northerly direction, with an interior angle of ninety degrees, a distance of one hundred fifteen feet no inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Iris E. Bellman, by Deed from William J. Price and Linda M. Kloap-Price, h/w, dated 04/30/2002, recorded 05/08/2002 in Book 3530, Page 1558.

BEING KNOWN AS 1418 Cleveland Avenue, Wyomissing, PA 19610-2108.

Residential property

TAX PARCEL NO.: 96-4396-07-67-5565

TAX ACCOUNT: \$case.parcelNumber2

SEE Deed Book 3530 Page 1558

To be sold as the property of Iris E. Bellman.

No. 14-5062

Judgment: \$82,586.34

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

TAX I.D. #80428616849438

ALL THAT CERTAIN one-story frame dwelling house together with the six Lots or pieces of ground upon which the same is erected, situate in the Township of Spring, County of Berks and Commonwealth of Pennsylvania, (as shown by the Map or Plan, surveyed by William H. Dechant, C. E., and bearing date April 1914, said Map or Plan having been duly recorded in the Office of the Recorder of Deeds for Berks County, Pennsylvania in Plan Book No. 2 Page 44) and said six Lots or pieces of ground being further known as Lot Nos. 409, 411, 413, 415, 417 and 419, on Lincoln Avenue, on said Plan known as "West Wyomissing," said six Lots or pieces of ground being more particularly bounded and describes together as follows, to-wit:

ON the North by a 12'-wide alley;

ON the East by Lot No. 407 on said Plan;

ON the South by said Lincoln Avenue; and

ON the West by Lot No. 421 on said Plan.

HAVING a total frontage on said Lincoln Avenue of 120', more or less, and extending in length or depth of equal width, 125', more or less, to said 12'-wide alley.

BEING KNOWN AS: 2409 Lincoln Avenue, West Lawn, Pennsylvania 19609.

TITLE TO SAID PREMISES is vested in Vikki J. Kantner by Deed from Richard R. Long, Jr. and Karen J. Long, husband and wife, dated February 17, 1999 and recorded February 22, 1999 in Deed Book 3041, Page 1457. The said Vikki J. Kantner died on July 6, 2010 thereby vesting title in Michele R. Brodie, Executrix of the Estate of Vikki J. Kantner, deceased Mortgagor and Real Owner by operation of law.

To be sold as the property of Michele R. Brodie, Executrix of the Estate of Vikki J. Kantner, deceased Mortgagor and Real Owner

No. 14-5214

Judgment Amount: \$119,044.15

Attorney: Robert W. Williams, Esquire

ALL THAT CERTAIN one-story dwelling house with mansard roof and Lot of ground, being No. 1446 Luzerne Street (formerly known as Cameron Street), situated on the West side of Luzerne Street between Lackawanna and Warren (formerly known as Adams) Streets, in Block 7 in the Plan of Glenside, in the City of Reading, County of Berks and State of Pennsylvania, bounded:

ON the North by property now or formerly of George B. Geary;

ON the South by property now or formerly of William E. Lloyd;

ON the East by Luzerne Street; and

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

CONTAINING IN FRONT twenty-five (25) feet and in depth one hundred fifteen (115), the northern line of said Lot being fifty-five (55) feet South from the southern building line of Lackawanna Street.

BEING THE SAME PREMISES which Kevin M. Matthews and Maryann Matthews, his wife, by Deed dated 8/2/1978 and recorded 8/11/1978 in the Office for the Recorder of Deeds in and for the County of Berks, and Commonwealth of Pennsylvania in Deed Book 1742, Page 645, granted and conveyed unto Maryann Matthews.

TITLE TO SAID PREMISES vested in Justyn McConnon and Kristal Wise by Deed from Maryann Matthews dated 08/28/2009 and recorded 09/10/2009 in the Berks County Recorder of Deeds in Instrument No. 2009043276.

To be sold as the property of Justyn P. McConnon a/k/a Justyn McConnon and Kristal Wise a/k/a Kristal L. Wise

10/16/2014

Vol. 107, Issue 03

No. 14-5288

Judgment Amount: \$24,909.63

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and Lot or piece of ground upon which the same is erected, situate on the West side of Mulberry Street, between Green and Greenwich Streets and Numbered Five Hundred Thirty Six 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 Sarah N. Faust;

ON the South by property now or late of Samuel Rapp;

ON the East by said Mulberry Street; and

ON the West by a 10 feet wide alley.

CONTAINING in front on said Mulberry Street 12 feet 08 inches and in depth of equal width 103 feet 03 inches.

TITLE TO SAID PREMISES IS VESTED IN Rosa Jovita Rodriguez, by Deed from Reinaldo Feliciano-Garcia, dated 09/30/1998, recorded 10/16/1998 in Book 2991, Page 1338.

BEING KNOWN AS 536 Mulberry Street, Reading, PA 19604-2711.

Residential property

TAX PARCEL NO.: 11-5317-61-03-7362

TAX ACCOUNT: 11531075

SEE Deed Book 2991 Page 1338

To be sold as the property of Rosa Jovita Rodriguez a/k/a Rosa J. Rodriguez.

No. 14-5804

Judgment: \$114,941.72

Attorney: Bradley J. Osborne, Esq.

ALL THAT CERTAIN Lot or piece of ground together with the two and one-half story single brick dwelling house thereon erected, being No. 216 South 18th Street, situate on the West side of South 18th Street, in the City of Reading, County of Berks, and Commonwealth of Pennsylvania, between Haak Street and Klein Avenue, bounded and described as follows, to wit:

BEGINNING at a corner in the western building line of South Eighteenth Street, 80 feet South of the southwest corner of South Eighteenth Street and Klein Avenue, thence westwardly along property now or late of J. Warren and Wm. F. Klein, making an interior angle of 90 degrees with South Eighteenth Street, a distance of 100 feet to a corner of a 10 feet wide alley; thence southwardly along the 10 feet wide alley, making an interior angle of 90 degrees with last mentioned line, a distance of 45 feet to a corner in line of property now or late of Henry S. Homan; thence eastwardly along the same making an interior angle of 90 degrees with the last mentioned line, a distance of 100 feet to a corner in the western building line South Eighteenth Street, thence North 45 feet to the place of beginning.

PARCEL NO. 5316-32-48-9657

BEING THE SAME PREMISES which Teresa E. Gonzalez, by Deed dated January 20, 2006 and recorded in the Berks County Recorder of Deeds Office on February 27, 2006 in Deed Book 4803, Page 19, granted and conveyed unto Angel Torres.

TAX PARCEL NO 5316-32-48-9657

BEING KNOWN AS 216 South 18th Street, Reading, PA 19601

Residential Property

To be sold as the property of Angel Torres

No. 14-5973

Judgment: \$64,611.51

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

ALL THAT CERTAIN two and one-half story stone dwelling house with attached garage, and the Lot or piece of ground upon which the same is erected, being Premises 1521 Snyder Street, in the City of Reading, County of Berks and State of Pennsylvania, and being the southern most 73 feet of Lots Nos. 56 and 57, as shown on the Revised Plan of Building Lots of Mont B. Stillings, said Plan being recorded in the Office of the Recorder of Deeds of Berks County, Pennsylvania, in Plan Book 5A, Page 6, situate at the northeasterly corner of Snyder and Kathryn Streets, in the City of Reading aforesaid, more particularly bounded and described as follows, to wit:

BEGINNING AT A POINT on the easterly Lot Line of Snyder Street (40' wide, as shown on the topographical survey of the City of Reading), said point being at the northern end of the curve connecting the said easterly Lot Line of Snyder Street with the northerly Lot Line of Kathryn Street, (40' wide, as shown on the topographical survey of the City of Reading), said curve having a radius of 5', thence in a northerly direction along the easterly Lot Line of Snyder Street, a distance of 68' to a point; thence in an easterly direction, along the northern 57' of Lots Nos. 56 and 57, upon which is erected House No. 1523 Snyder Street, the property now or late of Ralph S. Reber and Emma M. Reber, his wife, forming a right angle with the easterly Lot Line of Snyder Street, a distance of 110' to a point; thence in a southerly direction along part of Lot No. 58, the property now or late of Mont B. Stillings, forming a right angle with the last described line a distance of 73' to a point; thence in a westerly direction along the northerly Lot Line of Kathryn Street, forming a right angle with the last described line, a distance of 105' to the point of curvature in the northerly Lot Line of Kathryn Street, thence in a northwesterly direction along the arc of curve deflecting to the right having a radius of 5', a central angle of 90 degrees, a distance along said arc of 7.85' to the place of beginning.

HAVING THEREON ERECTED A DWELLING

HOUSE KNOWN AS 1521 Snyder Road, Reading Pennsylvania 19601

TAX PARCEL: 19-5307-30-18-6624

10/16/2014

Vol. 107, Issue 03

SEE Deed Book: Instrument Number 2009014315

To be sold as the property of Nixon Feliz, Daysi Reyes.

To be sold as the property of William R. Berkey

No. 14-6032

Judgment Amount: \$57,393.97

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground, situate on the West side of said North Second Street, between Windsor and Spring Streets, in the City of Reading, Berks County, Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of Joseph Henne, on the East by said North Second Street, on the South by property now or late of Joseph K. Ronsler, and on the West by property now or late of Simon P. O'Reilly.

CONTAINING in front on said North Second Street fifteen feet, three and one-half inches (15 feet 3 1/2 inches) and in depth or length of equal width or breadth one hundred and twenty feet (120).

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 920 North 2nd Street, Reading, PA 19601

TAX PARCEL #15530749651433

ACCOUNT: 15053925

SEE Deed Book 2746, Page 2073

Sold as the property of: Tanya L. Salata

No. 14-6130

Judgment Amount: \$38,811.77

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground upon which is erected a two-story brick dwelling house, being No 470 Birch Street, situate on the West side of Birch Street, between Buttonwood and Green Streets, in the City of Reading, Berks County, Pennsylvania, bounded and described as follows, to wit:

ON the North by a ten feet wide alley,

ON the East by said Birch Street,

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

ON the West by a ten feet wide alley.

CONTAINING in front on said Birch Street, in width or breadth, 14 feet and in length of equal width, 100 feet more or less.

TITLE TO SAID PREMISES IS VESTED IN Nixon Feliz and Daysi Reyes, by Deed from Patricia A. Schiaroli, formerly Patricia A. Moll, dated 03/07/2006, recorded 03/23/2006 in Book 4831, Page 148.

BEING KNOWN AS 470 Birch Street, Reading, PA 19604-2814.

Residential property

TAX PARCEL NO.: 11-5317-62-12-8856

TAX ACCOUNT: 11261525

SEE Deed Book 4831 Page 148

No. 2011-26299

Judgment Amount: \$128,508.43

Attorney: Robert W. Williams, Esquire

ALL THAT CERTAIN tract of land situate in the Township of Hereford and County of Berks, Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING AT A POINT in a public road leading from Allentown to Seisholzville, said point being in the line of property of Stanley Ranch; thence North 45° 45' West, a distance of 141' along property of said Stanley Ranch to a point; thence North 40° 15' East, a distance of 90' along property of Stanley Ranch, to a point; thence South along property of the Calasaqua and Hogelsville Railroad Company, South 45° 45' East, a distance of 176' 6" to a point in the middle of said public road; thence in and along said public road South 63° 30' West, 98' 7" to a point, and the place of beginning.

PROPERTY PARCEL NUMBER 5492-04-72-4190

TITLE TO SAID PREMISES vested in Kevin D. Conrad, as sole owner by Deed from Kevin D. Conrad and Richard L. Conrad dated 10/17/2006 and recorded 12/14/2006 in the Berks County Recorder of Deeds in Book 5834, Page 1724.

To be sold as the property of Kevin D. Conrad

No. 2013-14943

Judgment: \$302,553.05

Attorney: Christopher P. Mullaney, Esquire

ALL THAT CERTAIN lot together with the frame dwelling and other improvements thereon erected, shown as Lot #1 of the When Subdivision, situate on the Northeasterly side of a private road leading from Schwoyer Road, T-600, in Richmond Township, Berks County, Commonwealth of Pennsylvania, bounded and described according to a survey and Plot #3209- 3642, dated April 11, 1989, last revised October 23, 1989, by Rockland Surveyors, Inc., as follows:

BEGINNING at a point in the bed of a private road, leading East from Schwoyer Road, T-600, said point being South 32 degrees 47 minutes 50 seconds East, 504.91 feet from an iron pipe found this survey, a common corner of lands now or late of Dean H. Wehr, Sr., and the Moselem Evangelical Church and Michael J. Wily said pint being the Northwesterly corner of the herein described Lot and the Southwesterly corner of Lot #2; thence leaving the bed of said private road by a Lot #2, the 2 following courses and distances: (1) crossing a public utility easement, 20 feet wide, for overhead wires, North 68 degrees 05 minutes 30 seconds East, 347.32 feet to a point; (2) South 46 degrees 45 minutes 50 seconds East, 291.24 feet to an iron pipe found this survey in line of lands now or late of Thurman R. Kremser;

10/16/2014

thence by the same the 2 following courses and distances: (1) South 55 degrees 51 minutes 10 seconds West, 72.30 feet to a point; (2) South 31 degrees 47 minutes 30 seconds East, 280.50 feet to a point, a corner of lands now or late of William G. Downes; thence by the same the 2 following courses and distances: (1) crossing said private road South 67 degrees 50 minutes 50 seconds West, 340.04 feet to a point; (2) partially through the bed of said private road North 32 degrees 47 minutes 50 seconds West 567.52 feet to the point of beginning.

BEING THE SAME PREMISES which Christopher L. Dietz and Rosemarie E. Dietz, husband and wife, by Deed dated 09-07-04 and recorded 09-21-04 in the Office of the Recorder of Deeds in and for the County of Berks in Record Book 4155 at Page 577, granted and conveyed unto Rosemarie E. Dietz, individual, in fee.

AND THEREON ERECTED A DWELLING HOUSE KNOWN AS: 20 Misty Lane, Kutztown, Pennsylvania 19530

PARCEL ID NO. 72543300351845

MAP PIN NO. 5433-00-35-1845

ACCOUNT NO. 72014475

SEE Deed Book 4155 at Page 577

To be sold as the property of Rosemarie E. Dietz

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, December 5, 2014 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given. All claims to funds realized from the real estate sold by the Sheriff shall be filed by the respective Claimants with the Sheriff within five (5) days after the time of said Sheriff's Sale.

CHANGE OF NAME

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 14-18718

NOTICE IS HEREBY GIVEN that the Petition of KEONI AUGUSTUS NIES HOSE was filed in the above named Court, praying for a Decree to change his name to KEONI AUGUSTUS NIES.

The Court has fixed October 28, 2014, at 2:30 P.M. in Courtroom "4E" of the Berks County Courthouse, Reading, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of

said Petition should not be granted.

Joseph A. Guillama, Esq.
LAW OFFICE OF JOSEPH A. GUILLAMA
Suite 500, 645 Penn Street
Reading, PA 19601

CHARTER APPLICATION

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

The name of the proposed corporation is **STONY CREEK RENTALS, INC.**

The Articles of Incorporation have been filed and effective on October 1, 2014.

Barbara Kern Dietrich, Esq.
22 Hilgert Avenue
Reading, PA 19607

CIVIL ACTION

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY, PENNSYLVANIA
CIVIL ACTION-LAW
NO. 13-21916

UPPER BERN TOWNSHIP, Claimant

vs.

JESSE MILLER, 5443 Old Route 22,
Hamburg, PA 19526, Owner

WRIT OF SCIRE FACIAS

The Commonwealth of Pennsylvania to JESSE MILLER, Greetings;

Whereas, Upper Bern Township, on September 17, 2013, filed its claim in the Court of Common Pleas of Berks County at Municipal Lien Docket No. 13-21916, for the sum of Seven hundred Twenty-Four Dollars and 20/100 Cents (\$724.20) for delinquent sewer fees against the property situate in the Berks County, Pennsylvania, commonly known as 5443 Old Route 22, Hamburg, Berks County, Pennsylvania, Tax Parcel No. 28-4453-15-64-8211, owned or reputed to be owned by you.

And whereas, we have been given to understand that said claim is still due and unpaid, and remains a lien against the said property for the amount of Seven hundred Twenty-Four Dollars and 20/100 Cents (\$724.20).

Now, you are hereby notified to file your affidavit of defense to said claim, if defense you have thereto, in the office of the Prothonotary of our said Court, within fifteen (15) days after the service of this Writ upon you. If no affidavit of defense be filed within said time, judgment may be entered against you for the whole claim, and the property described in the claim be sold to recover the amount thereof.

10/16/2014

Vol. 107, Issue 03

Witness the Honorable Paul M. Yatron, President Judge of our said Court, this 23rd day of July, 2014.

MARIANNE R. SUTTON, Prothonotary

IN THE COURT OF COMMON PLEAS OF BERKS COUNTY, PENNSYLVANIA CIVIL ACTION-LAW NO. 13-3358

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP, Plaintiff

vs.

TONI SCHATNER, in her capacity as Heir of CARL SCHATNER, Deceased CHRISTINE SCHATNER, in her capacity as heir of CARL SCHATNER, Deceased UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CARL SCHATNER, DECEASED, Defendants

NOTICE

TO UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CARL SCHATNER, DECEASED

You are hereby notified that on March 12, 2013, Plaintiff, BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of BERKS County Pennsylvania, docketed to No. 13-3358. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 2427 FILBERT AVENUE, READING, PA 19606-2023 whereupon your property would be sold by the Sheriff of BERKS County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the 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 ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service
Berks County Bar Association
544 Court Street, P.O. Box 1058
Reading, PA 19603
(610) 375-4591
(800) 326-9177

In The Court of Common Pleas Of Berks County, Pennsylvania Civil Action-Law No. 14-16606

Notice of Action in Mortgage Foreclosure

Nationstar Mortgage LLC successor by merger to Centex Home Equity Company, LLC, Plaintiff vs. Robert A. Care; Cheryl L. Care; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Elsie M. Care, deceased; and United States of America, Defendants

To the Defendants, Robert A. Care; Cheryl L. Care; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Elsie M. Care, deceased; and United States of America: TAKE NOTICE THAT THE Plaintiff, Nationstar Mortgage LLC successor by merger to Centex Home Equity Company, LLC has filed an action 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 ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS

10/16/2014

Vol. 107, Issue 03

AT A REDUCED FEE OR NO FEE.

Berks County Bar Assoc.

544 Court St., P.O. Box 1058, Reading, PA
19603Christopher A. DeNardo, Caitlin M. Donnelly,
Bradley J. Osborne & Chandra M. Arkema,
Attys. for Plaintiff
Shapiro & DeNardo, LLC
3600 Horizon Dr., Ste. 150
King of Prussia, PA 19406
610-278-6800**DISSOLUTION**

Notice is hereby given that the shareholders and directors of **Wyomissing Dental Associates, Inc.**, a Pennsylvania corporation, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

William R. Blumer, Esq.**LEISAWITZ HELLER ABRAMOWITCH
PHILLIPS, P.C.**2755 Century Boulevard
Wyomissing, PA 19610**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**BURKART, SANDRA L., dec'd.**

Late of 820 Whitner Road,
Muhlenberg Township.
Executor: CHRISTIAN L. BURKART,
738 Mount Laurel Ave., Temple, PA 19560.
ATTORNEY: CLIFFORD B. LEPAGE, JR.,
ESQ.,
44 N. 6th Street, P.O. Box 8521,
Reading, PA 19603

CLAUSSEN, WALTER A. H., dec'd.

Late of 19 E. 4th Street,
Borough of Boyertown.
Executor: ERIC W. CLAUSSEN,
c/o Helen Z. Stauffer, Esquire,
70 Hemlock Drive, Gilbertsville, PA 19525.
ATTORNEY: HELEN Z. STAUFFER,
ESQ.,

70 Hemlock Drive,
Gilbertsville, PA 19525**DICINDIO, JAMES V., dec'd.**

Late of 5501 Perkiomen Avenue,
Exeter Township.
Administrators: JAMES N. DICINDIO,
174 S. Sunrise Lane, Boyertown, PA 19512
and
JOSEPH M. DICINDIO,
61 S. Reading Avenue, Boyertown, PA
19512.

ATTORNEY: ROBERT R. KREITZ, ESQ.,
ROLAND STOCK, LLC,
627 North Fourth Street, P.O. Box 902,
Reading, PA 19603

GUTHIER, AGNES, dec'd.

Late of 5501 Perkiomen Avenue, Reading.
Executor: DENNIS M. GUTHIER,
15510 W. Amelia Drive,
Goodyear, AZ 85395.

ATTORNEY: ALLEN R.
SHOLLENBERGER, ESQ.,
LEISAWITZ HELLER ABRAMOWITCH
PHILLIPS, P.C.,

2755 Century Boulevard,
Wyomissing, PA 19610

HIGH, DONALD W., SR., dec'd.

Late of 1472 Old Swede Road,
Douglassville.
Executrix: LINDA L. HIGH,
1472 Old Swede Road,
Douglassville, PA 19518.

ATTORNEY: OSMER S. DEMING, ESQ.,
DEMING LAW OFFICE,
38 North 6th Street,
Reading, PA 19601

JABLONSKI, RICHARD L., JR., dec'd.

Late of 2211 Hampden Boulevard,
Apt. J-6, City of Reading.
Administratrix: STACY L. EBERSOLE,
1255 Muhlenberg Street, Reading, PA
19602.

ATTORNEY: GILBERT M. MANCUSO,
ESQ.,
BRUMBACH, MANCUSO & FEGLEY,
P.C.,
P.O. Box 8321,
Reading, PA 19603-8321

**MALIZZI, WILHELMINE H.
also known as AVEDISSIAN,
WILHELMINE H. MALIZZI, dec'd.**

Late of 1802 Tulpehocken Road,
Borough of Wyomissing.
Executors: CURTIS P. MALIZZI and
MARK L. MALIZZI,
c/o Brian F. Boland, Esq.,
Kozloff Stoudt,
2640 Westview Drive, Wyomissing, PA
19610.

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

MARELLA, JOSEPH, dec'd.

10/16/2014

Vol. 107, Issue 03

Late of 220 S. 4th Street, West Reading.
 Executor: DAVID HALTOM,
 6 Shay Lane, Oley, PA 19547.

ATTORNEY: OSMER S. DEMING, ESQ.,
 DEMING LAW OFFICE,
 38 North 6th Street,
 Reading, PA 19601

PELLICCIOTTI, RICHARD, dec'd.

Late of 1320 Chestnut Street,
 Douglassville, Union Township.
 Executor: TODD D. KENNEDY,
 84 Geigertown Road,
 Douglassville, PA 19518.

PERRY, CHARLES R.

**also known as PERRY, C. RONALD and
 PERRY CHARLES RONALD, dec'd.**

Late of 605 March Street, Shillington.
 Executrix: PATRICIA ANN LACEY,
 3310 Haycreek Road, Birdsboro, PA 19508.
 ATTORNEY: REBECCA BATDORF
 STONE, ESQ.,

301 East Lancaster Avenue,
 Shillington, PA 19607

SCHMEHL, MARCIA A., dec'd.

Late of City of Reading.
 Administrator: JOHN THOMAS,
 c/o Kelsey Frankowski, Esquire,
 Georgeadis Setley,
 4 Park Plaza, 2nd Floor,
 Wyomissing, PA 19610.

ATTORNEY: KELSEY E. FRANKOWSKI,
 ESQ.,

GEORGEADIS SETLEY,
 Four Park Plaza, Second Floor,
 Wyomissing, PA 19610

WILLIAMSON, HARRY F., dec'd.

Late of 293 W. State St., Hamburg.
 Executrix: SUSAN K. WILLIAMSON,
 293 W. State Street, Hamburg, PA 19526.
 ATTORNEY: RUSSELL E. FARBIARZ,
 ESQ.,

ANTANAVAGE FARBIARZ, PLLC,
 64 N. 4th Street,
 Hamburg, PA 19526

Second Publication**BEAM, DOUGLAS J., dec'd.**

Late of 90 Clymer Hill Road,
 Caernarvon Township.
 Executrix: BONNIE J. BEAM,
 c/o 221 East Chestnut Street,
 Lancaster, PA 17602.

ATTORNEY: JEFFREY P. OUELLET,
 ESQ.,

221 East Chestnut Street,
 Lancaster, PA 17602

BERSTLER, DONALD M., dec'd.

Late of 113 Girard Avenue,
 Muhlenberg Township.
 Executrix: PAULA J. BERSTLER,
 113 Girard Avenue,
 Reading, PA 19605.

ATTORNEY: JAY R. WAGNER, ESQ.,
 STEVENS & LEE,

111 N. Sixth Street, P.O. Box 679,
 Reading, PA 19603-0679

HERRICK, ANNA R.

**also known as HERRICK, ANNA
 LUCINDA, dec'd.**

Late of 21 Fairlane Road,
 Exeter Township.

Executrix: BARBARA JEAN GRILL,
 41 Vale Drive,
 Boyertown, PA 19512.

ATTORNEY: MICHAEL J. GOMBAR, JR.,
 ESQ.,

MASANO BRADLEY, LLP,
 Suite 201, 1100 Berkshire Boulevard,
 Wyomissing, PA 19610

MACHEMER, JACK I., dec'd.

Late of Wernersville.

Executor: VINCENT DINNOCENTI,
 c/o Jack F. Wolf, Esquire,
 Wolf, Baldwin & Associates, PC,
 P.O. Box 444,
 Pottstown, PA 19464.

MILLER, DONALD R., dec'd.

Late of Douglassville.

Executor: BERNARD J. FREY,
 426 Cedar Lane,
 Birdsboro, PA 19508.

ATTORNEY: HENRY M. KOCH, JR.,
 ESQ.,

KOCH & KOCH,

217 N. 6th Street, P.O. Box 8514,
 Reading, PA 19603

MOHOSKI, STANLEY F., dec'd.

Late of 561 S. 15 1/2 Street,
 City of Reading.

Executrix: JEANETTE C. HUNSBERGER,
 317 Commons Ct.,
 Reading, PA 19607.

ATTORNEY: EUGENE ORLANDO, JR.,
 ESQ.,

ORLANDO LAW OFFICES, P.C.,
 Suite 202, 2901 St. Lawrence Avenue,
 Reading, PA 19606

RICHARDS, GLADYS L., dec'd.

Late of 40 Keystone Road,
 Exeter Township.

Executor: JOHN J. RICHARDS,
 291 Mervine Street,
 Pottstown, PA 19464.

ATTORNEY: WILLIAM F. COLBY, JR.,
 ESQ.,

BARLEY SNYDER,
 50 N. 5th Street, 2nd Fl.,
 P.O. Box 942,
 Reading, PA 19603-0942

SCHLEGEL, SALLIE L., dec'd.

Late of 201 Inspiration Boulevard,
 Apt. 17, Reading.

Executor: JEFFREY SCHLEGEL,
 241 Shawnee Road, Ardmore, PA.

ATTORNEY: FREDERICK M. NICE,
 ESQ.,

LEISAWITZ HELLER ABRAMOWITZ
 PHILLIPS, P.C.,

10/16/2014

Vol. 107, Issue 03

2755 Century Boulevard,
Wyomissing, PA 19610

SCHWEIZER, HILDEGARD, dec'd.

Late of 880 Fernleigh Place,
Exeter Township.
Executrices: SYBILLE SPARKS,
244 Sunrise Road,
Reading, PA 19606 and
KARIN SCHWEIZER,
1297 Round House Road,
Quakertown, PA 18951.
ATTORNEY: JAMES A. STALLONE,
ESQ.,
STRAHN LAW OFFICES, P.C.,
5341 Perkiomen Avenue,
Reading, PA 19606

STERTZEL, LESTER W., dec'd.

Late of 518 Shartelsville Road,
Upper Tulpehocken Township.
Executrix: DORIS J. GECHTER,
301 Manbeck Road,
Bernville, PA 19506.
ATTORNEY: JONATHAN B. BATDORF,
ESQ.,
317 E. Lancaster Avenue,
Shillington, PA 19607

TEAGUE, CHARLES, dec'd.

Late of City of Reading.
Executors: CHARLES J. TEAGUE and
MICHAEL P. TEAGUE,
537 N. Oak Street,
Lititz, PA 17543.
ATTORNEY: ELIZABETH K. MORELLI,
ESQ.,
5 Hearthstone Court, Suite 201,
Reading, PA 19606

WIEGNER, ELAINE H., dec'd.

Late of Wyomissing.
Executrix: KIM A. GRAYBILL,
506 Weidman Ave.,
Sinking Spring, PA 19608.
ATTORNEY: TIMOTHY C. BITTING,
ESQ.,
KOCH & KOCH,
217 N. 6th Street, P.O. Box 8514,
Reading, PA 19603

Third and Final Publication**BACKMON, SOLOMON, dec'd.**

Late of 1318 Pershing Boulevard, Reading.
Executrix: LAKISHA PETER,
23 Krick Avenue,
Sinking Spring, PA 19608.
ATTORNEY: LARRY W. MILLER, JR.,
ESQ.,
MILLER LAW GROUP, PLLC,
25 Stevens Avenue,
West Lawn, PA 19609

BAILEY, ERMA A., dec'd.

Late of Centre Township.
Executrix: CAROL MOYER,
714 Reading Ave.,
West Reading, PA 19611.
ATTORNEY: RICHARD L.

GESCHWINDT, ESQ.,
203 East Noble Avenue,
Shoemakersville, PA 19555

BRAUN, WILLARD J., dec'd.

Late of 86 Powerline Road,
Borough of Boyertown.
Administratrix: MARRY L. BRAUN,
c/o E. Kenneth Nyce Law Office, LLC,
105 East Philadelphia Avenue,
Boyertown, PA 19512.
ATTORNEY: JESSICA R. GRATER, ESQ.,
E. KENNETH NYCE LAW OFFICE, LLC,
105 East Philadelphia Avenue,
Boyertown, PA 19512

BRENNAN, GERALD R., dec'd.

Late of City of Reading.
Executor: CHRISTOPHER G. BRENNAN,
309 Tuckerton Road,
Reading, PA 19605.
ATTORNEY: LAWRENCE J.
VALERIANO, JR., ESQ.,
HARTMAN SHURR VALERIANO,
Suite 301,
1100 Berkshire Boulevard, P.O. Box 5828,
Wyomissing, PA 19610

CICCONO, CONSTANCE B., dec'd.

Late of 223 South Water Street,
Borough of Birdsboro.
Executor: SCOTT W. CICCONO,
223 South Water Street,
Birdsboro, PA 19508.
ATTORNEY: TERRY D. WEILER, ESQ.,
1136 Penn Avenue,
Wyomissing, PA 19610

CIERVO, VICTOR, dec'd.

Late of 1109 Alleghenyville Road,
Brecknock Township.
Executrices: BONNIE T. SHIRK,
1109 Alleghenyville Road, Mohnton, PA
19540 and
PATRICIA A. DECARLO,
Two Avondale Drive, Wyomissing, PA
19610.
ATTORNEY: JONATHAN B. BATDORF,
ESQ.,
317 East Lancaster Avenue,
Shillington, PA 19607

COOLING, ROBERT D., dec'd.

Late of 3336 Pricetown Road,
Fleetwood.
Executrix: CHERYL K. WAGNER,
4726 Alisan Road,
Reading, PA 19606.
ATTORNEY: ROBERT D.
KATZENMOYER, ESQ.,
2309 Perkiomen Avenue,
Reading, PA 19606

FABIAN, SANDRA M., dec'd.

Late of 7 Brookfield Avenue,
Borough of Sinking Spring.
Executor: CHARLES M. FABIAN,
7 Brookfield Avenue,
Sinking Spring, PA 19608.
ATTORNEY: PATRICK T. BARRETT,

10/16/2014

Vol. 107, Issue 03

ESQ.,
HARTMAN SHURR VALERIANO,
Suite 301,
1100 Berkshire Boulevard, P.O. Box 5828,
Wyomissing, PA 19610

IEZZI, JOSEPH, dec'd.

Late of 10 E. Fairway Road,
Reading.
Executrices: DIANE A. AUCHTER,
2131 Highland Avenue, Reading, PA 19606;
MARIE E. GANSTER,
45 Kim Winona Court, Fleetwood, PA
19522 or
JOSEPHINE A. PFEIFER,
3208 Garfield Avenue, Reading, PA 19610.

ATTORNEY: ROBERT D.

KATZENMOYER, ESQ.,
2309 Perkiomen Avenue,
Reading, PA 19606

KLEINSMITH, EVA P., dec'd.

Late of 3000 E. Galen Hall Road,
South Heidelberg Township.
Executrix: SANDRA L. LUTZ,
3010 E. Galen Hall Road,
Reinholds, PA 17569.

ATTORNEY: MICHAEL L. MIXELL,
ESQ.,

BARLEY SNYDER,
50 N. 5th Street, 2nd Fl., P.O. Box 942,
Reading, PA 19603-0942

KLINE, PAULINE L., dec'd.

Late of Borough of Boyertown.
Executors: TYRONE A. KLINE,
144 Montgomery Ave., Apt. B4,
Boyertown, PA 19512 and
PERRY KLINE,
3420 Little Road,
Perkiomenville, PA 18074.

ATTORNEY: THOMAS D. LEIDY, ESQ.,
42 East Third Street,
Boyertown, PA 19512

KRICK, RICKY L., dec'd.

Late of 418 East Smith St.,
Borough of Topton.
Executrices: DORIS E. KRICK,
411 East Smith St., Topton, PA 19562 and
REBECCA A. FREDERICK,
237 Dogwood Drive, Alburts, PA 18011.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
ROLAND STOCK, LLC,
627 North Fourth Street, P.O. Box 902,
Reading, PA 19603

MANGANELL, JAMES J., dec'd.

Late of Sinking Spring.
Executrix: JANE S. MANGANELL,
112 Day Lily Drive,
Sinking Spring, PA 19608.
ATTORNEY: ANDREW S. GEORGE,
ESQ.,

MOGEL, SPEIDEL, BOBB &
KERSHNER,
520 Walnut Street,
Reading, PA 19601

MILLER, LINWOOD M., dec'd.

Late of 120 E. Fifth Street,
Borough of Boyertown.
Executor: EUGENE C. MILLER,
c/o Mullaney Law Offices,
598 Main Street, P.O. Box 24,
Red Hill, PA 18076-0024.

ATTORNEY: CHRISTOPHER P.
MULLANEY, ESQ.,
MULLANEY LAW OFFICES,
598 Main Street, P.O. Box 24,
Red Hill, PA 18076-0024

MOGEL, VIRGINIA

**also known as MOGEL, VIRGINIA M.,
dec'd.**

Late of 104 Shartlesville Road,
Bern Township.
Executrix: DEANA ROCK,
c/o Walter M. Diener, Jr. Esq.,
Kozloff Stoudt,
2640 Westview Drive,
Wyomissing, PA 19610.

SAYLOR, THOMAS J., dec'd.

Late of 134 Dietrich Road,
Albany Township.
Executor: BENJAMIN BORDER,
305 W. State Street, Hamburg, PA 19526.
ATTORNEY: RUSSELL E. FARBIARZ,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

UNGER, MARY Z., dec'd.

Late of Muhlenberg Township.
Executrix: SR. JOAN MARIE SWANN,
51 Seminary Avenue,
Reading, pA 19605.
ATTORNEY: PAUL T. ESSIG, ESQ.,
HARTMAN SHURR VALERIANO,
Suite 301,
1100 Berkshire Boulevard, P.O. Box 5828,
Wyomissing, PA 19610

SALE OF REAL ESTATE

IN THE COURT OF
COMMONPLEAS OF
BERKS COUNTY, PENNSYLVANIA
CIVIL ACTION-LAW
NO. 09-4525

Chase Home Finance, LLC s/b/m/t Chase
Bank USA, N.A.

v.
Hector Vasques, Evangeline Vasquez a/k/a
Evangeline A. Vasquez a/k/a Gelina Vasquez,
Nick E. Vasquez, William N. J. Vasquez, Jr.,
Unknown surviving heirs of Edna Vasquez,
deceased mortgagor and real owner, Frances
Nadine Vasquez and Edna Vasquez

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY**

TO: Unknown surviving heirs of Edna
Vasquez, deceased mortgagor and real owner.
Your house (real estate) at **41 Montrose**

10/16/2014

Boulevard, Reading, Pennsylvania 19607 is scheduled to be sold at Sheriff's Sale on **December 5, 2014 at 10:00 a.m.** in Courtroom #3 located on the 3rd floor of the Courthouse, 633 Court Street, Reading, PA 19601 to enforce the court judgment of \$133,857.65 obtained by Chase Home Finance, LLC s/b/m/t Chase Bank USA, N.A. against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT
THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to Chase Home Finance, LLC s/b/m/t Chase Bank USA, N.A. the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

YOU MAY STILL BE ABLE
TO SAVE YOUR PROPERTY AND
YOU HAVE OTHER RIGHTS EVEN IF
THE SHERIFF'S SALE DOES TAKE
PLACE

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money

will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE
ASSOCIATION DE LICENCIADOS
Lawyer Referral Service
Berks County Bar Association
544-546 Court Street, P.O. Box 1058
Reading, PA 19601
(610) 375-4591
MCCABE, WEISBERG & CONWAY, P.C.
Attorneys for Plaintiff
123 S. Broad St., Ste. 1400
Philadelphia, PA 19109
(215) 790-1010

TERMINATION OF PARENTAL RIGHTS

IMPORTANT NOTICE

TO: Steven Cody Binder, father of Ashton Jade Binder, born February 6th, 2004. The mother of said child is Tiffany Luisa Hofer.

A Petition has been filed and a hearing has been scheduled to put an end to all rights you have to your child, Ashton Jade Binder. The Court has set a hearing to consider ending your rights to your child. That hearing will be held in Berks County Courthouse/Services Center, Courtroom as assigned, 633 Court Street, Reading, Berks County, Pennsylvania on November 6th, 2014 at 9:30 A.M. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without you being present.

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

Lawyer's Referral Service
Berks County Bar Association
544 Court Street
Reading, Pennsylvania 19601

10/16/2014

Vol. 107, Issue 03

Tel. (610) 375-4591
IAN WOMACK, ESQUIRE
Attorney for Tiffany L. and Joseph W. Hofer
505 Penn Street, 2nd Floor B
Reading, PA 19601

TRUST NOTICES

Second Publication

TRUSTEE'S NOTICE

Trust of Eugenia M. Beissel, Late of Wernersville, Berks County, Pennsylvania, Deceased.

Steven R. Beissel, as Successor Trustee under The Beissel Trust Dated September 20, 2000, notifies all persons who have claims against the Decedent's Trust, are requested to present the same and all persons indebted to the said Trust are requested to make payment without delay to:

Steven R. Beissel, Trustee
495 Snyder Road
Reading, PA 19605
or to his attorney:
JOHN M. STOTT, ESQUIRE
Brumbach, Mancuso & Fegley, P.C.
50 North Fifth Street, P.O. Box 8321
Reading, PA 19603-8321