

LEGAL NOTICES

SHERIFF'S SALES

By virtue of various executions issued out of the Court of Common Pleas of Berks County, Pa. to me directed there will be sold at Public Vendue or Outcry, on August 9, 2019 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. 15-16889

Judgment: \$245,536.71

Attorney: Meredith H. Wooters, Esquire

Scott A. Dietterick, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

Justin F. Kobeski, Esquire

Matthew P. Curry, Esquire

Cristina L. Connor, Esquire

Holly N. Wolf, Esquire

Karina Velter, Esquire

LEGAL DESCRIPTION

All that certain lot or piece of ground situate in Amity Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of Sunset Knoll, drawn by Vitillo Corporation, dated 3/22/2001 and last revised 8/21/2001 said Plan recorded in Berks County in Plan Book 254 page 3, as follows, to wit:

Beginning at a point on the Northwesterly side of Anvil Drive (50 feet wide), said point a corner of Lot No. 93 on said Plan; thence extending from said point of beginning along Lot No. 93 North 12 degrees 45 minutes 30 seconds West 120.00 feet to a point in line of Open Space on said Plan; thence extending along same North 77 degrees 14 minutes 30 seconds East 90.00 feet to a point, a corner of Lot No. 95 on said Plan; thence extending along same South 12 degrees 45 minutes 30 seconds East 120.00 feet to a point on the Northwesterly side of Anvil Drive; thence extending along same South 77 degrees 14 minutes 30 seconds West 90.00 feet to the first mentioned point and place of beginning.

Containing 10,800 square feet of Land.

Being Lot No. 94 as shown on the abovementioned Plan.

Under and subject to the Declaration of Covenants, Conditions, and Restrictions Covering Development known as Sunset Knoll

Subdivision recorded in Record Book 3640, page 1877, Berks County Records.

Also under and subject to the Declaration of Covenants, Restrictions, Easements, Charges and Liens for Sunset Knoll Subdivision recorded in Record Book 3678, page 2164, Berks County Records.

BEING the same property conveyed to Matthew W. Harmon, Jr. who acquired title by virtue of a deed from John F. Decandido and Kary J. Decandido, dated August 6, 2010, recorded October 4, 2010, at Instrument Number 2010038026, Berks County, Pennsylvania records.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 329 ANVIL DRIVE, DOUGLASSVILLE, PA 19518.

Parcel No.: 24536506395615

Account: 24001909

See Instrument Number 2010038026

TO BE SOLD AS THE PROPERTY OF MATTHEW W. HARMON, JR.

No: 16-13099

Judgment Amount: \$31,154.88

Attorney: Roger Fay, Esquire

ALL THAT CERTAIN lot or piece of ground, together thereon, known as 1347 Mulberry Street, situate, lying and being in the City of Reading, County of Berks, Commonwealth of Pennsylvania, more particularly described as follows, to wit:

BEGINNING at a point in the easterly side of Mulberry Street one hundred twenty-three feet (123') southwardly from the point of intersection of the easterly side line of Mulberry Street with the southerly side line of Pike Street; thence eastwardly the distance of one hundred five feet (105') to a point on the westerly side line of a fourteen feet (14') wide alley; thence along the line of said alley southwardly, the distance of fourteen feet (14') to a point; thence, westwardly the distance of one hundred five feet (105') to the place of beginning.

Title to said Premises vested in Alex Belfort and Yvette Belfort, husband and wife by Deed from Michael Torres and Marilyn Torres, husband and wife dated September 24, 2004 and recorded on September 28, 2004 in the Berks County Recorder of Deeds in Book 4160, Page 1557.

Being known as: 1347 Mulberry Street, Reading, PA 19604

Tax Parcel Number: 5317-29-07-9711

To be sold as the property of Alex Belfort and Yvette Belfort

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No. 16-18495

Judgment: \$187,443.96
Attorney: Meredith H. Wooters, Esquire
Scott A. Dietterick, Esquire
Kimberly J. Hong, Esquire
Michael E. Carleton, Esquire
Justin F. Kobeski, Esquire
Matthew P. Curry, Esquire
Cristina L. Connor, Esquire
Holly N. Wolf, Esquire
Karina Velter, Esquire
LEGAL DESCRIPTION

All that certain lot or piece of ground, together with all the improvements thereon, lying on the Northwesterly side of West Madison Street, West of Church Street situate in the Borough of Mohnton, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

Beginning at a railroad spike in the center line of the cartway (26° wide between curbs) of West Madison Street, said railroad spike being South 56 degrees 44 minutes West, a distance of 7.70 feet from a point formed by the Westerly curb line of Chestnut Street extended in a Northerly direction to Intersect said center line; thence leaving said West Madison Street and extending along property belonging to George W. Coleman and Pauline C., his wife, known as No. 63 West Madison Street, North 46 degrees 09 minutes West passing through an iron pipe on line on the building line of said West Madison Street, a distance of 19.49 feet, a total distance of 150.00 feet to an iron pipe, a corner of residue property belonging to Mabel V. Leininger, of which the herein described lot was a part, thence along said residue property belonging to Mabel V. Leininger, the following two courses and distances, viz;

- (1) North 56 degrees 44 minutes East, a distance of 100.00 feet to an iron pipe, and
- (2) South 46 degrees 09 minutes East, a distance of 150.00 feet to a p.k. nail near the middle of said West Madison Street; thence extending in and along the middle of West Madison Street, South 56 degrees 44 minutes West, a distance of 100.00 feet to the place of beginning.

Containing in area 14,622.00 square feet.

Being the same property conveyed to Daniel K. O'Neill who acquired title by virtue of a deed from Daniel K. O'Neill and Diane E. O'Neill, dated January 18, 1996, recorded March 31, 1996, at Book 2699, Page 1595, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 55 WEST MADISON STREET, MOHNTON, PA 19540.

Parcel No.: 65439513137011

Account: 65025450

See Deed Book Volume 2699, Page 1595

TO BE SOLD AS THE PROPERTY OF DANIEL K. O'NEILL

No. 16-19977

Judgment Amount: \$266,278.58
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OF WOODLAND SITUATE NORTHWEST OF LEGISLATIVE ROUTE #06134 LEADING FROM KUTZTOWN TO KRUMSVILLE IN THE TOWNSHIP OF GREENWHICH, COUNTY OF BERKS AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS AS FOLLOWS TO WIT:

BEGINNING AT A CONCRETE MONUMENT 628.06 FEET WEST OF THE LIME-STONE CORNER AT THE LAND OF WILLIAM MERKEL AND THE LAND OF ELWOOD L. FREDERICK; THENCE ALONG THE LAND OF WILLIAM MERKEL AND NEVIN HAMM SOUTH 11 DEGREES 56 MINUTES 30 SECONDS WEST 578.25 FEET TO A CONCRETE MONUMENT AND THE LAND OF KENNETH L. AND DONNA E. HAMM; THENCE ALONG THE LAND OF THE SAME NORTH 83 DEGREES 28 MINUTES WEST 361.35 FEET TO A CONCRETE MONUMENT AND THE LAND OF ELMWOOD L. FREDERICK; THENCE ALONG THE LAND OF ELMWOOD L. FREDERICK NORTH 11 DEGREES 56 MINUTES 30 SECONDS EAST 629.91 FEET TO AN IRON PIN AND THE LAND OF THE SAME; THENCE ALONG THE LAND OF THE SAME SOUTH 78 DEGREES 03 MINUTES 30 SECONDS EAST 342.13 FEET TO THE PLACE OF BEGINNING.

PURPART NO. 1

ALL THAT CERTAIN TRACT OR PIECE OF LAND SITUATE IN THE TOWNSHIP OF GREENWHICH, COUNTY OF BERKS AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A STAKE IN LINE OF LANDS CONVEYED TO DANIEL W. KEMP, JR. AND WIFE; THENCE BY THE SAME NORTH 63 DEGREES WEST 22 PERCHES TO A STAKE IN LINE OF OTHER LANDS OF DANIEL KEMP, SR.; THENCE BY THE SAME NORTH 84-1/2 DEGREES EAST 21.9 PERCHES TO A STONE; THENCE BY LANDS OF LATE WILSON MERKEL SOUTH 12 DEGREES WEST 13 PERCHES TO THE PLACE OF BEGINNING.

BEING COUNTY PARCEL #5435-00-97-9505

PURPART NO. 2

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ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN GREENWICH TOWNSHIP, BERKS COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A 30" OAK AT THE PROPERTY LINE OF SAMUEL G. AND GRACE E. HAMM, HIS WIFE AND THE LAND OF WILLIAM H. MERKEL AND EDNA M. MERKEL, HIS WIFE; THENCE ALONG THE LAND OF WILLIAM H. MERKEL AND EDNA M. MERKEL, HIS WIFE, SOUTH 78 DEGREES EAST 179 FEET TO AN IRON PIN IN THE CENTER OF LEGISLATIVE ROUTE 06134 LEADING TO RUMSVILLE, THENCE ALONG THE ROAD SOUTH 52 DEGREES EAST 177.25 FEET TO AN IRON PIN IN THE LAND OF SAMUEL G. HAMM AND GRACE E. HAMM, HIS WIFE; THENCE ALONG THE NORTH SIDE OF AN EARTH DRIVE SOUTH 78 DEGREES WEST 67.56 FEET TO AN IRON PIN AND THE LAND OF THE SAME; THENCE ALONG THE LAND OF THE SAME NORTH 9 DEGREES EAST 164.5 FEET TO THE PLACE OF BEGINNING.

Thereon erected a dwelling house known as: 1410 Krumsville Road, Lenhartsville, PA 19534
Tax Parcel #45-5435-00-97-9505
Account: 45014857
See Deed Book 3923, Page 2211
Sold as the property of: ROCKY SCHRECK

NO. 17-00752

JUDGMENT: \$48,544.43

ATTORNEY: PHILIP G. CURTIN, ESQUIRE

ALL THAT CERTAIN PARCEL OR TRACT OF LAND SITUATE ON THE NORTHERN SIDE OF SYCAMORE LANE, KNOWN AS LOT NO. 77 IN THE DEVELOPMENT OF TREE TOPS, PHASE II, AS SHOWN ON A PLAN PREPARED BY C L FRANTZ AND ASSOCIATES, INC. BEING DRAWING NO. 6-35-25-D-3 AND RECORDED IN PLAN BOOK 217, PAGE 5, BERKS COUNTY RECORDS, SAID TRACT BEING SITUATE IN THE TOWNSHIP OF MAIDENCREEK, COUNTY OF BERKS AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A STEEL PIN ON THE NORTHERN RIGHT OF WAY LINE OF SYCAMORE LANE, SAID POINT BEING A COMMON CORNER OF LOT NO. 78 AND THE HEREIN DESCRIBED TRACT; THENCE LEAVING SAID RIGHT OF WAY LINE AND ALONG THE COMMON PROPERTY LINE OF

LOT NO. 78 AND THE HEREIN DESCRIBED TRACT, NORTH 30 DEGREES 56 MINUTES 51 SECONDS EAST, A DISTANCE OF 123.60 FEET TO A STEEL PIN; THENCE ALONG THE COMMON PROPERTY LINE OF LOT NO. 95 AND A PORTION OF LOT NO. 96 AND THE HEREIN DESCRIBED TRACT SOUTH 72 DEGREES 24 MINUTES 01 SECONDS EAST A DISTANCE OF 58.29 FEET TO A STEEL PIN; THENCE ALONG THE COMMON PROPERTY LINE OF LOT NO. 76 AND THE HEREIN DESCRIBED TRACT, SOUTH 17 DEGREES 03 MINUTES 16 SECONDS WEST, A DISTANCE OF 133.29 FEET TO A STEEL PIN ON THE NORTHERN RIGHT OF WAY LINE OF SYCAMORE LANE, THENCE IN AND ALONG SAID RIGHT OF WAY LINE ALONG A CURVE DEFLECTING TO THE RIGHT HAVING A CENTRAL ANGLE OF 15 DEGREES 00 MINUTES 58 SECONDS, A RADIUS OF 249.61 FEET AND A DISTANCE ALONG THE ARC OF 65.43 FEET TO A STEEL PIN; THENCE ALONG THE SAME, NORTH 58 DEGREES 29 MINUTES 59 SECONDS WEST, A DISTANCE OF 23.97 FEET TO THE PLACE OF BEGINNING.

THEREON ERRECTED A DWELLING HOUSE KNOWN AS: 327 SYCAMORE LANE, BLANDON, PENNSYLVANIA 19510

TAX PARCEL: 5420-06-37-2778

ACCOUNT: 61001096

SEE DEED BOOK: 2011007843

TO BE SOLD AS THE PROPERTY OF ROBERT E. COMER AND WENDY J. COMER

THIS PROPERTY IS BEING SOLD SUBJECT TO A FIRST AND SECOND MORTGAGE

No. 17-13290

Judgment Amount: \$103,719.68

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

PURPART NO: 1:

ALL THAT CERTAIN two and one-half story semi detached dwelling, Being No. 22 Maple Street, and lot or piece of ground upon which the same is erected in the Borough of Mohnton (Formerly The Village of Mohnton), County of Berks and state of Pennsylvania, bounded and described as to wit:

BEGINNING at a post on Maple Street; Thence By property now or late of Aaron R. Warner, South Seventy-Four and One-Half (74-1/2) Degrees West, One Hundred and Forty-Five (145) Feet to An Alley; Thence By Said Alley, South Fifteen and One-Half (15-1/2) Degrees East, Thirty (30) Feet to property now or late of Jon L. Schutter, North Seventy-Four and One-

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Half (74-1/2) Degrees East, One Hundred and Forty-Five (145) Feet to a Street; Thence North Fifteen and One-Half (15-1/2) Degrees West, to the place of Beginning.

21 degrees 01 minutes 20 seconds West, 189.68 feet to an iron pin, the place of BEGINNING. BEING Lot #16 on said Plan.

CONTAINING Sixteen (16) Perches.
PURPART NO: 2:

BEING the same premises which Richard M. Harbaugh, Jr. and Patricia Harbaugh, by Deed dated May 27, 2011 and recorded June 1, 2011 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania at Instrument No. 2011020476, granted and conveyed unto Erick M. Soja, as sole owner.

ALL THAT CERTAIN lot or piece of ground situate on the Western Side of Maple Street in the Borough of Mohnton, County of Berks and Commonwealth of Pennsylvania, Bounded and described as Follows:

TAX PARCEL #43-5335-15-63-1509
TO BE SOLD AS PROPERTY OF: Erick M. Soja

BEGINNING at a point on The Western Side of said Maple Street; Thence By land now or late of Sallie Seifrit, (75-1/2) West, a distance of 143 Feet To The Eastern Side of a 12 Feet Wide Alley; Thence Along The Same, North 14-1/2 Degrees a distance of 63 Feet 6 Inches to a point in line of property now or late of Gorge Schutter and Wife: Thence along the same, North 75-1/2 East, A Distance of 143 Feet to a point In The Western Side of Maple Street; Thence along the same, South, 14-1/2 Degrees East, A Distance of 63.6 inches to The Place of Beginning.

No. 18-01810
Judgment Amount: \$123,633.72
Attorney: RAS Citron, LLC
Attorneys for Plaintiff
Robert Crawley, Esq.
ID No. 319712
Legal Description

CONTAINING 33 Perches, More or Less

All those certain lots or piece of ground situate in the Township of Cumru, County of Berks and Commonwealth of Pennsylvania, being Lot No. 29A and the Westerly twenty-five feet (25') of Lot No. 30 on a Plan of Lots laid out by Lawson C. Dietrich and F.N. Henfield for John Frederick Kilmer and Lillian P. Kilmer, his wife. in May 1946, bounded and described as follows:

Theoreon erected a dwelling house known as: 22 Maple Street, Mohnton, PA 19540
Tax Parcel #65439517117104

On the East by the remaining twenty-five feet (25?) of Lot No. 30;

Account: 65036200
See Deed Book 3040, Page 2218

On the North by other lands of John Frederick Kilmer and Lillian F. Kilmer, his wife;

Sold as the property of: JEAN HEILMAN
a/k/a JEAN L. HEILMAN

On the West by Lot No. 29; and

On the South by a public road leading from the Borough of Shillington to the highway between Reading and Lancaster.

No. 18-01761

Judgment Amount: \$162,065.78
Attorney: Marc A. Hess, Esquire

ALL THAT CERTAIN tract or piece of land, situate in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania and situate on the north side of Budd Street (50 feet wide) and being Lot #16 of the Fairview Chapel Villas Subdivision, prepared by Thomas R. Gibbons, PLS, last revised December 4, 1990 and recorded in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania in Plan Book 177 at Page 38, more fully bounded and described as follows:

Containing in front along said public road seventy-five feet (75') and in depth of equal width two hundred feet (200') more or less.

BEGINNING at an iron pin in the northern right-of-way line of Budd Street, a corner of Lot #17; thence along said right-of-way the two following courses and distances: (1) North 77 degrees 39 minutes 57 seconds West, 3.33 feet to a point; (2) in a westerly direction by a line curving to the right having a radius of 494.12 feet, a central angle of 4 degrees 16 minutes 54 seconds and a distance along the arc of 36.93 feet to an iron pin, a corner of Lot #15; thence along Lot #15, North 21 degrees 01 minutes 20 seconds East, 188.29 feet to a detention pond; thence along the detention pond area South 77 degrees 39 minutes 57 seconds East, 40.26 feet to a corner of Lot #17; thence along Lot #17 South

Being the same property conveyed to Ralph J. Pietrobone and Diane L. Pietrobone in deed dated 09/17/73, recorded 09/19/73 in book 1639 and page 4 in the County of Berks and Commonwealth of Pennsylvania.

BEING KNOWN AS: 792 FAIRMONT AVENUE MOHNTON (CUMRU), PA 19540
PROPERTY ID: 39-4395-10-25-6313

TITLE TO SAID PREMISIS IS VESTED IN RALPH J. PIETROBONE AND DIANE L. PIETROBONE, HIS WIFE BY DEED FROM RUSSEL F. HARTRANFT AND LOIS I. HARTRANFT, HIS WIFE DATED 09/17/1973 RECORDED 09/19/1973 IN BOOK NO. 1639 PAGE 4. DIANE L. PIETROBONE DEPARTED THIS LIFE ON 02/16/2013

TO BE SOLD AS PROPERTY OF: RALPH J. PIETROBONE AND DIANE L. PIETROBONE, HIS WIFE

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No. 18-03587

Judgment Amount \$198,480.97

Attorney: Roger Fay, Esquire

ALL THOSE CERTAIN lots or pieces of ground together with the dwelling house thereon erected, known as No. 211 Amherst Avenue, situate in the Township of Spring, Berks County, Pennsylvania, as shown by map or plan recorded in Plan Book Volume 5, page 22, Berks County Records and being further known as Lots Nos. 182 and the adjacent one-half of 181 on said plan known as "Lincoln Park", said lots being more particularly bounded and described as follows:

On the North partly by Lot No. 183 and partly by Lot No. 186;

On the East partly by Lot No. 186 and partly by the unconveyed one-half of the Lot No. 181;

On the South by the unconveyed one-half of Lot No. 181 and partly by Amherst Avenue; and

On the West partly by Amherst Avenue and partly by Lot No. 183.

HAVING a total frontage along Amherst Avenue of forty-five (45) feet and extending in depth of equal width, a distance of one hundred fifteen (115) feet.

Title to said Premises vested in Charlotte E. Rhein by Deed from Donald B. Rhein and Charlotte E. Rhein dated August 28, 2004 and recorded on November 3, 2004 in the Berks County Recorder of Deeds in Book 4183, Page 709.

Being known as: 211 Amherst Avenue, Reading, PA 19609

Tax Parcel Number: 80-4396-17-11-7465

To be sold as the property of Charlotte E. Rhein

NO. 18-3905

Judgment Amount: \$87,852.32

Attorney: Phelan Hallinan Diamond & Jones, LLP

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

BEGINNING at a point on said West side of North Eleventh Street, 186 feet North of the Northwest corner of North Eleventh and Spring Streets, a corner of property now or late of Irvin F. Lorah and wife; thence West along said property 110 feet to a point in the East line of a 14 feet wide alley; thence North along said alley 15 feet to a point, a corner of property now or late of Jennie T. Newhard; thence East along said property 110 feet to a point in the West side of North Eleventh Street; thence South along said North Eleventh Street 15 feet to the place of BEGINNING.

TITLE TO SAID PREMISES is vested in Daricely Fermin-Fermin Devasquez, by Deed from INVESCON, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY Dated 12/12/2016, Recorded 12/13/2016, Instrument No. 2016044596.

Being known as 1022 North 11th Street, Reading, PA 19604-2223.

Residential property

Tax Parcel No: 13-5317-45-15-0923

Tax Account: 13173275

See Deed Instrument No. 2016044596

To be sold as the property of Daricely Fermin Fermin Devasquez a/k/a Daricely Fermin-Fermin Devasquez.

No. 18-11818

Judgment: \$27,165.44

Attorney: Stephen M. Hladik, Esquire

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 North side of Greenwich Street, No. 1049, between Mulberry and North Eleventh 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 property now or late of James P. O'Rourke;

On the South by said Greenwich Street; and

On the West by property now or late of Amelia Moser, et al.

CONTAINING in front on said Greenwich Street, East and West, thirteen feet (13') six inches (6") and in depth, North and South ninety-three feet (93').

BEING THE SAME PREMISES WHICH Phillip P. Burasz, by Deed dated 3/21/1980 and recorded 3/25/1980 in the Office for the Recorder of Deeds in and for the County of Berks, and Commonwealth of Pennsylvania in Deed Book 1779, Page 11, granted and conveyed unto Phillip P. Burasz and Margaret E. Burasz, his wife.

AND THE SAID Phillip P. Burasz died 8/5/2004 whereupon title vested solely in Margaret E. Burasz by right of survivorship.

BEING THE SAME PREMISES which Margaret E. Burasz by Deed dated June 9, 2017 and recorded on June 14, 2017, in the Berks County Recorder of Deeds Office as Instrument# 2017021397, granted and conveyed unto Re-Konditioning by Kadash, LLC.

Being Known as 1049 Greenwich Street, Reading, PA 19604

Parcel I.D. No. 12531761130633

To be sold as the property of Re-Konditioning by Kadash, LLC

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No. 18-12251

Judgment Amount: \$52,762.05

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of land together with a two-story brick and frame townhouse erected thereon being House No. 827 Beaver Lane, on the Southern side Beaver Lane, being Known as Lot No. 4, Block "K" Section No. 2, Mountain park Development as laid out by S & H, Inc., in January 1973 and recorded in plan Book 35 page 27, in the Township of Exeter, County of Berks and State of Pennsylvania, and being more fully bounded and described as follows, to wit:

BEGINNING at a corner on the Southern building line of woodchuck Lane (53 feet wide), said corner being seventy-seven and fifty one-hundredths feet (77.50 feet) measured Eastwardly from the end of curve having a twenty feet (20.00 feet) radius connecting the Eastern building line of Deer Run (53 feet wide) and the Southern building line of Beaver Lane; thence along the Southern building line of Beaver Lane, south forty-two degrees four minutes zero seconds East (South 42 degrees 04 minutes 00 seconds East), a distance of twenty feet (20.00 feet) to a corner; thence leaving the aforesaid Rabbit Lane along Lot No. 5, passing through an eight inch (08 second) party wall, South forty-seven degrees fifty-six minutes zero seconds west (South 47 degrees 56 minutes 00 seconds West), a distance of one hundred twenty-nine and eighty-seven one-hundredths feet (129.87 feet) to a corner in line of property belonging to Raymond Altschaffer and Madeline I. Altschaffer, his wife; thence along the same North forty-two degrees four minutes zero seconds west (N. 42 degrees 04 minutes 00 seconds W.), a distance of twenty and one-hundredths feet (20.01 feet) to a corner; thence along Lot No. 3 passing through an eight inch (08 seconds) party wall, North forty-seven degrees fifty-six minutes zero seconds East (North 47 degrees 56 minutes 00 seconds East), a distance of one hundred thirty and forty-four one-hundredths feet (130.44 feet) to the place of Beginning.

CONTAINING two thousand six hundred three and ten one hundredths (2,603.10) square feet.

Thereon erected a dwelling house known as:

827 Beaver Lane, Reading, PA 19606

Tax Parcel #43532718417386

Account: 43002269

See Deed Book 2689, Page 2070

Sold as the property of: DAVID A. RIEGEL and MARIE G. RIEGEL

No. 18-12263

Judgment: \$306,626.77

Attorney: Law Office of Gregory Javardian, LLC

ALL THAT CERTAIN lot or piece of ground situate in Exeter Township, Berks County, Pennsylvania, bounded and described according to a Plan of Baas Enterprises Pathfinder Valley Section 3 Overall Subdivision and Phasing Plan drawn by Motley Engineering Co., Inc., Consulting Engineers, dated December 18, 1992 and last revised April 1995, said Plan recorded in Berks County in Plan Book 208, page 54, as follows, to wit:

BEGINNING at a point of the Southerly side of Pathfinder Drive (50 feet wide) said point being a corner of Lot No. 59 on said Plan; thence extending from said point of beginning along Lot No. 59 South 0° 7' 53 East, 165 feet to a point in line of Lot No. 58 on said Plan; thence extending along same South 89° 52' 7" West, 150 feet to a point in line of Lot No. 61 on said Plan; thence extending along same North 0° 7' 53" West, 165 feet to a point on the Southerly side of Pathfinder Drive; thence extending along same North 89° 52' 7" East, 150 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 60 as shown on the abovementioned Plan.

ADDENDUM "A"

DEED RESTRICTIONS FOR PATHFINDER VALLEY, SECTION 3, PHASE VII

1. These lots shall be used for single family residential purposes only and the single family residence dwelling located on these lots, shall:

a. Have the following minimum square foot of living area requirements: two-story home, 2,800 square feet. Living area is defined as heated living space excluding garages, attics and basements. Home designs other than two-story homes to be approved by mutual agreement between Seller and Buyer.

b. Have a height of no more than 2-1/2 stories and basement or have any outbuildings other than those incidental to residential use.

c. Be completely constructed and finished within one (1) year from the date of commencement of construction and no unfinished building may be occupied until the final finish of wood, stone, brick, stucco or other building material has been applied to the exterior of the property.

2. No trailer, basement, tent, shack, garage, barn, or other outbuildings erected on the property shall at any time be used as a residence, temporary or permanently, nor shall any residence of a temporary character be permitted. No Bi-levels or Raised Ranch design shall be approved.

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3. No animals, insects, birds, or fowl shall be kept or maintained on any part of the property, except dogs, cats, and pet birds which may be kept thereon with a limitation of two of a kind plus any offspring of such animals while under six (6) months of age as pets for the pleasure and use of the occupants but not for any commercial use or purpose, Birds shall be confined in cages.

4. No business or professional office or home occupation type business shall be established in any dwelling house erected upon these lots except those approved by township ordinance.

5. No object or thing shall be used upon the premises which creates noise, smoke, odor, soot, or vibration in such a manner as to disturb any owner or lawful users of the property situate in the development of which this is located.

6. No trees on any lot may be removed except for construction purposes.

7. Swimming pools shall be in-ground, not be nearer than ten (10) feet to any lot line.

8. No lot shall be used in whole or in part for the storage of rubbish of any character whatsoever, nor for the storage of any property or thing that will cause such lot to appear in an unclean or untidy condition or that will be obnoxious to the eye; nor shall any substance, thing or material be kept upon any lot that will emit foul or obnoxious odors or that will cause any noise that will or might disturb the peace, quiet, comfort or serenity of the occupants of surrounding property, No wash pole, line or clothing shall be exposed in any front or side yard area.

9. No unlicensed motor vehicles, trailers of any type or kind, or habitable motor vehicles of any nature shall be kept or stored on any part of the property except within an enclosed garage. Nothing herein contained shall be construed to prevent the placement of parking of construction equipment and accessories reasonably required for the construction of the structures permitted hereunder.

10. Lots, and each and every one thereof, are for single-family residential purposes only. No improvement or structure whatsoever, other than a single private dwelling house, patio walls, swimming pool and customary outbuildings, garage and carport, may be erected, placed, or maintained on any lot in such premises.

11. Shrubbery and landscaping shall be completed within one year.

12. Construction plans must be approved by the Subdivider prior to home construction.

BEING THE SAME PREMISES which Fred C. Baas and Ralph E. Baas, Co-Partners trading as Baas Enterprises by Deed dated September 24, 1999 and recorded September 30, 1999 in

the Office of the Recorder of Deeds in and for Berks County in Deed Book 3130, Page 206, granted and conveyed unto Charles Leazier and Anita Leazier.

BEING KNOWN AS 260 Pathfinder Drive, Birdsboro, PA 19508.

TAX PARCEL NO. 43-5336-18-20-6992

ACCOUNT:

See Deed Book 3130, Page 206

To be sold as the property of Charles Leazier and Anita Leazier

No. 18-13132

Judgment: \$56,325.19

Attorney: EDWARD J. MCKEE, Esquire

ALL THAT CERTAIN three-story brick stone front house and lot or piece of ground situate on the South side of Windsor Street, No. 418, between Fourth Street and Madison Avenue, in the Fourteenth Ward, of the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the southern building line of said Windsor Street at a distance of fifty-four feet three and five eighth inches West from the southwest corner of Madison Avenue and Windsor Street, thence South along other property now or formerly of Samuel F. Blatt one hundred and ten feet to a ten feet wide alley, thence East along said alley sixteen feet three inches to other property now or formerly of Samuel F. Blatt, thence North along said property one hundred and ten feet to said Windsor Street, thence West along said Windsor Street, sixteen feet three inches to the point of BEGINNING.

TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of him the said grantor, as well at law as in equity, of, in and to the same.

Fee Simple Title Vested in Jesenia Concepcion, as sole owner by deed from Myphuc Thi Nguyen, dated 4/26/2013, recorded 4/30/2013, in the Berks County Clerk's Office in Deed Instrument No. 2013017870.

ALSO KNOWN AS 418 Windsor Street, Reading, PA 19601

PARCEL NO.: 14530751755018/(14) 687500

TO BE SOLD AS THE PROPERTY OF Jesenia Concepcion

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No. 18-15678

Judgment Amount: \$98,569.95

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot of land situate in the Borough of Womelsdorf, Berks County, Pennsylvania, together with improvements thereon erected, consisting of the Western half of a two and one-half story brick dwelling and one-half of the two car garage on the rear of the herein described premises, known as No. 26 East Franklin Street, bounded and described as follows, to wit:

BEGINNING at a point in the South building line of Franklin Street, according to the topographical map of Womelsdorf, said point being 218.13 feet East of the marble monument on the Southeast corner of Franklin Street and Front Street; thence along said building line, South 68 degrees East 33 feet, to a point; thence along lot of Earl Kreitz and through the common party wall of the brick dwelling partly hereon, South 21 degrees 37 minutes West 253.50 feet to an iron stake on the North side of Mulberry Alley; thence along the North side of said alley North 68 degrees West 31.75 feet to a point; thence Northwardly through the middle of the two car frame garage partly hereon, 25.51 feet to a point; thence along the North side of said garage, Westwardly 1.90 feet to a point; thence along other lot of land of the Elsie B. Coldman Estate, known as No. 20 East Franklin Street, North 21 degrees 37 minutes East 228.00 feet to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN BRANDON W. RITCHIE AND JESSICA A. LEIBIG, AS JOINT TENANTS, by Deed from DUSTIN L. GINGRICH AND CASSANDRA L. GINGRICH, FORMERLY CASSANDRA L. GASS, HUSBAND & WIFE, Dated 05/27/2016, Recorded 06/08/2016, Instrument No. 2016019088.

BRANDON W. RITCHIE a/k/a BRANDON WAYNE RITCHIE died on 11/29/2016, and WAYNE A. RITCHIE was appointed Administrator/trix of his estate. Letters of Administration were granted to him on 03/28/2017 by the Register of Wills of BERKS COUNTY, No. 0617-0533. Decedent's surviving heir at law and next-of-kin is MINOR DEFENDANT 1.

Being known as 26 East Franklin Street, Womelsdorf, PA 19567-1301.

Residential property
Tax Parcel No: 95433707694340
Tax Account: 95009200
See Deed Instrument #2016019088

To be sold as the property of Jessica A. Leibig, Wayne A. Ritchie, in His Capacity as Administrator of The Estate of Brandon W. Ritchie a/k/a Brandon Wayne Ritchie, Minor

Defendant 1, in Her Capacity as Heir of The Estate of Brandon W. Ritchie a/k/a Brandon Wayne Ritchie, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Brandon W. Ritchie a/k/a Brandon Wayne Ritchie, Deceased.

No. 18-16373

Judgment Amount: \$145,512.53

Attorney: Jill M. Fein, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Muhlenberg Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of the Saylor Farm Estates, drawn by Vitillo Corporation, dated April 7, 2004 and last revised January 18, 2005, said Plan recorded in Berks County in Plan Book 300, page 370, as follows, to wit:

BEGINNING at a point of curve on the Southeasterly side of Alexander Drive (53 feet wide), said point being a corner of Lot No. 168 on said Plan; thence extending from said point of beginning along Lot No. 168 South 34 degrees 10 minutes 26 seconds East 104.84 feet to a point, a corner of Lot No. 165 on said Plan; thence extending along same South 00 degrees 09 minutes 48 seconds West 12.26 feet to a point, a corner of Lot No. 170 on said Plan; thence extending along same North 73 degrees 11 minutes 29 seconds West 112.52 feet to a point of curve on the Southeasterly side of Alexander Drive; thence extending along same Northeasterly along the arc of a circle curving to the right having a radius of 123.50 feet the arc distance of 84.10 feet to the first mentioned point and place of BEGINNING.

CONTAINING 5,129 square feet of Land.

BEING Lot No. 169 as shown on the abovementioned Plan.

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

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

BEING THE SAME PREMISES WHICH Justin F. Forrester and Shelley R. Forrester, by Deed Dated January 24, 2014, and recorded February 24, 2014, in the Office of the Recorder of Deeds in and for the County of Berks in Instrument No. 2014005582, granted and conveyed unto Shelley R. Forrester.

PIN NO. 66531806381064

To be sold as the property of: JUSTIN F. FORRESTER and SHELLEY DETURCK f/k/a SHELLEY FORRESTER

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NO. 18-17106

Judgment Amount: \$104,215.68

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

PARCEL #1:

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

BEGINNING at a stake on the northern side of Hazel Street; thence, along Hazel Street, South seventy-four degrees West, eighty feet to an iron pin; thence, by lands intended to be conveyed to Irene E. Heckman, North seventeen degrees West, one hundred fifty feet to an iron pin on the southern side of Paul Alley; thence, along said alley, North seventy-four degrees East, eighty feet to an iron pin, a corner of Earl C. Yoder's land; thence, by the same, South seventeen degrees East, one hundred fifty feet to the place of BEGINNING.

PARCEL #2:

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

BEGINNING at an iron pin on the northern side of Hazel Street; thence along Hazel Street, South seventy-four degrees West, one hundred twenty feet to an iron pin; thence, by other lands now or formerly of Clayton D. Yoder, North seventeen degrees West, one hundred fifty feet to an iron pin on the southern side of Paul Alley; thence, along Paul Alley, North seventy-four degrees East, one hundred twenty feet to an iron pin; thence, by lands of Walter C. Heckman and wife, South seventeen degrees East, one hundred fifty feet to the place of BEGINNING.

EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN lot or piece of ground situate on the northern side of Hazel Street and extending 61.5 feet along the northern side of Hazel Street and the southern side of Paul Alley and having a depth of 150.00 feet, as described in the deed from Irene Heckman to Eugene T. Middlecamp and Diane C. Middlecamp, his wife, dated December 24, 1966, and recorded with the Berks County Recorder of Deeds at Deed Book Volume 1500, Page 0014.

ALSO EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN lot or piece of ground situate on the northern side of Hazel Street and extending 57.00 feet along the northern side of Hazel Street and the southern side of Paul Alley and having a depth of 150.00 feet, as described in the Deed from Irene Heckman to Gerald J. Reber and Jean L. Reber, his wife, dated December 3, 1970, and recorded with the Berks County of Deeds at Deed Book Volume 1578, Page 0026.

LEAVING as a residue from the above-

described tract or piece of land a strip of land having a width of 1.5 feet along the northern side of Hazel Street and the southern side of Paul Alley and having a depth of 150.0 feet, and bordering the lot now or formerly of Walter C. Heckman and Irene E. Heckman, his wife.

PARCELS 1 and 2 above being conveyed hereby, having been surveyed, is more accurately described according to the survey conducted by G. L. Kohl & Associates, and shown on Drawing #10-022-577C, dated February 3, 2010, as follows:

ALL THAT CERTAIN tract of land, situate on the North side of Township Route T-750, also known as Hazel Street, in the Township of Tilden, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point, a corner on the Northern right of way line of Hazel Street being the Southwest corner of the herein described property, said corner being located North 74 degrees 12 minutes 14 seconds East, a distance of 201.58 feet from the intersection of the Northern right of way line of Hazel Street and the Eastern right of way line of Yoder Street; thence leaving the Northern right of way line of Hazel Street and along the property belonging to David P. Moyer passing over an iron pin a distance of 0.92 feet from the last described corner, North 14 degrees 54 minutes 02 seconds West, a distance of 150.00 feet to an iron pin on the Southern right of way line of Paul Alley; thence, along the Southern right of way line of Paul Alley, North 74 degrees 12 minutes 14 seconds East, a distance of 81.05 feet to an iron pipe, the corner of property belonging to William C. Raezer and Sandra Ann Raezer, his wife; thence, along property belonging to William C. Raezer and Sandra Ann Raezer, his wife, South 15 degrees 01 minute 04 seconds East, a distance of 150.00 feet to an iron pipe on the Northern right of way line of Hazel Street; thence, along the Northern right of way line of Hazel Street, South 74 degrees 12 minutes 14 seconds West, a distance of 81.36 feet to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN MICHAEL J. MILLER, SINGLE, by Deed from MANUFACTURERS AND TRADERS TRUST COMPANY, IN TRUST AS TRUSTEE FOR THE WALTER C. AND IRENE E. HECKMAN TRUST, Dated 12/27/2010, Recorded 12/30/2010, Instrument No. 2010052079.

Being known as 212 Hazel Street, Hamburg, PA 19526-9713.

Residential property

Tax Parcel No: 84-4484-10-47-1479

Tax Account: 84018600

See Deed Instrument: 2010052079

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

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NO. 18-17764

Judgment: \$92,882.99

Attorney: Edward J. McKee, Esq.

ALL THAT CERTAIN lot or piece of ground being Lot No. 47 as shown on the Plan of "Wedgewood Heights" Section 2, said plan recorded in Plan Book Volume 20, page 24 Berks County records, together with the one and one-half story frame and slump brick dwelling erected thereon, being House No. 2305 Alsace Road, situate in the Township of Alsace, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point on the Southeasterly lot line of Alsace Road (50 feet wide) Northeastwardly a distance of 115 feet from the point of curvature at the Northeastly end of the curve having a radius of 20 feet connecting said Southeasterly lot line of Alsace Road with the Northeastly lot line of Lance Road (50 feet wide), thence extending in a Northeastly direction along the Southeasterly lot line of Alsace Road, a distance of 80 feet to a point, thence extending in a Southeasterly direction along Lot No. 48, forming a right angle with the Southeasterly lot line of Alsace Road, a distance of 168.73 feet to a point, thence extending in a Southwesterly direction along Lot No. 64 forming an interior angle of 56 degrees 18 minutes 23 seconds with the last described line, a distance of 10.12 feet to a point; thence continuing in a Southwesterly direction along Lot No. 65, forming an interior angle of 175 degrees 28 minutes 21 seconds with the last described line, a distance of 55.82 feet to a point, thence extending in a Westerly direction along Lot No. 66, forming an interior angle of 156 degrees 40 minutes 38-1/2 seconds with the last described line, a distance of 58.21 feet to a point thence extending in a Northwesterly direction along Lot No. 46, forming an interior angle of 151 degrees 32 minutes 37-1/2 seconds with the last described line, a distance of 77.41 feet to the place of beginning, the last described line forming a right angle with the Southeasterly lot line of Alsace Road.

Parcel ID 22531815621985

Map PIN 531815621985

Also Known as 2307 Alsace Road a/k/a 2305 Alsace Road, Reading a/k/a Wedgewood Heights, PA 19604

BEING the same premises which Raymon D. A. Ovechka and Catherine Ovechka, his wife, by Deed dated July 23, 1973 and recorded in the Office of Recorder of Deeds of Berks County on July 24, 1973 in Deed Book 1635, at Page 187 granted and conveyed unto Ralph A. Moyer Jr.

and Betty Lou Moyer his wife as tenants by the entireties.

AND THE SAID Ralph A. Moyer, departed this life on September 11, 2000, whereupon title vested with Betty Lou Moyer, an Individual, by Right of Survivorship.

TO BE SOLD AS THE PROPERTY OF Betty Lou Moyer

No. 18-18348

Judgment: \$130,736.89

Attorney: Meredith H. Wooters, Esquire

Scott A. Diatterick, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

Justin F. Kobeski, Esquire

Matthew P. Curry, Esquire

Cristina L. Connor, Esquire

Holly N. Wolf, Esquire

Karina Velter, Esquire

LEGAL DESCRIPTION

All those certain three tracts or pieces of ground together with the two-story frame dwelling house thereon erected, situated in the Township of Upper Bern, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

Tract No. 1:

On the North by State Street; On the East by a fifty feet wide Street, on the South by land now or late of Emanuel Long; and On the West by land now or late of Emanuel Long; Containing in front along state street two hundred (20) feet, and in depth two hundred (200) feet, more or less.

Tract No. 2:

Beginning at a point in a road on the East side; thence along and now or late of Amos H. Leshner North eighty-five and one-fourth (85-1/4) degrees west thirteen and eight-tenths (13.8) perches to a post; thence along same North five (5) degrees East twenty-five (25) feet to a post; thence along land now or late of Edwin H. Long South eighty-five and one-fourth (85-1/4) degrees East thirteen and eight-tenths (13.8) perches to a point in the aforesaid road; thence South five (5) degrees west twenty-five (25) feet top the place of beginning.

Tract No. 3:

All that certain piece, parcel of tract of land, situate on the South side of the concrete State Highway leading from Hamburg to Strausstown, at the western end of and in the Village of Shartlesville, Township of Upper Bern, County of Berks, Commonwealth of Pennsylvania, being more fully described as follows, to wit:

On the North by the aforesaid concrete State Highway, On the East by a fifty (50) feet wide Street; On the South by property now or late belonging to Lillie R. Long; and On the West by property now or late belonging to James E. Leshner, being more fully bounded and described as follows, to wit:

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Beginning at a corner marked by an iron pin at the intersection of the southern required right of way line of the concrete State Highway leading from Hamburg to Strausstown, said corner being twenty-five (25) feet from the center line of Same with the western side of a fifty (50) feet wide street; thence leaving the aforesaid concrete state highway and along the western side of the aforesaid street South Six (6) degrees thirty (30) minutes west, a distance of twenty-two (22) feet one and one-quarter (1-1/4) inches to a corner marked by an iron pin; thence leaving the aforesaid street and along property now or late belonging to Lillie R. Long North eighty-four (84) degrees forty-nine and one-half (49-1/2) minutes west, a distance of two hundred (200) feet no inches to a corner marked by an iron pin in line of property now or late belonging to James E. Leshner; thence along same crossing an abandoned concrete highway North six (6) degrees thirty (30) minutes East, a distance of forty-nine (49) feet eleven and three-quarters (11-3/4) inches to a corner marked by an iron pin in the aforesaid southern required right of way line of the concrete State highway leading from Hamburg to Strausstown; thence along same in an easterly direction, be a curve bearing to the right twenty-five (25) feet from and concentric to the center line having a radius of twenty-eight hundred thirty-nine (2839) feet eleven and one-eighth (11-1/8) inches, a central angle of four (4) degrees three (3) minutes and forty (40) seconds, a distance along the arc of two hundred one (201) feet four (4) inches, a chord with a bearing of South seventy-six (76) degrees fifty-two (52) minutes East, and a distance of two hundred one (201) feet three and three-quarters (3-3/4) inches to the place of beginning.

Containing twenty-seven and six hundred fifty-six one-thousandths (27.656) perches, strict measure.

Being the same property conveyed to Jamie L. Keich who acquired title by virtue of a deed from The Estate of Jeanette L. Henne, a/k/a Janet Lois Henne, deceased, dated July 31, 2009, recorded August 11, 2009, at Instrument Number 2009038389, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 5751 OLD ROUTE 22, SHARTLESVILLE, PA 19554.

Parcel No.: 28445315549082

Account: 28015310

See Instrument Number 2009038389

TO BE SOLD AS THE PROPERTY OF JAMIE L. KEICH

NO. 18-18535

Judgment Amount: \$253,268.60

Attorney: Phelan Hallinan Diamond & Jones,
LLP

LEGAL DESCRIPTION

PURPART NO. 1

ALL THAT CERTAIN parcel or tract of land together with the frame dwelling house erected thereon situate on the South side of Baldy Hill Road, Legislative Route 06093, bounded on the East by Lot No. 7 and Lot No. 8, bounded on the South by Lot No. 5A, and bounded on the West by Lot No. 5 on a plan of Resubdivision of Baldy Hill Heights, prepared by C. L. Frantz and Associates, situate in the Township of District, County of Berks, and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a railroad spike near the middle of Baldy Hill Road, said spike marking the Northwest corner of Lot No. 7 and the Northeast corner of the herein described tract; THENCE along the West line of Lot No. 7, South twenty-three degrees thirty-seven minutes nineteen seconds East (S. 23° 37' 19" E.) a distance of two hundred fifty-five and fifty-four hundredths of a foot (255.54') to an iron pin said pin marking the Northwest corner of Lot No. 8; THENCE along the West line of Lot No. 8, South seventeen degrees eighteen minutes forty-eight seconds East (S. 17° 18' 48" E.) a distance of one hundred thirteen and ninety three hundredths of a foot (113.93') to an iron pin, said pin marking the Northeast corner of property to be conveyed to John F. Klein and Barbara A. Klein, his wife, (Lot No. 5A), said pin being with in a Metropolitan Edison Company right-of-way; THENCE along the North line of property to be conveyed John F. Klein and Barbara A. Klein, his wife, South eighty-four degrees sixteen minutes thirty-five seconds West (S. 84° 16' 35" W.) a distance of two hundred sixteen and forty-six hundredths of a foot (216.46') to an iron pin with in the aforementioned Metropolitan Edison Company right-of-way, said pin marking a corner of Lot No. 5; THENCE along the East line of Lot No. 5, leaving the aforementioned Metropolitan Edison Company right-of-way, North twenty-one degrees thirty-two minutes twenty-four seconds West (N. 21° 32' 24" W.) a distance of three hundred fifty-eight and ninety-one hundredths of a foot (358.91') to a PK nail in the center of Baldy Hill Road; THENCE in and along Baldy Hill Road, North eighty-one degrees forty-three minutes fifty-seven seconds East (N. 81° 43' 57" E.) a distance of two hundred thirteen and seven hundredths of a foot (213.07') to the place of beginning.

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PURPART NO. 2

ALL THAT CERTAIN parcel or tract of land situate on the South side of Lot No. 6, as shown on a Plan of Resubdivision of Baldy Hill Heights, prepared by C.L. Frantz and Associates, bounded on the East by Lot No. 8, bounded on the South by Lot No. 1, Section 2, and bounded on the West by Lot No. 5, situate in the Township of District, County of Berks, and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at an iron pin in a Metropolitan Edison Company right-of-way, said iron pin being in the West line of Lot No. 8, said pin also marking the Southeast corner of Lot No. 6, and also marking the Northeast corner of the herein described tract; THENCE along the West line of Lot No. 8, South seventeen degrees eighteen minutes forty-eight seconds East (S. 17° 18' 48" E.) a distance of one hundred thirty-six and four hundredths of a foot (136.04') to an iron pin set within the aforementioned Metropolitan Edison Company right-of-way, said pin being in line of Lot No. 1, Section 2; THENCE along same South eighty-six degrees seven minutes zero seconds West (S. 86° 07' 00" W.) a distance of two hundred eight and four hundredths of a foot (208.04') to an iron pin, said pin marking the Southeast corner of Lot No. 5; THENCE along the line of Lot No. 5; North twenty one degrees thirty two minutes twenty-four seconds West (N. 21° 32' 24" W.) a distance of one hundred thirty-one and fifty-seven hundredths of a foot (131.57') to an iron pin said iron pin marking the Southwest corner of Lot No. 6; THENCE along the South line of Lot No. 6, North eighty-four degrees sixteen minutes thirty-five seconds East (N. 84° 16' 35" E.) a distance of two hundred sixteen and forty-six hundredths of a foot (216.46') to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN MICHAEL DIEHL, by Deed from MEENAKSHI H. J. BOVE, Dated 04/27/2018, Recorded 05/01/2018, Instrument No. 2018014108.

Being known as 284 Baldy Hill Road, Alburts, PA 18011-2202.

Residential property
 Tax Parcel No: 40-5471-00-80-1270
 Tax Account: 40002800
 See Deed Instrument: 2018014108
 To be sold as the property of Michael Diehl.

No. 18-18603

Judgment Amount: \$176,609.11

Attorney: POWERS KIRN, LLC

ALL THAT CERTAIN two and one-half story brick dwelling house and garage and the lot or piece of ground upon which the same is erected being No. 133 Wilson Street, in the Borough of Wernersville and one part of the lot lying in the

Township of Lower Heidelberg, County of Berks and Commonwealth of Pennsylvania, being Lot No. 194 and Lot No. 195 on Plan of building lots known as East Wernersville Allotment, subdivided by Rines and DeVere and recorded in the Recorder's Office of Berks County in Plan Book Volume 7 page 13, bounded and described as follows, to wit:

ON the North by property now or formerly owned by Charles Klopp;

ON the South by Wilson Avenue;

ON the East by Lot Nos. 189, 190, 191, 192, 193; and

ON the West by Lot No. 196 on said plan.

CONTAINING in front sixty-five and two-hundredths feet (65.02?), on the East one hundred sixty-eight and thirty-six hundredths feet (168.36?), on the West side one hundred fifty-nine and six tenths feet (159.60?), more or less, and in the rear sixty-five and forty-two hundredths feet (65.42?), more or less.

BEING THE SAME PREMISES which Earl R. Felty and Kathleen M. Felty, husband and wife, by Deed dated April 28, 2015 and recorded April 29, 2015 in the Office of the Recorder of Deeds in and for Berks County in Deed Instrument # 2015013739 granted and conveyed unto Phillip A. White and Amanda G. White, husband and wife.

BEING KNOWN AS 133 EAST WILSON AVENUE A/K/A 133 E. WILSON AVENUE, WERNERSVILLE, PA 19565.

TAX PARCEL NO. 90-4366-07-68-7267

See Deed Instrument #2015013739

To be sold as the property of PHILLIP A. WHITE and AMANDA G. WHITE

NO. 18-18628

JUDGMENT AMT.: \$64,489.37

ATTORNEY: Michelle Pierro, Esquire

ALL THAT CERTAIN unit designated as Unit No. 13-E, being a unit in Flying Hills Condominium III, situate on the Eastern side of Fairway Road, a 24.00 feet private drive in the Development of Flying Hills Section No. 1, Township of Cumru, County of Berks, Commonwealth of Pennsylvania, as designated in the Declaration of Condominium of Flying Hills Condominium III, including the plats and plans, dated the 3rd day of January, 1984 and recorded in the Office of the Recorder of Deeds of Berks County, Pennsylvania on the 5th day of January 1984, in Deed Book 1844, Page 1362.

TOGETHER WITH all rights, title and interest, being undivided interest, of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

HAVING THEREON ERECTED A DWELLING HOUSE AND OTHER

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BUILDINGS KNOWN AS 13 Fairway Road E, Reading, PA 19607.

BEING the same premises which Property Development and Acquisitions, LLC, by Deed dated July 22, 2016, and recorded July 25, 2016, in the Office of the Recorder of Deeds in and for the County of Berks, Instrument No. 2016025613, granted and conveyed Jillian Lyon, in fee.

TAX PARCEL NO: 39-5314-05-19-1066-C77
ACCOUNT NO: 98-01454639

BEING KNOWN AS: 13 E. Fairway Road, Reading, PA 19607

Residential Property.

To be sold as the property of Jillian Lyon

No. 18-19154

Judgment: \$100,879.58

Attorney: McCabe, Weisberg & Conway, LLC
TAX I.D. #18-5306-63-33-6621

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE WITH THE TWO AND ONE-HALF STORY BRICK DWELLING AND IMPROVEMENTS THEREON ERECTED, SITUATE ON THE NORTHEASTERN SIDE OF CLIFTON AVENUE BETWEEN MEADE AND MCCLELLAN STREETS (AND BEING A PORTION OF LOT NO. 254 AS SHOWN ON PLAN OF LOTS KNOWN AS BROOKLINE, SAID PLAN BEING RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR BERKS COUNTY IN PLAN BOOK VOLUME 8, PAGE 21) IN THE CITY OF READING, COUNTY OF BERKS AND COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE NORTHEASTERN BUILDING LINE OF CLIFTON AVENUE AS SHOWN ON THE TOPOGRAPHICAL SURVEY OF THE CITY OF READING, SAID POINT BEING NINETY-ONE AND EIGHTY-SIX ONE-HUNDREDTHS FEET NORTHWEST FROM THE POINT OF CURVATURE IN THE SAID NORTHEASTERN BUILDING LINE OF CLIFTON AVENUE NORTHWEST OF MEADE STREET, SAID NINETY-ONE AND EIGHTY-SIX ONE-HUNDREDTHS FEET BEING MEASURED ALONG THE ARC OF A CURVE IN THE SAID NORTHEASTERN BUILDING LINE OF CLIFTON AVENUE HAVING A RADIUS OF THIRTEEN HUNDRED EIGHTY AND THIRTY-THREE ONE-HUNDREDTHS FEET AND SAID POINT BEING A CORNER OF PROPERTY AT NO. 221 CLIFTON AVENUE; THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID PROPERTY AT

NO. 221 CLIFTON AVENUE BY A RADIAL LINE TO THE LAST MENTIONED CURVE AT THE LAST DESCRIBED POINT AND PARTLY FOLLOWING THE CENTER LINE OF A PARTY WALL BETWEEN THE HEREIN DESCRIBED PREMISES AND THE SAID PREMISES AT NO. 221 CLIFTON AVENUE A DISTANCE OF ONE HUNDRED SIXTEEN AND TWO ONE- HUNDREDTHS FEET TO A POINT IN LINE OF PROPERTY AT NO. 222 HANLEY PLACE; THENCE IN A SOUTHEASTERLY DIRECTION ALONG SAID PROPERTY AT NO. 222 HANLEY PLACE AND PROPERTY AT NO. 220 HANLEY PLACE AND MAKING AN INTERIOR ANGLE OF 94 DEGREES 13 MINUTES 31.94 SECONDS WITH LAST DESCRIBED LINE A DISTANCE OF TWENTY-SIX AND TEN ONE-HUNDREDTHS FEET TO A POINT A CORNER OF PROPERTY AT NO. 217 CLIFTON AVENUE; THENCE IN A SOUTHWESTERLY DIRECTION ALONG SAID PROPERTY AT NO. 217 CLIFTON AVENUE AND MAKING AN INTERIOR ANGLE OF 84 DEGREES 46 MINUTES 44.50 SECONDS WITH LAST DESCRIBED LINE A DISTANCE OF ONE HUNDRED EIGHTEEN AND SEVENTEEN ONE-HUNDREDTHS FEET TO A POINT IN THE AFOREMENTIONED NORTHEASTERN BUILDING LINE OF CLIFTON AVENUE; THENCE IN A NORTHWESTERLY DIRECTION FOLLOWING THE SAID NORTHEASTERN BUILDING LINE OF CLIFTON AVENUE BY A CURVE TO THE LEFT HAVING A RADIUS OF THIRTEEN HUNDRED EIGHTY AND THIRTY-THREE ONE-HUNDREDTHS FEET AND A CENTRAL ANGLE OF 0 DEGREES 59 MINUTES 43.56 SECONDS FOR A DISTANCE ALONG THE CURVE OF TWENTY-THREE AND NINETY-EIGHT ONE- HUNDREDTHS FEET TO THE PLACE OF BEGINNING.

BEING KNOWN AS: 219 CLIFTON AVENUE, READING, PENNSYLVANIA 19611.

TITLE TO SAID PREMISES IS VESTED IN WILLIAM J. MATZ AND BERNADETTE DEDE MATZ, HUSBAND AND WIFE, BY DEED FROM CIARA S. GEISSLER, F/K/A CIARA S. TAYLOR DATED MAY 26, 2017 AND RECORDED MAY 30, 2017 IN INSTRUMENT NUMBER 2017018920.

TO BE SOLD AS THE PROPERTY OF WILLIAM J. MATZ AND BERNADETTE DEDE MATZ

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No. 18-19430

Judgment Amount: \$84,899.36
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick, with mansard roof, dwelling house and the lot or piece of ground upon which the same is erected, situate on the North side of Chestnut Street, being No. 343, between Third and Fourth Avenues, in the Borough of West Reading, County of Berks, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner in the Northern building line of Chestnut Street, 78 feet 9-5/8 inches East of the Northeast corner of Fourth Avenue and Chestnut Street, as shown on the topographical survey of the Borough of West Reading; thence Northwardly along property now or late of Brainard L. Miller, No. 341 Chestnut Street, at right angles with said Chestnut Street, a distance of 101 feet to a corner in the Southern side of a five feet wide alley; thence Westwardly along the Southern side of said alley, at right angles with the last described line, for a distance of 13 feet 10 inches to a corner of other property now or late of Brainard L. Miller, No. 345 Chestnut Street; thence Southwardly along same at right angles with said last described line for a distance of 101 feet to a corner in the Northern line of Chestnut Street; thence Eastwardly along said Northern building line of said Chestnut Street, at right angles with last described line, a distance of 13 feet 10 inches, to the place of Beginning.

Thereon erected a dwelling house known as: 343 Chestnut Street, West Reading, PA 19611
Tax Parcel #93530606299457
Account: 93036200
See Deed Book/Page
Instrument: 2011021326

Sold as the property of: JENNIFER L. WITMAN and JASON M. WITMAN

No. 18-19734

Judgment: \$211,422.55

Attorney: Katherine M. Wolf, Esquire

ALL THAT CERTAIN lot or piece of ground, together with the dwelling thereon erected, being Lot No. 60 as shown on the Plan of "Morlyn", Section No. 1, said Plan recorded in Plan Book Volume 20, Page 6, Berks County Records, situate on the East side of Maple Drive, north of Center Avenue, in the Township of Caernarvon, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point on the easterly lot of line of Maple Drive, (fifty-three feet (53) wide) on the division line between Lot No. 59 and Lot No. 60; THENCE North along the East lot line

of Maple Drive a distance of eighty (80) feet to a point; THENCE East along Lot No. 61, forming a right angle with the East lot line of Maple Drive, a distance of one hundred sixty-eight and seven and three eighths inches (erroneously set forth in present owner deed as a distance of One hundred sixty-eight and three eighths inches) (168' 7-3/8) to a point; THENCE South along land now or late of Alpheus D. Lentz, forming an interior angle of eighty-one degrees eleven minutes three eighths inches (81° 11' 3") with the last described line, a distance of eighty feet eleven and three eighths inches (80' 11-3/8") to a point; THENCE West along Lot No. 39, forming an interior angle of ninety-eight degrees forty-eight minutes fifty-seven seconds (98° 48' 57") with the last described line, a distance of one hundred fifty-six feet two and three eighth inches (156' 2-3/8") to the place of BEGINNING, the last described line forming a right angle with the east lot line of Maple Drive.

PARCEL ID: 35532009064081

BEING KNOWN AS: 101 Maple Drive,
Morgantown, PA 19543

BEING THE SAME PREMISES which Mildred S. Magee, by deed dated February 13, 2003 and recorded March 19, 2003 in the Office of the Recorder in and for the County of Berks, Pennsylvania in Book 3720, Page 0586, granted and conveyed unto Mildred S. Magee, in fee. AND THE SAID Mildred S. Magee passed away on or about May 13, 2018, thereby vesting title unto Rick Magree, known heir of Mildred S. Magree and any Unknown Heirs, Successors or Assigns of Mildred S. Magee.

TAX PARCEL NO. 35532009064081

BEING KNOWN AS 101 Maple Drive,
Morgantown, PA 19543

Residential Property

To be sold as the property of Rick Magee, known Heir of Mildred S. Magee, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Mildred S. Magee, Deceased

No. 18-20435

Judgment Amount: \$69,967.59

Attorney: Phelan Hallinan Diamond & Jones,
LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the two-story frame dwelling house and other improvements thereon erected, situate along E. Walnut Street, in the Borough of Kutztown, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the curbline on the East side of E. Walnut Street, in line of Lot Number 133 on the Plan of Lots as laid out by the Kutztown Foundry and Machine

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Company; thence extending along Lot No. 133, in a Southeastwardly direction, a distance of one hundred forty-eight feet to a twenty feet wide alley; thence along the same in a Southwestwardly direction, a distance of twenty feet to a point in line of Lot Number 131; thence along said Lot Number 131 in a Northwestwardly direction, passing through the middle of the partition wall between this dwelling and the adjoining dwelling a distance of one hundred forty-eight feet to the curblineline aforesaid; thence along said curblineline in a Northeastwardly direction, a distance of twenty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Stanley Oberheim and Cheryl Oberheim, His Wife, by Deed from Paul R. Unger, As Executor Of The Estate Of Mildred A. Unger, Deceased, Dated 12/30/2015, Recorded 01/04/2016, Instrument No. 2016000212.

Being known as 254 East Walnut Street, Kutztown, PA 19530.

Residential property

Tax Parcel No: 55544308992555

Tax Account: 55006795

See Deed Instrumental 2016000212

To be sold as the property of Cheryl Oberheim, Stanley Oberheim.

No. 19-00168

Judgment Amount: \$103,257.61

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN plot or piece of ground, together with the one-story brick ranch house thereon erected, located on the Western side of Elder Street, between College Avenue and Rockland Street, in the City of Reading, County of Berks and State of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point two hundred thirty feet (230') South from the Southwestern corner of Rockland and Elder Streets; thence extending Southwestwardly along the Western building line of Elder Street, a distance of sixty-five feet (65') to a point; thence extending Westwardly at right angles to the Western building line of Elder Street, a distance of one hundred five feet (105') to a point; thence extending Northwardly at right angles to last described line, a distance of sixty-five feet (65') to a point; thence extending Eastwardly at right angles to last described line, a distance of one hundred five feet (105') to a point in the Westerly building line of Elder Street, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jonathan E. Perez-Morel, by Deed from Jose Ramirez, Dated 07/27/2016, Recorded 07/28/2016, Instrument No. 2016026113.

Being known as 1920 Elder Street, Reading, PA 19604-1427.

Residential property

Tax Parcel No: 17531880400817

Tax Account: 17359925

See Deed Instrumental 2016026113

To be sold as the property of Jonathan E. Perez-Morel a/k/a Jonathan E. Perez Morel.

No. 19-00237

JUDGMENT AMT.: \$149,782.48

ATTORNEY: Michelle Pierro, Esquire

PURPART NO. 1:

ALL THAT CERTAIN lot of ground, together with the two and one-half story brick semi-detached dwelling thereon erected, situate on the North side of Washington Street, in the Borough of Hamburg, County of Berks and State of Pennsylvania, being No. 203 Washington Street, bounded and described as follows, to wit:

BEGINNING at a point in the building line of the North Side of Washington Street of the Borough of Hamburg, according to the Topographical Map of said Borough, said point being 19.02 feet East of the intersection of said line with the building line of the the East side of Second Street; thence along and through the middle of the double brick dwelling hereon northwardly at an angle of 79 degrees 36 minutes to the right of the corner of the said two streets 82.5 feet more or less, to a point; thence at right angles eastwardly 9.87 feet to a point; thence again at right angles northwardly 21 feet to a point, and eastwardly 8.6 feet to a point in line of land of Symmetry Lodge No. 103 I.P.O.E.; thence along said land southwardly 105.58 feet to a point in the building line of the North side of Washington Street; thence westwardly along said line 18.77 feet to the place of beginning.

PURPART NO. 2:

ALL THAT CERTAIN lot of land situate to the rear of 201 and 2013 Washington Street and East of certain garage situate along South Second Street in the Borough of Hamburg, Berks County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point at a right angle from South Second Street a distance of 20 feet East from South Second Street and being the easterly end of a double frame garage; thence at a right angle to the aforesaid point and along said garage northwardly a distance of 8.75 feet to the northeast corner of said garage; thence again at right angles eastwardly 8.6 feet to a point; thence again at right angles southwardly 21 feet to a point and again at right angles westwardly 8.6 feet to a point and again at right angles a distance of 12.25 feet to the place of beginning.

CONTAINING 183.75 square feet, more or less.

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UNDER AND SUBJECT to restrictions and conditions as now appear of record.

BEING the same premises which Arlan R. Stine and Joanna E. Stine, His Wife, by Deed dated August 23, 2001, and recorded September 21, 2001, in the Office of the Recorder of Deeds in and for the County of Berks, Deed Book 3400, Page 2147, granted and conveyed Kim Trabosh and Gary Trabosh, Wife and Husband, in fee.

TAX PARCEL NO: 46-4494-05-09-0449
ACCOUNT NO: 46-149500

BEING KNOWN AS: 203 Washington Street, Hamburg, PA 19526

Residential Property.

To be sold as the property of Gary Trabosh and Kim Trabosh

No. 19-00369

Judgment: \$52,385.36

Attorney: McCabe, Weisberg & Conway, LLC

TAX I.D. #16-5316-32-48-9334

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE TWO-STORY BRICK DWELLING HOUSE THEREON ERECTED, SITUATE ON THE WEST SIDE OF SOUTH 18TH STREET, BETWEEN PERKIOMEN AVENUE AND HAAK STREET, IN THE CITY OF READING, COUNTY OF BERKS AND COMMONWEALTH OF PENNSYLVANIA, BEING NO. 322 SOUTH 18TH STREET BOUNDED AND DESCRIED AS FOLLOWS, TO WIT:

ON THE NORTH BY PROPERTY NOW OR LATE OF DANIEL PRINTZ;

ON THE SOUTH BY PROPERTY NOW OR LATE OF SAMUEL BOBST;

ON THE EAST BY SAID SOUTH 18TH STREET; AND

ON THE WEST BY TEN-FOOT WIDE ALLEY.

CONTAINING IN FRONT ON SAID SOUTH 18TH STREET FOURTEEN (14) FEET, THREE AND ONE-HALF (3-(1/2)) INCHES AND IN DEPTH EAST AND WEST ONE HUNDRED AND TEN (110) FEET MORE OR LESS.

BEING KNOWN AND NUMBERED AS 322 SOUTH 18TH STREET, READING, PA 19602
BEING PARCEL NUMBER 16-5316-32-48-9334 AND ACCOUNT NUMBER 16234525

BEING THE SAME PREMISES CONVEYED TO DAWN MARIE E. BENFATTI FROM THIERRY MURET AND NADIA MURET BY DEED DATED 8/26/16 AND RECORDED 8/29/16 INSTRUMENT 2016030222.

TO BE SOLD AS THE PROPERTY OF DAWN MARIE E. BENFATTI

NO. 19-00372

Judgment Amount: \$155,992.32

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel of ground situate in Spring Township, Berks County, Pennsylvania bounded and described according to a Final Plan of the Subdivision of "Beverly Heights" recorded in Plan Book 213, Page 21, Berks County records, as follows:

BEGINNING at a point on the northwest side of Bainbridge Circle (53 ft. wide) a corner in common with Lot 90 on the abovementioned Plan; thence along the northwest side of Bainbridge Circle South 78° 02' 58" West a distance of 39.40 feet to a point a corner in common with Lot 88 as shown on the abovementioned Plan; thence along Lot 88 North 11° 57' 02" West a distance of 95.00 feet to a point on line of Lot 91 as shown on the abovementioned Plan; thence along Lot 91 North 78° 02' 58" East a distance of 39.40 feet to a point a corner in common with the aforementioned Lot 90; thence along Lot 90 South 11° 57' 02" East a distance of 95.00 feet to a point on the northwest side of Bainbridge Circle, the place of BEGINNING.

BEING Lot 89 on the abovementioned Plan.

UNDER AND SUBJECT TO the same rights, privileges, agreements, right-of-ways, easements, conditions, exceptions, restrictions, and reservations as exist by virtue of prior recorded instruments, plans, Deeds of Conveyance, or visible on ground.

BEING KNOWN AND NUMBERED as 102 Bainbridge Circle, Reading, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Jessica M. Burke and Adam L. Burke, w/h, by Deed from Joseph R. Pietrobone, by his agent Joanne B. Spanier, Dated 08/26/2016, Recorded 09/07/2016, Instrument No. 2016031480.

Being known as 102 Bainbridge Circle, Reading, PA 19608-1769.

Residential property

Tax Parcel No: 80-4386-20-90-5679

Tax Account: 80000990

See Deed Instrument #2016031480

To be sold as the property of Jessica M. Burke, Adam L. Burke.

No. 19-00539

Judgment Amount: \$112,708.88

Attorney: Kimberly M. Kostun, Esquire

ALL THAT CERTAIN lot or piece of ground, together with the improvements erected thereon, located on the Northern side of Quince Drive (60 feet wide) and being Lot No. 255, as shown on plan of lots known as "Lorane Orchards", recorded in Plan Book Volume 33 page 58, Berks County Records, situate in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

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BEGINNING at a point on the Northern building line of Quince Drive, a corner in common of the herein described lot with a 25 feet wide public easement; thence in a Northeasterly direction, along the same, on a line forming an interior angle of 90 degrees with the Northern building line of Quince Drive, a distance at 150 feet, to a point in line of a common recreation area; thence in a Southeasterly direction, along the same, on a line forming an interior angle of 90 degrees with the last described line, a distance of 70 feet, to a point, a corner in common with Lot No. 256; thence in a Southwesterly direction, along Lot No. 256, on a line forming an interior angle of 90 degrees with the last described line, a distance of 150 feet to a point, a corner on the Northern building line of Quince Drive; thence in a Northwesterly direction, along the Northern building line of Quince Drive, on a line forming an interior angle of 90 degrees with the last described line, a distance of 70 feet to the place of beginning.

Tax ID/Parcel No. 43532512766513
PIN No. 5325-12-76-6513 and
Account No. 43-417540

TO BE SOLD AS PROPERTY OF: Mary Jean Wade

No. 19-00542

Judgment: \$38,972.56

Attorney: Meredith H. Wooters, Esquire
Scott A. Dietterick, Esquire
Kimberly J. Hong, Esquire
Michael E. Carleton, Esquire
Justin F. Kobeski, Esquire
Matthew P. Curry, Esquire
Cristina L. Connor, Esquire
Holly N. Wolf, Esquire
Karina Velter, Esquire

LEGAL DESCRIPTION

All that certain lot or piece of ground, together with the two and one-half story brick dwelling erected thereon, being No. 1115 North 13th Street situate on the Eastern side of North Thirteenth Street, between Robeson and Marion Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

Beginning at a point in the eastern building line of North 13th Street one hundred thirty-seven and seventy-three one hundredths (137.73) feet North of the intersection of the Eastern building line of North 13th Street (an eighty feet wide street as shown on the topographical survey of the City of Reading) with the northern building line of Robeson Street (a sixty feet wide street as shown on the aforesaid topographical survey); thence in a northerly direction along the eastern building line of North 13th Street, a distance of nineteen and sixty-nine one hundredths (19.69) feet to a point in line of property now or late of Solomon S. Rickenbach; thence along property now or late of Solomon S. Rickenbach, No.

1117 North 13th Street, in an easterly direction at right angles to the last described line, passing through a brick party wall, the center of said wall being one-half (1/2) inch North at the West end and one-half (1/2) inch South at the East end, a distance of one hundred (100) feet to a point in the Western side of a ten (10) feet wide alley; thence along the western side of said ten (10) feet wide alley, in a southerly direction at right angles to the last described line, a distance of nineteen and sixty-nine one hundredths (19.69) feet to a point in line of property now or late of Solomon S. Rickenbach; thence along property now or late of Solomon S. Rickenbach, No. 1113 North 13th Street, and in a Westerly direction passing through a brick party wall, the center of said wall being one and one-quarter inches (1-1/4) inches South at the East end and one and one-quarter (1-1/4) inches north at the west end a distance of one hundred (100) feet to the place of beginning. The last described line forming an interior angle of ninety (90) degrees with the first described line.

Being the same property conveyed to Manuel A. Tiburcio who acquired title by virtue of a deed from Jonathan Fabian and Hector Ortiz, dated May 9, 2003, recorded June 3, 2003, at Book 3776, Page 0228, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 1115 NORTH 13TH STREET, READING, PA 19604.

Parcel No.: 13531738262483

Account: 13207450

See Deed Book Volume 3776, Page 0228

TO BE SOLD AS THE PROPERTY OF MANUELA. TIBURCIO

No. 19-00976

Judgment Amount: \$37,615.73

Attorney: KML Law Group, PC

LEGAL DESCRIPTION

All that certain three-story, brick dwelling house and lot of ground, being 510 Elm Street, situate on the South side of Elm Street, between Fifth and Church Streets, in the City of Reading, County of Berks, and State of Pennsylvania, being bounded and described as follows: ON the North by Elm Street; ON the East by a ten feet wide alley; ON the South by property now or late of the Estate of William H. Clymer, deceased; and ON the West by property now or late of Daniel Ermentrout.

CONTAINING in front on Elm Street thirty (30) feet and in depth thirty-five (35) feet, more or less. Thereon erected a dwelling house known as: 510 Elm Street, Reading, PA 19601

Tax Parcel #07530775719888

Account: 07362550

See Deed Instrument 2015029996

Sold as the property of: The Unknown Heirs of Mark R. Krotee Deceased

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No. 19-01204

Judgment Amount: \$149,287.97

Attorney: Phelan Hallinan Diamond & Jones,
LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or piece of land situate in Cumru Township, Berks County, Pennsylvania, being more fully bounded and described as follows:

BEGINNING at a white oak tree located on the Northwesterly side of the public macadam road, Route T-344, leading from Route No. 724 at Ridgewood Station, Southwardly to Green Hills Lake, said point being a corner in common of property belonging to Archie L. Lewis, property of James A. Longenecker and the herein described property; thence along said property of James A. Longenecker and along property now or late of Joseph H. Herbine, South 20 degrees 00 minutes East, the distance of 547.17 feet to an iron pipe; thence along property being conveyed to George A. Babb, which was a part of the herein described premises, South 70 degrees 00 minutes West, the distance of 192.88 feet to a point; thence in and through the aforesaid public macadam road, Route No. T-344, the following six courses and distances: (1) North 9 degrees 14 minutes West, the distance of 114.00 feet to a point; (2) North 25 degrees 14 minutes West, the distance of 150.00 feet to a point; (3) North 16 degrees 44 minutes West, the distance of 98.00 feet to a point; (4) North 2 degrees 34 minutes East, the distance of 90.00 feet to a point; (5) North 29 degrees 1 minute East, the distance of 77.00 feet to a point; and (6) North 38 degrees 1 minute 38 seconds East, the distance of 102.58 feet to the place of Beginning.

CONTAINING in area 2.00 acres.

TITLE TO SAID PREMISES IS VESTED IN Timothy V. Cozzone and Megan M. Cozzone, h/w, by Deed from Virginia M. Mohr and George D. Aguiar, Co-Executors of the Estate of Manuel Aguiar aka Manuel Aguiar, Sr., Deceased, Dated 12/21/2011, Recorded 01/02/2013, Instrument No. 2013000047.

Being known as 168 Ridgeway Rd., Birdsboro, PA 19508-8306.

Residential property

Tax Parcel No: 39531504548738

Tax Account: 39448508

See Deed Instrument Number: 2013000047

To be sold as the property of Timothy V. Cozzone, Megan M. Cozzone.

No. 19-01206

Judgment Amount: \$82,372.17

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the two-story and attic semi-detached frame dwelling house and other outbuildings erected thereon situate on the southern side and known as No. 342 West First Street between Washington Street and Adams

Street in the Borough of Birdsboro County of Berks and State of Pennsylvania, being a portion of Lot No. 90 and Lot No. 91 as shown on a development of Lots known as Brooklyn? bounded on the north by the aforesaid West First Street (36 feet wide), on the east by No. 338 West First Street residue property belonging to The E & G Brooke Land Company about being conveyed to Frederick R. Freeman and Alice Rebecca Freeman, his wife, on the South by a 20 feet wide alley known an Apple Valley and on the West by No. 144 West First Street, residue property belonging to The E & G Brooke Land Company about being conveyed to Herman A. Hoffman and Hazel P. Hoffman, 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 April 1953 as follows, to wit:

BEGINNING at a corner marked by an iron pin in the southern topographical building line of West First Street as laid out on the topographical survey of the Borough of Birdsboro a distance of 150 feet 3 inches eastwardly from the southern topographical building corner of the intersection of the aforesaid West First Street and Adams Street, thence in an easterly direction along the southern topographical building line of the aforesaid West First Street a distance of 38 feet 1/8 of an inch to a corner marked by an iron pin, thence leaving and making a right angle with the aforesaid West First Street and in a southern direction along No. 338 West First Street, residue property belonging to The E & G Brooke Land Company about being conveyed to Frederick R. Freeman and Alice Rebecca Freeman, his wife, a distance of 142 feet 0 inches to a corner marked by an iron pin on the northern side of Apple Alley, thence in a westerly direction along amore making a right angle wigs the last described time a distance of 30 feet 1/8 inch to a corner marked by net iron pin, thence leaving and making an interior angle of 90 degrees 8 minutes with the aforesaid Apple Alley and in a northerly direction along No. 344 West Pint Street residue property belonging to The E & G Brooke Land Company about being conveyed to Herman A. Hoffman and Hazel L. Hoffman, his wife, a distance of 87 feet 5 inches to a corner at the southern end of the frame and party wall between the dwellings, thence continuing in a northerly direction along No. 344 West First Passing through the frame stud party wall between the dwellings and making an interior angle of 179 degrees 39 minutes with the last described line a distance of 54 feet 7 inches to and making an interior angle of 90 degrees 13 minutes with the aforesaid West First Street at the place of beginning.

Theoreon erected a dwelling house known as: 342 West 1st Street, Birdsboro, PA 19508

Tax Parcel #31534413045924

Account: 31001800

See Deed Book 3673, Page 1273

Sold as the property of: PAUL PEPPELMAN

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No. 19-01215

Judgment Amount: \$24,350.18

Attorney: POWERS KIRN, LLC

ALL THAT CERTAIN lot or piece of ground (being Lot No. 33 on Plan of Lots of Gregory Heine, recorded in the Recorder's Office at Reading, Berks County, Pennsylvania, in Plan Book Volume 5, Page 2), upon which is erected a three-story brick dwelling house, situate on the North side of Woodvale Avenue, between Nineteenth and Twentieth Streets, in the Borough of Mt. Penn, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by a twenty feet (20 feet) wide alley;

ON the East by property now or late of Leo Schaeztle;

ON the South by Woodvale Avenue; and

ON the West by other property now or late of Leo Schaeztle.

CONTAINING in front on said Woodvale Avenue, in width or breadth, twenty feet (20 feet) and in depth or length, of equal width or breadth, one hundred ten feet (110 feet) to said twenty feet (20 feet) wide alley.

PIN 64531633579574

BEING THE SAME PREMISES which Equitable Solutions, LLC, by Deed dated June 28, 2017 and recorded July 27, 2017 in the Office of the Recorder of Deeds in and for Berks County in Deed Instrument # 2017027172, granted and conveyed unto Christopher M. Crafton and Melissa A. Caterini, his wife.

BEING KNOWN AS 1951 WOODVALE AVENUE, READING, PA 19606.

TAX PARCEL NO. 64-5316-33-57-9574

See Deed Instrument #2017027172

To be sold as the property of CHRISTOPHER M. CRAFTON a/k/a CHRISTOPHER CRAFTON and MELISSA A.H. CATERINI a/k/a MELISSA CATERINI

No. 19-01644

Judgment Amount: \$131,808.63

Attorney: Phelan Hallinan Diamond & Jones, LLP

ALL THAT CERTAIN piece of ground and the townhouse erected thereon, BEING Townhouse No. 68, which is the second house Southwestwardly in the Townhouse Group No. 12, in the Development of Indian Springs Village; together with a 10 feet wide strip of land to the Southeast (front) of said Townhouse, a 15 feet wide strip of land to the Northwest (rear) of said Townhouse, SITUATE on the Northerly side of Popodickon Drive, a 50 feet wide street, in the Development of Indian Springs Village, Colebrookdale Township, Berks County, Pennsylvania, being more particularly bounded and described as follows, to wit:

BOUNDED on the Southwest (side) by Townhouse No. 69;

BOUNDED on the Southeast (front) by common space;

BOUNDED on the Northeast (side) by Townhouse No. 67; and

BOUNDED on the Northwest (rear) by common space.

CONTAINING a lot width of 20 feet, more or less, as measured from the center of the party wall between Townhouse No. 69 and the hereindescribed Townhouse No. 68, in a Northwestwardly direction to a point in the center of the party wall between Townhouse No. 67, and the hereindescribed Townhouse No 68, and

CONTAINING a lot depth of 58.80 feet, more or less, as measured from a point 10 feet Southeastwardly from the front of said Townhouse to a point 15 feet Northwestwardly from the rear of said Townhouse.

THE Easterly corner of the physical structure, known as Townhouse Group No. 12 has a coordinate reference of Latitude 5959.405 Departure 5213.642 with reference to marble monument on the corner in common between property of St. Columbkil Roman Catholic Church, the Southeasterly right-of-way line of Popodickon Drive and Indian Springs Village, which marble monument has a coordinate reference of Latitude 5869.00, Departure 5343.32, as shown on the overall coordinate system of Indian Springs Village, as shown on Mast Engineering Co., Inc., Drawing No. B-3530-1025.

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

Tax ID/Parcel No. 5386-06-49-4098; 063145

TITLE TO SAID PREMISES IS VESTED IN Gary C. Diaz, by Deed from Alice K. Schwarz, n/k/a Alice K. Drumheller, Dated 10/30/2009, Recorded 11/02/2009, Instrument No. 2009051330.

Being known as 135 Popodickon Drive, Boyertown, PA 19512-2038.

Residential property

Tax Parcel No: 38-5386-06-49-4098

Tax Account: 38063145

See Deed Instrument #2009051330

To be sold as the property of Gary C. Diaz.

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No. 19-01662

Judgment Amount: \$116,818.18
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the two-story brick dwelling house thereon erected, being known as house no. 1911 Fairview Street, situate on the Northern side of Fairview Street, East of South Nineteenth Street, in the City of Reading, County of Berks and State of Pennsylvania, more particularly bounded and described as follows, to wit:

Beginning at a point in the Northern side of Fairview Street 104.25' East of the Eastern side of South Nineteenth Street;

Thence, in a Northerly direction, at right angles to the Northern side of Fairview Street, a distance of 120.00' to a point in the Southern side of 20' wide alley,

Thence, in an Easterly direction along the same, at right angles to last described line, a distance of 25.80' to a point;

Thence, in a Southerly direction at right angles to last described line, a distance of 120.00' to a point in the Northern side of Fairview Street;

Thence, in a Westerly direction along the same, at right angles to last described line, a distance of 25.80' to the Place of Beginning.

Thereon erected a dwelling house known as: 1911 Fairview Avenue, Reading, PA 19606
Tax Parcel #16531641576231
Account: 16372875
See Deed Book 5171, Page 2049
Sold as the property of: JOMAR VELASQUEZ

No. 19-01837

Judgment: \$132,657.94
Attorney: Meredith H. Wooters, Esquire
Scott A. Dietterick, Esquire
Kimberly J. Hong, Esquire
Michael E. Carleton, Esquire
Justin F. Kobeski, Esquire
Matthew P. Curry, Esquire
Cristina L. Connor, Esquire

LEGAL DESCRIPTION

All that certain lot or pieces of land, situate in Bally Borough, Berks County, PA, as shown on Subdivision of Park Place II dated 1/2/1998 and last revised 1/5/1999 and recorded in Plan Book 235 Page 22, as follows, to wit:

Beginning at a point on the center line of a proposed 50 feet wide driveway, parking, snow removal and utility easement a corner of Lot No. 5; thence extending along the same and leaving said easement South 59 degrees 47 minutes 42 seconds East 125 feet to a point; thence South 30 degrees 15 minutes West 35 feet to a point; thence North 59 degrees 47 minutes 42 seconds West 125.06 feet to a point in said Easement; thence along the same North 30 degrees 12 minutes 18 Seconds East 35 feet to the place of beginning.

Being Lot No. 4 on the above mentioned Plan.
Being the same property conveyed to Peter B. Sharp who acquired title by virtue of a deed

from Desiree Moyer and Crail Moyer, dated May 17, 2013, recorded May 20, 2013, at Instrument Number 2013020863, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 209 NORTH 4TH STREET, BALLY, PA 19503.

Parcel No.: 25630909057359

Account: 25000548

See Deed Book Volume 2013, Page 020863
TO BE SOLD AS THE PROPERTY OF
PETER B. SHARP

No. 19-01839

Judgment Amount: \$91,151.64
Attorney: Roger Fay, Esquire

ALL THAT CERTAIN two-story stucco, frame dwelling house and lot of ground upon which the same is erected, situate at the southwest corner of South Fifth Street and Arch Street, being No. 500 South Fifth Street, in the Borough of Hamburg, County of Berks, and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

ON the North by Arch Street;

ON the East by South Fifth Street;

ON the South by property now or late of William J. Stitzel; and

ON the west by a twelve feet wide alley.

Containing twenty feet in front or width along Fifth Street and in depth of uniform width along Arch Street ninety feet, more or less.

Title to said Premises vested in Barry Koch, Jr. and Joy Koch by Deed from Kelly L. Mengel dated August 22, 2003 and recorded on October 1, 2003 in the Berks County Recorder of Deeds in Book 3886, Page 2305.

Being known as: 500 South 5th Street, Hamburg, PA 19526

Tax Parcel Number: 46449409272400

To be sold as the property of Joy Koch and Barry Koch, Jr.

No. 19-01865

Judgment Amount: \$190,205.88
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or parcel of ground together with the house erected thereon; situate on the West side of South Church Street in the Borough of Robeson, County of Berks and Commonwealth of Pennsylvania, being Lot No.7 of the Development of Conrad Weiser Village as shown on Plan prepared by Spotts, Stevens and McCoy, Inc., Consulting Engineers, and recorded in Plan Book 64, page 4, Berks County Records and being more fully bounded and described as follows, to wit:

BEGINNING at an angle point in the Western building line of South Church Street; thence North eighteen (18) degrees fifty-nine (59) minutes zero (00) seconds East a distance of

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two hundred fifty-three and fifty one-hundredths (253.51) feet to the true point or place of beginning; thence leaving the aforementioned Western building line of South Church Street and along the division line between Lot No. 6 and Lot No.7, North seventy-one (71) degrees one (01) minute zero (00) seconds West, a distance of one hundred forty-five and zero one-hundredths (145.01) feet to a corner; thence along residue property belonging to Charming Forge Farms, Ltd., North eighteen (18) degrees fifty-nine (59) minutes zero (00) seconds East, a distance of seventy and zero one-hundredths (70.01) feet to a corner; thence along the division line between Lot No. 7 and Lot No. 8, South seventy-one (71) degrees one (01) minute zero (00) seconds East, a distance of one hundred forty-five and zero one-hundredths (145.01) feet to a corner in the Western building line of South Church Street; thence along the Western building line of South Church Street, South eighteen (18) degrees fifty-nine (59) minutes zero (00) seconds West, a distance of seventy and zero one-hundredths (70.00) feet to the place of Beginning.

Thereon erected a dwelling house known as: 288 South Church Street, Robesonia, PA 19551
Tax Parcel #74-4347-1683-3686

Account: 74008543

See Deed Instrument: 2017041067

Sold as the property of: KEVIN GANTKOWSKI

No. 19-01966

Judgment Amount: \$126,072.99

Attorney: Phelan Hallinan Diamond & Jones,
LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the northern half of a two (2) story and attic frame twin dwelling house and the northern portion of a frame twin garage thereon erected, lying on the western side of Smith Spruce Street, 50 feet wide, between East First and East Second Streets, as shown on the topographical survey of the borough of Birdsboro, and being further known as no. 138 South Spruce Street, situate in the borough of Birdsboro, county of Berks and commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the western topographical building line of South Spruce Street, said point being a distance of one hundred seventy feet zero inches (170' 0") northwardly from the northwestern topographical building corner of East Second and South Spruce Streets; thence leaving said building line of South Spruce Street and extending in a westerly direction

along property about to be conveyed by the G. Walter Focht, deceased, estate, unto Daniel R. Heist and Harlan E. Heist, his wife, of which the herein described lot was apart, by a line making a right angle with the said western topographical building line of said South Spruce Street, and passing through the middle of the 5 inch frame partition wall erected between the said no. 138 South Spruce Street and no. 140 South Spruce Street, a distance of one hundred fifty feet zero inches (150' 0") to a point on the eastern side of a twenty feet (20') wide alley known as Orange alley; thence extending in a northerly direction along the eastern side of Orange alley, by a line making a right angle with the last described line, a distance of twenty feet zero inches (20' 0") to a stake, a corner of property belonging to Havard Fosnocht; thence extending in an easterly direction along the same, leaving the said Orange alley, by a line making a right angle with the last described line, a distance of one hundred fifty feet zero inches (150' 0") to a stake in the aforesaid western topographical building line of South Spruce Street; thence extending in a southerly direction along the said building line of South Spruce Street, by a line making a right angle with the last described line, a distance of twenty feet zero inches (20' 0") to the place of beginning.

HAVING a frontage of 20 feet 0 inches on said South Spruce Street and a depth of equal width of 150 feet 0 inches to said Orange alley.

TITLE TO SAID PREMISES IS VESTED IN Earl W. Sorg, Jr., a/k/a Earl William Sorg, By Deed From John C. Hartline and Patricia A. Hartline, husband and wife, Dated 01/27/1989, Recorded 02/09/1989, in Book 2053, Page 398.

EARL W. SORG, JR. a/k/a EARL WILLIAM SORG died on 02/01/2018, and upon information and belief, his surviving heir is CHAD SCOTT SORG. By executed waiver CHAD SCOTT SORG waived his right to be named.

Being known as 138 South Spruce Street, Birdsboro, PA 19508-2344.

Residential property

Tax Parcel No: 31534414345667

Tax Account: 31028260

See Deed Book 2053, Page 398

To be sold as the property of Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Earl W. Sorg, Jr. a/k/a Earl William Sorg, Deceased.

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No. 19-02104

Judgment Amount: \$143,002.72

Attorney: Phelan Hallinan Diamond & Jones, LLP

All that certain lot or piece of ground situate in Comru Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of Deerfield Meadows, drawn by John W. Hoffert, Professional Land Surveyor, dated April 6, 2001 and last revised May 13, 2002, said Plan recorded in Berks County in Plan Book 258, Page II, as follows, to wit:

Beginning at a point on the Northwesterly side of Kantner Lane South (54 feet wide), said point being a corner of Lot No. 30 on said Plan; thence extending from said point of beginning along lot No. 30 North 43 degrees 06 minutes 44 seconds West 165.00 feet to a point, a corner of Open Space on said Plan; thence extending along same North 62 degrees 07 minutes 59 seconds East 104.72 feet to a point, a corner of Lot No. 32 on said Plan; thence extending along same South 41 degrees 21 minutes 37 seconds East 104.54 feet to a point of curve on the Northwesterly side of the cul-de-sac at the terminus of Kantner Lane South; 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 60.00 feet the arc distance of 58.40 feet to a point of reverse curve, and (2) Southwestwardly along the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 18.86 feet to a point of tangent on the Northwesterly side of Kantner Lane South; thence extending along same South 46 degrees 53 minutes 16 seconds West 31.26 feet to the first mentioned point and place of beginning.

Containing 13,664 square feet of land.

Being Lot No. 31 as shown on the above mentioned plan.

Subject to a portion of a 20 feet wide drainage easement extending along said of premises.

ENDER AND SUBJECT to any and all covenants, conditions, restrictions, rights of way, easements and agreements of record in the aforesaid Office of the Recorder of Deeds of Berks County, specified and contained in the Declaration of Deerfield Meadows, as recorded in Record Book Volume 3712, page 1845.

FURTHER UNDER AND SUBJECT to any and all rights, covenants, conditions and restrictions as set forth in the Declaration of the Master Association for Deerfield Meadows, Planned Communities, recorded in the Office of the Recorder of Deeds of Berks County in Record Book Volume 3737, page 1506.

TITLE TO SAID PREMISES IS VESTED IN DAVID M. BURKY AND GERALDINE M. BURKY, H/W, by Deed from WILLVER, LLC. A PALIMITED LIABILITY COMPANY, Dated 06/09/2003, Recorded 04/19/2004, in Book 4039, Page 2048.

DAVID M. BURKY a/k/a DAVID BURKY was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of DAVID M. BURKY a/k/a DAVID BURKY's death on or about 11/10/2015, his ownership interest was automatically vested in the surviving tenant by the entirety.

Being known as 8 Kantner Lane South, Reading, PA 19607-9547.

Residential property
Tax Parcel No: 39530502860488
Tax Account: 39000228
See Deed Book 4039, Page 2048

To be sold as the property of Geraldine M. Burky.

No. 19-03019

Judgment Amount \$107,072.90

Attorney: Roger Fay, Esquire

ALL THAT CERTAIN Lot of ground and buildings located thereon situated at 36 North Third Street in the Borough of Hamburg, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the West side of North Third Street, thence along land now or late of Herbert Hessler Westward one hundred seventy-two feet (172 degrees) to a point at Peach Alley; thence along the said Peach Alley Southward eighteen feet (18 degrees) to land now or late of Even M. Geary; thence along the same Eastward one hundred seventy-two feet (172 degrees) to a point on North Third Street; thence along the same Northward eighteen feet (18 degrees) to the place of beginning.

CONTAINING eighteen feet (18 degrees) in front and of equal width in depth one hundred seventy-two feet (172 degrees).

Title to said Premises vested in Linda K. Williams by Deed from David C. Kramer and Alecia R. Kramer dated March 30, 2007 and recorded on May 23, 2007 in the Berks County Recorder of Deeds in Book 05142, Page 0729 as Instrument No. 2007031338.

Being known as: 36 N 3rd Street a/k/a N 36 3rd Street, Hamburg, PA 19526

Tax Parcel Number: 46-4495-17-00-4124

To be sold as the property of Linda K. Williams a/k/a Linda Williams

No. 19-3120

Judgment Amount: \$128,838.70

Attorney: RAS Citron, LLC

Attorneys for Plaintiff: Robert Crawley, Esq.

ID No. 319712

Legal Description

ALL THAT CERTAIN lot or piece of ground, together with the one and one-half story brick dwelling house thereon erected, known as house No. 909 Penndale Avenue, situate on the Eastern side of Penndale Avenue, between

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Navella Avenue and Parkview Avenue, as shown on Plan of Pennside Third Addition by Mast Engineering Company, in the Township of Lower Alsace, County of Berks and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Eastern side of Penndale Avenue, 294 feet 0 inches North of the Northern side of Navella Avenue; thence in a Northerly direction, a distance of 58.00 feet along the Eastern side of Penndale Avenue; thence in an Easterly direction, at right angles to the Eastern side of Penndale Avenue, a distance of 100.00 feet to a point; thence in a Southerly direction, at right angles to last described line, a distance of 58.00 feet to a point; thence in a Westerly direction, a distance of 100 feet to the Eastern side of Penndale Avenue, the place of beginning and making a right angle with the same.

BEING Pin No. 5327-18-22-8174
Account No. 35250 (23)

BEING the same premises which ROBERT Y. AUMAN AND VERA G. AUMAN, HUSBAND AND WIFE, by Indenture bearing date 06/07/1983 and recorded in the Office of the Recorder of Deeds, in and for the County of BERKS in Deed Book 1833 page 1078 etc., granted and conveyed unto STANLEY C. DURLAK, JR. and MADELINE A. DURLAK, HIS WIFE, in fee.

BEING KNOWN AS: 909 PENNDALE AVENUE READING, PA 19606

PROPERTY ID: 23532718228174

TITLE TO SAID PREMISIS IS VESTED IN STANLEY C. DURLAK, JR. BY DEED FROM STANLEY C. DURLAK, JR. AND MADELINE A. DURLAK, HIS WIFE DATED October 13, 2006 RECORDED October 24, 2006, IN BOOK NO. 04995, PAGE 2140

TO BE SOLD AS PROPERTY OF: STANLEY C. DURLAK, JR.

No. 19-03142

Judgment: \$74,764.21

Attorney: Martha E. Von Rosenstiel, Esquire
LEGAL DESCRIPTION

ALL THAT CERTAIN condominium Unit No. A, building No. 3, also known as 509 Maplewood Avenue, known, named and identified in the Declaration Establishing a Condominium pursuant to the provisions of the Pennsylvania Uniform Condominium Act, 68 C.S.A. #3101 et. seq., known as "Mifflin Woods" situate at the intersection of Maplewood Avenue and F. Skip Zerbe Street in the Borough of Mohnton, County of Berks and Commonwealth of Pennsylvania

and shown on the Plan of "Park Terrace Phase III", recorded in Plan Book Volume 176, page 6A, Berks County records, said Declaration of "Mifflin Woods" being dated November 26, 1991, and recorded in the Recorder of Deeds Office of Berks County on November 26, 1991 in Record Book 2254, page 1608, together with the proportionate undivided interest in the common elements as defined in said Declaration.

BEING THE SAME PREMISES which Brian D. Carter and Frances W. Carter, son and mother, by Deed dated 9/6/1995 and recorded 9/19/1995 in Deed Volume 2668 Page 997 conveyed unto Brian D. Carter.

PARCEL IDENTIFICATION NO: 65-4395-14-24-5061-C09

TAX ID #65037154

To be sold as the property of Brian D. Carter

No. 19-03299

Judgment Amount: 139,908.60

Attorney: POWERS KIRN, LLC

ALL THAT CERTAIN lot or piece of ground, together with the one and one-half story single brick dwelling thereon erected, being known as No. 915 North Twenty-sixth Street, as shown on the Plan of "Pennside Third Addition", said plan being recorded in Plan Book Volume 5A, Page 32, Berks County records, situate on the Southerly side of North Twenty-sixth Street between Navella Avenue and Parkview Avenue, in the Township of Lower Alsace, County of Berks, and Commonwealth of Pennsylvania, and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Southerly lot line of North Twenty-sixth Street (50 feet wide), Eastwardly a distance of 488.00 feet from the intersection of the Southerly lot line of North Twenty-sixth Street with the Easterly lot line of Navella Avenue (50 feet wide); thence extending in an Easterly direction along the Southerly lot line of North Twenty-sixth Street, a distance of 58.00 feet to a point; thence extending along land now or late of Berkshire Greens, Inc. the three (3) following directions and distances: (1) in a Southerly direction forming a right angle with the Southerly lot line of North Twenty-sixth Street, a distance of 100.00 feet to a point; (2) in a Westerly direction forming a right angle with the last described line, a distance of 58.00 feet to a point; and (3) in a Northerly direction forming a right angle with the last described line, a distance of 100.00 foot to the place of beginning, the last described line following a right angle with the Southerly lot line of North Twenty-sixth Street.

UNDER AND SUBJECT TO the same rights, privileges, agreements, right-of-ways, easements,

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conditions, exceptions, restrictions, and reservations as exist by virtue of prior recorded instruments, plans, Deeds of Conveyance, or visible on the ground.

BEING KNOWN AND NUMBERED as 915 North 26th Street, Reading, Pennsylvania.

BEING THE SAME PREMISES which Clara L. Wierzbicki, Principal, by Ted A. Wierzbicki, her Agent and Laurie Marburger, her Agent, by Deed dated July 21, 2017 and recorded August 04, 2017 in the Office of the Recorder of Deeds in and for Berks County in Deed Instrument No. 2017028454, granted and conveyed unto Edward D. Watters, Jr. and adult individual.

BEING KNOWN AS 915 N. 26TH STREET A/K/A 915 NORTH 26TH STREET, READING, PA 19606.

TAX PARCEL NO. 23532718227494

See Deed Instrument No. 2017028454

To be sold as the property of EDWARD D. WATTERS, JR.

No. 19-03718

Judgment Amount: \$24,876.35

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN, one and one half (1-1/2) story brick frame dwelling, being house No. 104 Gerald Avenue, together with the lot or piece of ground upon which the same is erected, being Lot No. 19, as shown on the plan of "Rolling Hills", Section No. 1, said plan recorded in Plan Book Volume 14, page 1, Berks County records, situate on the southerly side of Gerald Avenue, between Hilgert Avenue and Wilma Avenue, in the Township of Cumru, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point on the southerly lot line of Gerald Avenue (fifty feet (50') wide) westwardly a distance of one hundred seventeen feet and fifty six hundredths of one foot (117.56') from the point of curvature at the westerly end of the curve having a radius of forty feet (40) connecting the southerly lot line of Gerald Avenue with, the westerly lot line of Hilgert Avenue; thence extending in a southerly direction along Lot No. 20, forming a right angle with the southerly lot line of Gerald Avenue, a distance of one hundred twenty five feet (125') to a point; thence extending in a westerly direction along property now or late of Willard E. Oplinger and Mary H. Oplinger, his wife, forming a right angle with the last described line a distance of sixty feet (60) to a point; thence extending in a northerly direction along Lot No. 18, forming a right angle with the last described line, a distance of one hundred twenty five feet (125') to a point on the southerly

lot line of Gerald Avenue; thence extending in an easterly direction along the southerly lot line of Gerald Avenue, forming a right angle with the last described line, a distance of sixty feet (60) to the place of beginning.

Thereon erected a dwelling house known as: 104 Gerald Avenue, Shillington, PA 19607

Tax Parcel #438512978485

Account: 39084508

See Deed Book 3781, Page 0789

Sold as the property of: STEVEN R. TUMOLO a/k/a STEVEN R. TUMOLO, JR.

No. 19-3775

Judgment Amount: \$201,352.76

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

All that certain lot or piece of ground in the Township of Maidencreek, County of Berks and Commonwealth of Pennsylvania, as shown on the plan of "Tree Tops Subdivision Phase 3", recorded in Plan Book 271, page 78; Berks County records, and being more fully bounded and described as follows, to wit:

Beginning at a point a corner in common with lot #41 as shown on said plan; thence along the Southern side of Acer Drive S. 89 degrees 59 minutes 59 seconds E. 43.02 feet to a point a corner in common with Lot #43 as shown on said plan; thence along the same S. 00 degrees 42 minutes 05 seconds E. a distance of 16.84 feet to a point a corner in common with lands now or late of Jack R. Borden, etux; thence along the same S. 02 degrees 41 minutes 57 seconds W. 303.26 feet to a point a corner in common with Lot #38 as shown on said plan; thence along the same the two following courses and distances, viz: 1) N. 87 degrees 18 minutes 03 seconds W. 325.12 feet 2) N. 09 degrees 00 minutes 18 seconds E. 198.03 feet to a point a corner in common with Lot #39 as shown on said plan; thence along Lots #39, #40, and #41 as shown on said plan S. 86 degrees 26 minutes 03 seconds E. 258.40 feet to a point a corner in common with the said Lot #41; thence along the same N. 02 degrees 41 minutes 57 seconds E. 95.03 feet to the point; thence continuing along said lot N. 00 beginning at a point a corner in common with lot #41 as shown on said plan; thence along the Southern side of Acer Drive S. 89 degrees 59 minutes 59 seconds E. 43.02 feet to a point a corner in common with Lot #43 as shown on said plan; thence along the same S. 00 degrees 42 minutes 05 seconds E. a distance of 16.84 feet to a point a corner in common with lands now or late of Jack R. Berden, etux; thence along the same S. 02 degrees 41 minutes 57 seconds W. 303.26 feet to a point a corner in common with Lot #38 as shown on said plan; thence along the same the

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two following courses and distances, viz: 1) N. 87 degrees 18 minutes 03 seconds W. 325.12 feet; 2) N. 09 degrees 00 minutes 18 seconds E. 198.03 feet to a point, a corner in common with Lot #39 as shown on said plan; thence along Lots #39, #40, and #41 as shown on said plan S. 86 degrees 26 minutes 03 seconds E. 258.40 feet to a point a corner in common with the said Lot #41; thence along the same N. 02 degrees 41 minutes 57 seconds E. 95.03 feet to a point; thence continuing along Lot #41 N 00 degrees 00 minutes 01 seconds W. 30.00 feet to a point and place of beginning.

Being Lot #42 on said plan.

BEING KNOWN AS 417 Acer Drive, Blandon, PA 19510

TITLE TO SAID PREMISES IS VESTED IN Eric B. Driesbach, (a single person), by Deed from Fannie Mae, a/k/a Federal National Mortgage Association, by its Attorney-in-Fact, Powers Kirm & Associates, LLC., f/k/a Powers, Kirm & Javardian, LLC., by Virtue of a POA Recorded December 27, 2014, in the Recorder of Deeds in and for the County of Berks, at Instrument Number 2013053024, Dated 11/20/2014, Recorded 12/01/2014, Instrument No. 2014039226.

Being known as 417 Acer Drive, Blandon, PA 19510-9553.

Residential property

Tax Parcel No: 61542010373026

Tax Account: 61001429

See Deed Instrument 2014039226

To be sold as the property of Eric B. Driesbach.

No. 19-03835

Judgment: \$147,164.00

Attorney: Martha E. Von Rosenstiel, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, being known as Lot No. 43 as shown on the Final Plan of ?Green Valley Estates?, Phase II, prepared by Ludgate Engineering Corporation, dated 8/3/1988, recorded in Plan Book 159 page 30, Berks County Records, situate in the Township of Lower Heidelberg, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Southwesterly side of Park Place Drive, at a corner of Lot No. 44 and Lot No. 43 as shown on said Plan; thence extending along Park Place Drive by a curve deflecting to the left, having a radius of 277.00 feet, a central angle of 06 degrees 04 minutes 50 seconds, a distance along the arc of 29.40 feet to a point on Park Place Drive; thence extending in a Southeasterly direction along Park Place Drive, South 80 degrees 17 minutes 45 seconds East, a distance of 71.36 feet to a point in line of Lot

No. 42 as shown on said Plan; thence extending in a Southwesterly direction along Lot No. 42, South 09 degrees 42 minutes 15 seconds West, a distance of 95.00 feet to a point in line of land now or late of Green Valley Gardens; thence extending in a Northwesterly direction along land now or late of Green Valley Gardens, North 80 degrees 17 minutes 45 seconds West, a distance of 111.00 feet to a point in line of Lot No. 44 as shown on said Plan; thence extending in a Northeasterly direction along Lot No. 44, North 15 degrees 47 minutes 03 seconds East, a distance of 97.11 feet to a point on Park Place Drive, the place of Beginning.

CONTAINING in area 10.079 square feet of land.

BEING THE SAME PREMISES WHICH Wayne M. Langevin and Karen T. Langevin, h/w adult individuals and sui juris, granted and conveyed unto Raymond Boylan and Christine Boylan, h/w, adult individuals and sui juris, by Deed dated 9/24/1997 and recorded 10/2/1997 in Record Book 2872, page 22.

PARCEL IDENTIFICATION NO: 49-4376-0777-4625

TAX ID #49021975

To be sold as the property of Christine Boylan and R. Robert Boylan, a/k/a Robert Boylan, a/k/a Raymond Boylan

No. 19-03866

Judgment Amount: \$123,583.20

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THOSE CERTAIN two (2) purparts of land located and described as follows, to wit, and known as 437 Franklin Street, Hamburg, Pennsylvania:

NO. 1: ALL THAT CERTAIN brick house and lot of ground, situate, lying and being on the North side of Franklin Street, in the Borough of Hamburg, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

On the North by Strawberry Alley,

On the East by lot late of Daniel Nies,

On the South by Franklin Street, and

On the West by lot now or late of Charles Luby.

CONTAINING in width, East and Westward, thirty (30) feet, and in depth, North and Southward, one hundred thirty-two (132) feet or one hundred seventy-two (172) feet, more or less.

NO. 2: ALL THAT CERTAIN lot or piece of ground, situate on the North side of Franklin Street, in the Borough of Hamburg, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

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On the South by Franklin Street,
 On the East by lot or Estate of Reverend Dice,
 On the North by Strawberry Alley, and
 On the West by lot of late Daniel Bond, but
 now Estate of Stephen Leiby.

CONTAINING in length and depth one hundred seventy (170) feet and width or breadth, thirty (30) feet, it being Lot No. 6 on the general plot of building lots as laid out by a corporation styled the English Evangelical Lutheran and Evangelical German Reformed Emanuel Church of Hamburg, Berks County, Pennsylvania, divided off from a certain tract of land known as the Emanuel Church Cemetery Ground.

TITLE TO SAID PREMISES IS VESTED IN SHAWN W. BALTHASER AND APRIL A. BALTHASER, h/w, AS TENANTS BY THE ENTIRETIES, by Deed from BRIAN M. FREEMAN, Dated 10/31/2007, Recorded 11/05/2007, in Book 5251, Page 732.

Being known as 437 Franklin Street, Hamburg, PA 19526-1526.

Residential property
 Tax Parcel No: 46-4495-17-01-9362
 Tax Account: 46101500
 See Deed Book 5251, Page 732

To be sold as the property of Shawn W. Balthaser a/k/a Shawn William Balthaser, April M. Balthaser a/k/a April Marie Balthaser a/k/a April A. Balthaser.

No. 19-04039

Judgment Amount: \$148,739.79

Attorney: RAS Citron, LLC

Attorneys for Plaintiff

Robert Crawley, Esq.

LEGAL DESCRIPTION

ID No. 319712

ALL THAT CERTAIN tract or piece of ground, together with the frame dwelling house and out-buildings thereon erected, situate on the Northern side of Painted Sky Road, in the Township of Exeter, County of Berk and Commonwealth of Pennsylvania, more particularly bounded and described as follow, to wit:

BEGINNING at a point at the Northern side of Painted Sky Road, a corner of property of Neversink Gun Club,

Thence along the Northern side of Painted Sky Road the 2 following courses and distances to wit:

(1) North 60 degrees 39 minutes West, a distance of 97' 5" to a point, and

(2) North 33 degrees 55 minutes West, a distance of 186' 8" to a point;

Thence leaving said Painted Sky Road, North 50 degrees 05 minutes East, a distance of 356' 6-1/2" to a point,

Thence South 60 degrees 18 minutes East, a distance of 179.9 to property of Neversink Gun Club,

Thence along the same, South 35 degrees 05 minutes West, a distance of 418' 5" to the place of BEGINNING.

CONTAINING 2 acres, 13 75 Perches
 BEING KNOWN AS: 4101 PAINTED SKY
 ROAD READING, PA 19606

PROPERTY ID: 43532509173073

TITLE TO SAID PREMESIS IS VESTED IN MICHAEL J. MOORE AND DAWN MOORE, HUSBAND AND WIFE BY DEED FROM HAROLD EINSIG AND PATRICIA M. EINSIG, HIS WIFE DATED 11/17/2005 RECORDED 01/25/2006 IN BOOK NO. 4763, PAGE 1884
 TO BE SOLD AS PROPERTY OF: MICHAEL J. MOORE AND DAWN MOORE

Taken in Execution and to be sold by
ERIC J. WEAKNECHT, SHERIFF

N.B. To all parties in interest and claimants: A schedule of distribution will be filed by the Sheriff, September 6, 2019 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given. All claims to funds realized from the real estate sold by the Sheriff shall be filed by the respective Claimants with the Sheriff within five (5) days after the time of said Sheriff's Sale.

ARTICLES OF DISSOLUTION

Notice is hereby given that the below-referenced corporation is deemed dissolved and liquidated, effective December 31, 2018 pursuant to the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania, Act of December 21, 1988.

The name of the corporation is: **MTS Consulting, Inc.**
William R. Blumer, Esq.
Leisawitz Heller Abramowitch Phillips, P.C.
 2755 Century Boulevard
 Wyomissing, PA 19610

**ARTICLES OF INCORPORATION
 NONPROFIT**

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on July 10, 2019, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Slapshop Charities**
Matthew M. Mayer, Esq.
Leisawitz Heller Abramowitch Phillips, P.C.
 2755 Century Boulevard
 Wyomissing, PA 19610

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Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on June 18, 2019, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Steve Rickert Memorial Foundation**

The purposes for which it was organized are: The purpose of the corporation is to engage in all lawful business purposes to be conducted on a not for profit basis, specifically, to raise money for cancer research and outdoor conservation.

Paul R. Ober, Esq.

Mogel, Speidel, Bobb & Kershner

520 Walnut Street
Reading, PA 19601

CERTIFICATE OF ORGANIZATION

Notice is hereby given that a Certificate of Organization was filed with the Pennsylvania Department of State for **Lehigh Consulting Firm, Inc.**, in accordance with the provisions of the Limited Liability Act of 1994.

The Certificate of Organization was filed on June 24, 2019.

The purpose for which it was organized is: To engage in and do any lawful act concerning any or all lawful business for which limited liability companies may be organized under the Limited Liability Company Law of the Commonwealth of Pennsylvania, Act of December 7, 1994, P.L. 703, No. 10654, as amended.

James L. Reich, Esq.

121 N. Cedar Crest Boulevard, Ste. B
Allentown, PA 18104

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

CONNOLLY, MARY BELLE, dec'd.

Late of 126 Crestmont St., Reading.
Executrix: JULIA GOOD,
230 Carlson Rd.,
Hummelstown, PA 17036.

CROSBY, DOROTHY R., dec'd.

Late of 1 Heidelberg Drive,
Borough of Wernersville.
Executor: DAVE R. SMITH,
425 Miller Rd.,
Sinking Spring, PA 19608.
ATTORNEY: RAYMOND
BUTTERWORTH, ESQ.,
1105 Berkshire Boulevard, Suite 312,
Wyomissing, PA 19610

FOX, FRANCES F., dec'd.

Late of Colebrookdale Township.
Executor: ERNEST F. FOX, JR.,
1300 Route 100,
Barto, PA 19504.
ATTORNEY: JEFFREY C. KARVER,
ESQ.,
BOYD & KARVER, P.C.,
7 East Philadelphia Avenue,
Boyertown, PA 19512

**GARDNER, NANCY R. also known as
GARDNER, NANCY ROMIG, dec'd.**

Late of Wyomissing.
Executors: BRETT R. GARDNER,
1813 Cotton Mill Drive,
McKinney, TX 75072 and
JILL GARDNER-HALL,
123 Valley Greene Circle,
Wyomissing, PA 19610.
ATTORNEY: HENRY M. KOCH, JR.,
ESQ.,
KOCH & KOCH,
217 N. 6th Street,
P.O. Box 8514,
Reading, PA 19603

GILMORE, CHARLES W., JR., dec'd.

Late of 314 Trexler Avenue,
Kutztown.
Executor: LEE A. CONRAD, ESQUIRE.
Thomas, Conrad & Conrad,
3 North Main Street,
Topton, PA 19562

HAHN-RIGHTMYER, JAN, dec'd.

Late of 108 Bernhart Avenue,
Muhlenberg Township.
Administrator: RODNEY E. RIGHTMYER,
c/o ATTORNEY: ANDREW S. GEORGE,
ESQ.,
KOZLOFF STOUTD,
2640 Westview Drive,
Wyomissing, PA 19610

HARING, JOHN WALLACE, dec'd.

Late of Borough of Birdsboro.
Administrator: MICHAEL J. RIGHI,
c/o ATTORNEY: TIMOTHY B. BITLER,
ESQ.,
Law Office of Timothy B. Bitler,
3115 Main Street,
Birdsboro, PA 19508-8319

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HEFFNER, RETHA LAVERNE also known as**HEFFNER, RETHA L. and HEFFNER, RETHA, dec'd.**

Late of 5501 Perkiomen Ave.,
Exeter Township.
Administratrix: SANDRA KRICHTEN,
c/o ATTORNEY: GEORGE M.
NIKOLAOU, ESQ.,
166 Allendale Road,
King of Prussia, PA 19406

KRAFT, PAUL, dec'd.

Late of Spring Township.
Administrator: JASON KRAFT,
40 Gouglersville Road,
Sinking Spring, PA 19608.
ATTORNEY: REBECCA L. BELL, ESQ.,
ALLERTON BELL, P.C.,
1095 Ben Franklin Hwy East,
Douglassville, PA 19518

MILLER, DOLORES M., dec'd.

Late of 2137 Fairview Avenue,
Borough of Mt. Penn.
Executrix: BONITA R. SCHNABEL,
1006 Fleetwood Lyons Rd.,
Fleetwood, PA 19522.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
RRS LEGAL, LLC,
627 North Fourth Street,
P.O. Box 902,
Reading, PA 19603

MONDEREWICZ, WALLACE J. also known as**MONDEREWICZ, BOLESŁAW, dec'd.**

Late of Cumru Township.
Executor: ARLAN E. MONDEREWICZ,
2121 Highland Street,
Reading, PA 19609.
ATTORNEY: REBECCA L. BELL, ESQ.,
ALLERTON BELL, P.C.,
1095 Ben Franklin Hwy East,
Douglassville, PA 19518

MOYER, RONALD F., SR., dec'd.

Late of Longswamp Township.
Executrices: JESSICA B. KAUFFMAN,
124 Mexico Road,
Oley, PA 19547 or
WENDY J. WITTMAN,
35 St. Peters Road,
Macungie, PA 18062.
ATTORNEY: LEE A. CONRAD, ESQ.,
3 North Main Street,
Topton, PA 19562

NOLL, DONALD E., dec'd.

Late of 3442 Gray Street,
Borough of Laureldale.
Administrator: CHRISTOPHER J. NOLL,
3411 Lantana Avenue,
Reading, PA 19605.
ATTORNEY: BRIAN R. OTT, ESQ.,
BARLEY SNYDER LLP,
50 N. 5th Street, 2nd Fl.,
P.O. Box 942,
Reading, PA 19603-0942

OHLINGER, ANTOINETTE, dec'd.

Late of 51 Seminary Avenue, Reading.
Executor: KIRK OHLINGER,
1410 Garfield Avenue,
Wyomissing, PA 19610.
ATTORNEY: RAYMOND
BUTTERWORTH, ESQ.,
1105 Berkshire Boulevard, Suite 312,
Wyomissing, PA 19610

PERRY, NANCY H. also known as MOYER, NANCY JANE and PERRY, NANCY JANE and MOYER, NANCY H., dec'd.

Late of Borough of Wyomissing.
Executors: TERRENCE W. MOYER,
2545 Joshua Dr.,
Sinking Spring, PA 19608 and
NADINE L. MIKUCKI,
3029 Old Rt. 22,
Hamburg, PA 19526.
ATTORNEY: RICHARD L.
GESCHWINDT, ESQ.,
203 East Noble Avenue,
Shoemakersville, PA 19555

SHIREY, ALICE J., dec'd.

Late of Oley Township.
Executrix: LISA M. SEYFERT,
5790 Oley Turnpike Road,
Limekiln, PA 19535.
ATTORNEY: MARK H. KOCH, ESQ.,
KOCH & KOCH,
217 N. 6th Street,
P.O. Box 8514,
Reading, PA 19603

THOMA, ALICE C., dec'd.

Late of 1 S. Home Avenue,
Topton Township.
Administratrix: WENDY J. ASHBY, ESQ.,
314 West Broad Street, Suite 118,
Quakertown, PA 18951

VERSCHURE, LORRAINE, dec'd.

Late of 2125 Kutztown Road,
Muhlenberg Township.
Executrix: BARBARA J. YURICK,
1859 Shelbark Drive,
Sinking Spring, PA 19608.
ATTORNEY: GILBERT M. MANCUSO,
ESQ.,
BRUMBACH, MANCUSO & FEGLEY,
P.C.,
11 East Lancaster Avenue,
P.O. Box 500,
Shillington, PA 19607-0500

WAGNER, TERRY A., dec'd.

Late of Maidencreek Township.
Executrix: AMY J. EBLING,
447 Highland Ave.,
Kutztown, PA 19530.
ATTORNEY: RICHARD L.
GESCHWINDT, ESQ.,
203 East Noble Avenue,
Shoemakersville, PA 19555

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Second Publication**ATWELL, HELEN R., dec'd.**

Late of Berkshire Commons,
5485 Perkiomen Avenue,
Exeter Township.
Executor: STEVEN W. ATWELL,
1454 Kauffman Road,
Pottstown, PA 19464.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
RRS LEGAL, LLC,
627 North Fourth Street,
P.O. Box 902,
Reading, PA 19603

BOND, MARIAN E., dec'd.

Late of 3349 Route 737,
Kempton, Albany Township.
Executrix: ROSEMARY B. DREY,
125 Trexler Avenue,
Kutztown, PA 19530.
ATTORNEY: ERIC J. FABRIZIO, ESQ.,
262 West Main Street,
Kutztown, PA 19530

GRIFFITH, HOWARD NORMAN, dec'd.

Late of 843 Weiser Street, City of Reading,
Executors: KERRY HELMS and
SANDRA K. KIEFFER.
c/o ATTORNEY: ANDREW S. GEORGE,
ESQ.,
KOZLOFF STOUTD,
2640 Westview Drive,
Wyomissing, PA 19610

KEMMERER, RALPH J., dec'd.

Late of 2900 Lawn Terrace,
Muhlenberg Township.
Executrix: BETTY JOHNS,
c/o ATTORNEY: PAUL H. HERBEIN,
ESQ.,
2601 Centre Avenue,
Reading, PA 19605

LAMP, DOLORES M., dec'd.

Late of 903 N. 26th Street,
Lower Alsace Township.
Executors: ROGER C. LAMP, JR.,
4805 Club Drive,
Reading, PA 19606 and
DEBORAH L. HOFFMAN,
5 Delta Court,
Middletown, NJ 07748.
ATTORNEY: DAVID S. SOBOTKA, ESQ.,
519 Walnut Street,
Reading, PA 19601

LEBER, VIVIAN G., dec'd.

Late of Spring Township.
Executor: KERRY W. LEBER,
104 Amherst Avenue,
West Lawn, PA 19609.
ATTORNEY: ERIC J. FABRIZIO, ESQ.,
BINGAMAN, HESS, COBLENTZ &
BELL, P.C.,
Treeview Corporate Center,
2 Meridian Boulevard, Suite 100,
Wyomissing, PA 19610

LEWIS, DOROTHY, dec'd.

Late of Wyomissing.
Executor: JOHN LEWIS,
c/o Socrates J. Georgeadis, Esquire,
Georgeadis Setley,
4 Park Plaza, 2nd Floor,
Wyomissing, PA 19610.
ATTORNEY: SOCRATES J.
GEORGEADIS, ESQ.,
GEORGEADIS SETLEY,
Four Park Plaza, Second Floor,
Wyomissing, PA 19610

MARTIN, ANNA F., dec'd.

Late of 181 Greble Rd.,
Myerstown, Bethel Township.
Executors: CLARENCE S. MARTIN and
LOUELLA S. OBERHOLTZER.
c/o ATTORNEY: NEVIN D. BEILER,
ESQ.,
105 S. Hoover Ave.,
New Holland, PA 17557

PEHLMAN, RICHARD A., dec'd.

Late of Borough of Kenhorst.
Executor: ROBERT JAY PEHLMAN,
1340 Columbia Avenue,
Reading, PA 19607.
ATTORNEY: EDEN R. BUCHER, ESQ.,
LEISAWITZ HELLER ABRAMOWITZ
PHILLIPS, P.C.,
2755 Century Boulevard,
Wyomissing, PA 19610

REBER, MARY L., dec'd.

Late of 1011 Berks Road,
Bern Township.
Executrices: MARY R. NOTARIO,
71 Wyomissing Hills Blvd.,
Reading, PA 19609 or
PATRICIA A. INTEL SANNO,
1422 Hancock Blvd.,
Kenhorst, PA 19607.
ATTORNEY: MICHAEL D. ROTHSTEIN,
ESQ.,
ROTHSTEIN & SCULLIN, P.C.,
1124 Penn Avenue,
Wyomissing, PA 19610

RISSMILLER, BRIDGETT F., dec'd.

Late of City of Reading.
Executor: KENNETH C. MYERS,
534 Elm Street,
Reading, PA 19601.
ATTORNEY: KENNETH C. MYERS,
ESQ.,
534 Elm Street, 1st Floor,
Reading, PA 19601

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SCHOENLY, GEORGE WILLIAM, dec'd.

Late of 120 Popodickon Dr.,
Borough of Boyertown.
Executors: ELWOOD H. SCHOENLY,
445 Main St.,
Bally, PA 19503 and
JUNE N. SCHOENLY,
1100 Buchta Rd.,
Angleton, TX 77515.
ATTORNEY: CHARLES D. GARNER, JR.,
ESQ.,
2050 East High Street,
Pottstown, PA 19464

SWIEZAK, ANNA F. also known as**SWIEZAK, ANN F., dec'd.**

Late of Robeson Township.
Executrix: FRANCES M. SWIEZAK,
21 Second Street,
Birdsboro, PA 19508.
ATTORNEY: TIMOTHY B. BITLER, JR.,
ESQ.,
519 Walnut Street,
Reading, PA 19601

TAVAREZ, LUIS JOEL also known as**TAVAREZ, LUIS J., dec'd.**

Late of Muhlenberg Township.
Administrator: JOSE ANTONIO TAVAREZ-
RODRIGUEZ,
1300 N. 14th Street, 2nd Floor,
Reading, PA 19604.
ATTORNEY: SEAN J. O'BRIEN, ESQ.,
MOGEL, SPEIDEL, BOBB &
KERSHNER,
520 Walnut Street,
Reading, PA 19601-3406

VATH, WILLIAM D., dec'd.

Late of 2000 Cambridge Avenue,
Wyomissing.
Executrix: SUSAN VATH,
c/o ATTORNEY: DAVID G. CAMPBELL,
ESQ.,
3351 Perkiomen Avenue,
P.O. Box 4158,
Reading, PA 19606

Third and Final Publication**BOWER, GRACE T., dec'd.**

Late of Perry Township.
Executor: DONALD R. BOWER,
1231 A Pottsville Pike,
Shoemakersville, PA 19555.
ATTORNEY: RICHARD L.
GESCHWINDT, ESQ.,
203 East Noble Avenue,
Shoemakersville, PA 19555

BROWN, VIOLET B., dec'd.

Late of Spring Township.
Executor: DARRYL S. BROWN,
199 Focht Lane,
Hamburg, PA 19526.
ATTORNEY: RICHARD L.
GESCHWINDT, ESQ.,
203 East Noble Avenue,
Shoemakersville, PA 19555

DAVIS, RICHARD D., dec'd.

Late of 925 Mulberry Street, Reading.
Executor: STEVEN J. DAVIS,
1159 Green Street,
Reading, PA 19604.
ATTORNEY: CHERYL A. ROWE, ESQ.,
ROWE LAW OFFICES, P.C.,
1200 Broadcasting Road, Suite 101,
Wyomissing, PA 19610

DETURCK, RICHARD R., dec'd.

Late of Exeter Township.
Executors: DIANE L. SULZER,
439 Gregg St.,
Shillington, PA 19607 or
DAVID M. DETURCK,
351 Moyer Rd.,
Reading, PA 19606.
ATTORNEYS: BETSY HAWMAN
SPROW, ESQ., and
MARK R. SPROW, ESQ.,
9 E. Lancaster Avenue,
Shillington, PA 19607

DISCALA, ANNA M., dec'd.

Late of Borough of Birdsboro.
Executors: MICHAEL F. DISCALA, JR.
and
LAURA A. DISCALA,
c/o Sarah Rubright McCahon, Esquire,
Barley Snyder LLP,
50 North Fifth Street, Second Floor,
P.O. Box 942,
Reading, PA 19603-0942.
ATTORNEY: SARAH RUBRIGHT
MCCAHERN, ESQ.,
BARLEY SNYDER LLP,
50 N. 5th Street, 2nd Fl.,
P.O. Box 942,
Reading, PA 19603-0942

DISCALA, MICHAEL F., dec'd.

Late of Borough of Birdsboro.
Executors: MICHAEL F. DISCALA, JR.
and
LAURA A. DISCALA,
c/o Sarah Rubright McCahon, Esquire,
Barley Snyder LLP,
50 North Fifth Street, Second Floor,
P.O. Box 942,
Reading, PA 19603-0942.
ATTORNEY: SARAH RUBRIGHT
MCCAHERN, ESQ.,
BARLEY SNYDER LLP,
50 N. 5th Street, 2nd Fl.,
P.O. Box 942,
Reading, PA 19603-0942

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DOMENICE, BEATRICE M., dec'd.

Late of 3801 Lantana Avenue,
Muhlenberg Township.
Executrix: BETTY L. BAUR,
3418 Eisenbrown Road,
Reading, PA 19605.

ATTORNEY: GILBERT M. MANCUSO,
ESQ.,
BRUMBACH, MANCUSO & FEGLEY,
P.C.,
11 East Lancaster Avenue,
P.O. Box 500,
Shillington, PA 19607-0500

DUGGAN, CATHERINE B. also known as**DUGGAN, CATHERINE, dec'd.**

Late of City of Reading.
Executrix: ANDREA B. MILLER,
1885 Shore Drive South, Unit 430,
South Pasadena, FL 33707-4746.

ATTORNEY: ALLEN R.
SHOLLENBERGER, ESQ.,
LEISAWITZ HELLER ABRAMOWITZ
PHILLIPS, P.C.,
2755 Century Boulevard,
Wyomissing, PA 19610

ESHELMAN, EARL D., dec'd.

Late of Borough of Shillington.
Executrices: SUSAN M. ESHELMAN,
130 Cinder Street,
Birdsboro, PA 19508 and
KATHERINE A. WORLEY,
37 Black Diamond Road,
Ephrata, PA 17522.

ATTORNEY: BARBARA KERN
DIETRICH, ESQ.,
22 Hilgert Avenue,
Reading, PA 19607

GEISINGER, ROBERT E., dec'd.

Late of Mohrsville.
Executor: DANIEL GEISINGER,
c/o Timothy G. Daly, Esq.,
501 Valley Forge Rd.,
Phoenixville, PA 19406.
ATTORNEY: TIMOTHY G. DALY, ESQ.,
501 Valley Forge Rd.,
Phoenixville, PA 19406

GRUMLING, DARRYL G. also known as**GRUMLING, DARRYL GLEN, dec'd.**

Late of Robeson Township.
Administrator: SCOTT R. GRUMLING,
7415 Bingham St.,
Philadelphia, PA 19111.

ATTORNEY: MARK R. SPROW, ESQ.,
DERR, HAWMAN & DERR,
9 East Lancaster Avenue,
Shillington, PA 19607

HEFFNER, ARELNE V., dec'd.

Late of 2900 Lawn Terrace, Reading.
Executrix: LUANN V. CLOUSER,
34 Indian Run Road,
Glenmoore, PA 19334.

KALINOWSKI, MARK T., dec'd.

Late of 116 Bunker Hill Rd.,
Borough of Womelsdorf.
Administratrix: HEIDI KALINOWSKI,
302 Foxcroft Lane,
Robesonia, PA 19551.

KRAMER, RICHARD H., SR. also known as**KRAMER, RICHARD HARRY, SR., dec'd.**

Late of 109 Random Road,
Douglassville, Douglass Township.
Executrix: DEBORAH L. REIDER,
109 Random Road,
Douglassville, PA 19518.
ATTORNEY: JILL M. SCHEIDT, ESQ.,
MASANO BRADLEY, LLP,
1100 Berkshire Boulevard, Suite 201,
Wyomissing, PA 19610

ROHRBACH, EUGENE L., dec'd.

Late of 1 S. Home Ave.,
Borough of Topton.
Executrices: MARY A. REINERT and
JESSICA L. BRUNNER,
c/o E. Kenneth Nyce Law Office, LLC,
105 East Philadelphia Avenue,
Boyertown, PA 19512.
ATTORNEY: NICOLE MANLEY, ESQ.,
E. KENNETH NYCE LAW OFFICE, LLC,
105 E. Philadelphia Avenue,
Boyertown, PA 19512

SKINNER, KERRY, dec'd.

Late of 150 State St.,
Hamburg.
Executrix: DARLENE GERNER,
225 Hepner Road,
Hamburg, PA 19526.

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FICTITIOUS NAME

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

Soul Fusion with its principal place of business at 203 Spruce Street, West Reading, PA 19611.

The name and address of the person owning or interested in said business is: Southern Phoenix Kitchen, LLC, 203 Spruce Street, West Reading, PA 19611.

The application was Filed on June 18, 2019.
Jay W. Waldman, Esq.
WALDMAN LAW GROUP, P.C.
 501 N. Park Road
 Wyomissing, PA 19610

TRUST NOTICES**Second Publication****TRUSTEE'S NOTICE**

Susette T. Stoos, Successor Trustee hereby notifies all persons who have claims against Charles C. Spencer, Ruth M. Spencer and/or Spencer Family Trust dated 12/7/1998, to present the same and all persons indebted to said parties are requested to make payment, and those having claims to present the same without delay to:

Trustee: Susette T. Stoos

78 Hill Road
 Boyertown, PA 19512
 or to her Attorney:

Eugene Orlando, Esquire
 Orlando Law Offices, PC
 2901 St. Lawrence Ave., Suite 202
 Reading, PA 19606

Third and Final Publication**THE HEFFNER FAMILY TRUST**

Notice of the death of Arlene Y. Heffner a/k/a Arlene S. Heffner, Settlor of The Heffner Family Trust, dated May 10, 2002 as amended August 30, 2013, is hereby given. All persons indebted to said Trust are requested to make payment, and those having claims to present the same, without delay, to:

Trustee: Lee H. Heffner and Linwood C. Heffner
 c/o E. Kenneth Nyce Law Office, LLC
 105 East Philadelphia Avenue
 Boyertown, PA 19512
Trustee's Attorney: Nicole C. Manley,
 Esquire
 E. Kenneth Nyce Law Office, LLC
 105 East Philadelphia Avenue
 Boyertown, PA 19512

**TRUST OF
FRANCES B. MESSINA**

Frances B. Messina, Late of 105 Dries Road, Maiden creek Township, Berks County, PA, Deceased.

All persons indebted to the decedent are requested to make payment, and those having claims to present the same, without delay, to:

Trustee: Margaret Mortimer
 c/o Michelle L. Sanginiti, Esq.
 166 Allendale Road
 King of Prussia, PA 19406