

# 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 **December 5, 2014** at 10:00 o'clock A.M. .*

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

The following described Real Estate. To wit:

#### **Third and Final Publication**

No. 09-5638

Judgment Amount: \$289,349.29

Attorney: Phelan Hallinan, LLP

#### **LEGAL DESCRIPTION**

ALL THAT CERTAIN Lot or piece of ground situate on the northeast side of Glenbrook Drive, and being Lot No. 4 of the Plan of Lots of Glenbrook, situate in the Township of Cumru, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described in accordance with a survey by Andrew F. Kupiszewski, Jr., Registered Surveyors, dated January 13, 1972, and designated 17-E3010, as follows, to wit:

BEGINNING at an iron pin in the northeastern edge of Glenbrook Drive, said pin being the westernmost corner of Lot No. 4; thence leaving said road and along lands of Albert F. Adams and Thelma G. Adams, his wife, North 21 degrees 40 minutes 08 seconds East 115.91 feet to an iron pin; thence still along lands of Albert F. Adams and Thelma G. Adams, his wife, South 66 degrees 56 minutes 52 seconds East 165.64 feet to an iron pin, a corner of lands of William Arnold and Gertrude H. Arnold, his wife; thence along land of the same South 23 degrees 03 minutes 08 seconds West 129.21 feet to an iron pin; thence still along lands of William Arnold and along Lot No. 2 South 70 degrees 19 minutes. 22 seconds East 394.84 feet to an iron pin, a corner of Lot No. 3; thence along same the two following courses and distances: (1) South 25 degrees 08 minutes 05 seconds West 171.11 feet to an iron pin; (2) South 27 degrees 36 minutes 13 seconds West 150.00 feet to an iron pin, a corner of Lot No. 5; thence along same North 69 degrees 12 minutes 27 seconds West 295.41 feet to an iron pin in the eastern building line of Glenbrook Drive; thence along same the five following courses and distances: (1) in a northwesterly direction by a line curving to the left, having a central angle of 73 degrees 20 minutes 46 seconds, a radius of 60 feet, a distance along the arc of 76.81 feet to an iron pin; (2) by a line curving to the right, having a central angle of 75 degrees 31 minutes

21 seconds, a radius of 20 feet, and a distance along the arc of 26.36 feet to an iron pin, the point of tangency; (3) thence still in a northerly direction by a line tangent to the aforementioned curve, North 22 degrees 58 minutes 08 seconds East 17.54 feet to an iron pin, a point of curvature; (4) by a line curving to the left, having a central angle of 61 degrees 27 minutes 17 seconds, a radius of 219.01 feet, a distance along the arc of 234.91 feet to an iron pin, the point of tangency; thence still along said building line North 38 degrees 29 minutes 09 seconds West 78.46 feet to an iron pin, the place of BEGINNING.

CONTAINING 3.30 Acres.

TOGETHER with the full, perpetual and free right and liberty at all times, with the owners of Lot Nos. 5 and 6 as shown on said Plan, in the Grantees, their heirs and assigns, as owners of the above described premises, to use the said Glenbrook Drive for the purpose of ingress, egress and regress over said road from Mt. Penn Road to the above described premises, as well as the duty of using said Glenbrook Drive in a proper and non-negligent manner and paying for its repair and perpetual maintenance on an equal basis with the owners of Lot Nos. 5 and 6 as shown on said Plan.

TITLE TO SAID PREMISES IS VESTED IN Frederick J. Scheel, Jr. and Amanda W. Scheel, h/w, by Deed from John A. Hawk and Delite H. Hawk, h/w, dated 06/19/2003, recorded 08/05/2003 in Book 3828, Page 1003.

BEING KNOWN AS 10 Glenbrook Drive, Reading, PA 19607-9645.

Residential property

TAX PARCEL NO.: 39-5304-04-54-3798

TAX ACCOUNT: 39342010

SEE Deed Book 3828 Page 1003

To be sold as the property of Amanda W. Scheel, Frederick J. Scheel, Jr.

No. 09-6302

Judgment: \$125,878.10

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

TAX I.D. #54-5305-06-29-6274

#### **PREMISES A**

ALL THAT CERTAIN two Lots or pieces of ground upon which the same is erected, situate in the Township of Cumru, now the Borough of Kenhorst, County of Berks and State of Pennsylvania, as shown by Map or Plan surveyed by E. Kurtz Wells and bearing date January 1923, said Map or Plan recorded in Plan Book 4 Page 40, Berks County Records, and being further known as Lots Nos. 156 and 157 in said Plan known as "Ridge Park" particularly bounded and described as follows, to wit:

ON the North by Lot 158;

ON the East by New Holland Road;

ON the West by a fifteen (15') wide alley; and

11/27/2014

Vol. 107, Issue 09

ON the South by Lot No. 155.  
HAVING A FRONTAGE on said New Holland Road of forty feet (40') and extending in depth of equal width one hundred fifty feet (150') to said alley.

**PREMISES B**

ALL THAT CERTAIN Lot or piece of ground situate in the Borough of Kenhorst (formerly Cumru Township), County of Berks and State of Pennsylvania as shown by the Map or Plan surveyed by E. Kurtz Wells and bearing date January, 1923, and being known as Lot No. 155 in said Plan known as Ridge Park, more particularly bounded and described as follows, to wit:

- ON the North by Lot No. 156;
- ON the East by New Holland Road;
- ON the South by Lot No. 154; and
- ON the West by a fifteen (15') feet wide alley.

HAVING A TOTAL FRONTAGE on said New Holland Road of twenty (20') feet and extending in depth of equal width one hundred fifty (150') feet to said alley.

BEING KNOWN AS: 1619 New Holland Road, Reading, Pennsylvania 19607.

TITLE TO SAID PREMISES is vested in Allen Petroski and Yvonne Showers by Deed from Michael P. Burnett and Jill E. Burnett, husband and wife dated March 31, 2008 and recorded April 15, 2008 in Deed Book 05338, Page 1512.

To be sold as the property of Allen Petroski and Yvonne Showers

No. 10-15749

Judgment Amount: \$181,498.35  
Attorney: Udren Law Offices, P.C.

ALL THAT CERTAIN brick message or tenement and Lot or piece of land, situate on the North side of East Third Street, being Numbered 311, in the Borough of Boyertown, County of Berks, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING AT A CORNER on building range on the North side of said East Third Street, and land of Emma Yoder, and running thence along the same and through the middle of the dividing wall of the house erected on the land hereby conveyed, and the house on the said Emma Yoder's land, North forty-six and three-quarter degrees East one hundred and nineteen feet and three inches to a corner in a line of an eight feet wide alley, thence along said alley South forty-three and a quarter degrees East fifteen feet and eleven inches to a corner of Howard S. Schanely's properly; thence along the same and through the middle of the dividing wall of the house erected on the land hereby conveyed and the house erected on the said Howard S. Schanely's land, South forty-six and three-quarter degrees West one hundred and nineteen feet and three inches to a corner on building range at said East Third Street, and thence along the same North Forty-three and a quarter degrees West fifteen feet and eleven inches to the place

of beginning.  
TAX ID NO.: 33-5387-20-90-5076  
BEING KNOWN AS: 311 East 3rd Street, Boyertown, PA 19512

PROPERTY ID NO.: 33-5387-20-90-5076  
TITLE TO SAID PREMISES IS VESTED IN Richard D. Gavalis by Deed from Gerald C. Stauffer and Harriet S. Stauffer by their Attorney-in-Fact Agent Sharon L. Rosenberger, Power of Attorney Instruments to be recorded simultaneously herewith DATED 01/23/2006 Recorded 02/27/2006 in Deed Book 4802 Page 2427.

To be sold as the property of: Richard D. Gavalis

No. 11-23800

Judgment Amount: \$63,716.67  
Attorney: Phelan Hallinan, LLP

**LEGAL DESCRIPTION**

ALL THAT CERTAIN two-storied brick dwelling house and Lot or piece of ground, situate on the West side of South 17 1/2 Street, between Cotton Street and Fairview Streets in the City of Reading, County of Berks and Commonwealth of Pennsylvania, being No. 532 bounded and follows to wit:

- ON the East by said South 17 1/2 Street;
- ON the South by property now or late of Jeremiah K. Grant;
- ON the West by a 10 feet wide alley; and
- ON the North by property now or late of Amelia R. Haag.

CONTAINING in front, North and South, on said 17 1/2 Street, twelve feet six inches, more or less in width and in depth East and West, of equal width one hundred and ten feet to said ten feet wide alley.

TITLE TO SAID PREMISES IS VESTED IN Terri Murgitroyde, by Deed from Leesport Bank, Successor in interest to Merchants Bank of Pennsylvania, dated 05/24/2004, recorded 06/18/2004 in Book 4087, Page 1384.

BEING KNOWN AS 532 South 17 1/2 Street, Reading, PA 19606-2602.

Residential property  
TAX PARCEL NO. 16-5316-40-47-6416  
TAX ACCOUNT: 16232725  
SEE Deed Book 4087 Page 1384

To be sold as the property of Terri L. Murgitroyde a/k/a Terri Murgitroyde.

No. 11-27407

Judgment Amount: \$155,992.34  
Attorney: Phelan Hallinan, LLP

**LEGAL DESCRIPTION**

**PREMISES A**  
ALL THAT CERTAIN two and one-half story frame dwelling together with the Lot or piece of ground upon which the same is erected, situate on the Northwesterly side of Pennsylvania State Highway Route No. 100 leading from Bally to Bechtelsville in the Village of Eshbach,

11/27/2014

Vol. 107, Issue 09

Township of Washington, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a spike near the Northwesterly edge of macadam paving of the Pennsylvania State Highway No. 100 leading from Bally to Bechtelsville; thence extending along or near the Northwesterly edge of said macadam paving of the Pennsylvania State Highway Route No. 100, South 45 degrees 38 minutes West, a distance of 41.08 to a spike on or near the Northwesterly edge of the macadam paving; thence leaving said Pennsylvania State Highway Route No. 100 and extending along land now or late of Norman Hertzog, Estelle Dries, Ann Wagonhurst and Alma Werner, the four (4) following courses and distances: (1) North 44 degrees 34 1/4 minutes West, a distance of 140.53 feet to an iron pin; (2) North 46 degrees 25 1/2 minutes East, being along the Southeasterly side of a proposed 15 feet wide alley, a distance of 37.41 feet to an iron pin; (3) South 47 degrees 24 1/2 minutes East, a distance of 84.46 feet to an iron pin; (4) South 44 degrees 3 1/4 minutes East along the Northeasterly face of the two and one-half story frame dwelling erected hereon, a distance of 55.68 feet to the place of beginning.

CONTAINING in area five thousand six hundred forty-one and ninety four hundredths (5,641.94) square feet of land.

**PREMISES B**

ALL THAT CERTAIN two and one-half story frame triple with dwelling and other improvements together with the Lot or piece of ground upon which the same are erected, situate on the Northwesterly side of Pennsylvania State Highway Route No. 100 leading from Bally to Bechtelsville in the Village of Eshbach, Township of Washington, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a spike near the Northwesterly edge of the macadam paving of the Pennsylvania State Highway Route No. 100 leading from Bally to Bechtelsville, thence extending along or near the Northwesterly edge of the said macadam paving of the Pennsylvania State Highway Route No. 100 South 45 degrees 38 minutes West, a distance of 88.79 of one foot to a spike in said macadam paving near the Northwesterly side of said paving; thence leaving State Highway Route No. 100 and extending along land of Norman Hertzog, Estella Dries, Anna Wagonhurst and Alma Werner the three following courses and distances: North 44 degrees 3 1/4 minutes West along the Northeasterly face of the dwelling a distance of 55.68 feet to an iron pin; (2) North 47 degrees 24 1/2 minutes a distance of 84.46 feet to an iron pin; (3) North forty six degrees 25 1/2 minutes East, being along the Southeasterly side of a proposed 15 wide feet alley, a distance of 88.87 feet to an iron pin; thence extending along land now or late of Sara R. Hertzog the two following courses and distances; (1) South 47

degrees 53 3/4 minutes East, a distance of 88.92 feet to an iron pin; (2) South forty two degrees forty seven and three quarter minutes East, a distance of 50.06 feet to the place of beginning.

CONTAINING in area twelve thousand four hundred forty and fifty-two hundredths (12,440.52) square feet of land.

TITLE TO SAID PREMISES IS VESTED IN Rosemarie R. Bliss, by Deed from Russell A. Rhoads and Roberta L. Rhoads, h/w, dated 08/22/2002, recorded 08/28/2002 in Book 3590, Page 1163.

BEING KNOWN AS 2122 Old Route 100, Bechtelsville, PA 19505-9003.

Residential property

TAX PARCEL NO. 89-5398-06-29-9851

TAX ACCOUNT: 89038480

SEE Deed Book 3590 Page 1163

To be sold as the property of Rosemarie R. Bliss.

No. 11-4759

Judgment Amount: \$136,957.10

Attorney: Phelan Hallinan, LLP

**LEGAL DESCRIPTION**

ALL THAT CERTAIN Lot or piece of ground together with the two-story and attic semi-detached asbestos shingle covered frame dwelling house and the one-story sheet metal garage erected thereon situate on the southern side of and known as No. 640 West Second Street between Madison Street and Monroe Street in the Borough of Birdsboro, County of Berks and State of Pennsylvania bounded on the North by the aforesaid West Second Street (46 feet wide), on the East by No. 638 West Second Street, residue property belonging to the E & G Brooke Land Company, on the South by a twenty feet (20 feet) wide alley known as Pear Alley and on the West by residue property belonging to The E & G Brooke Land Company 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 June 1954, as follows, to wit:

BEGINNING at an iron pin in the southern topographical building line of West Second Street as laid out on the topographical survey of the Borough of Birdsboro, a distance of three hundred seventy feet two and one-quarter inches (370 feet 2 1/4 inch) westwardly from the southwestern topographical building corner of the intersection of the aforesaid West Second Street and Madison Street; thence leaving and making an interior angle of ninety degrees five minutes thirty seconds (90 degrees 05 minutes 30 seconds) with the aforesaid West Second Street and in a southerly direction and along No. 638 West Second Street, residue property belonging to the E & G Brooke Land Company, passing through the five inch (5 inch) frame stud party wall between the dwelling, a distance of one hundred forty-two feet no inches (142 feet 0 inch) to a corner marked by an iron pin on the northern

11/27/2014

side of Pear Alley, thence in a westerly direction along same making an interior angle of eighty-nine degrees fifty-four minutes thirty seconds (89 degrees 54 minutes 30 seconds) with the last described line a distance of thirty feet two and five-eighths inches (30 feet 2 5/8 inch) to a corner marked by an iron pin; thence leaving and making an interior angle of ninety degrees (90 degrees) with the aforesaid Pear Alley and in a northerly direction along residue property belonging to the E & G Brooke Land Company, a distance of one hundred forty-two feet no inches (142 feet 0 inch) to a corner marked by an iron pin in the southern topographical building line of the aforesaid West Second Street; thence in an easterly direction along same making an interior angle of ninety degrees (90 degrees) with the last described line a distance of thirty feet no inches (30 feet 0 inch) to the place of beginning.

CONTAINING four thousand two hundred seventy five and sixty-two one hundredths (4,275.62) square feet.

RESERVING HOWEVER to the Grantor and all owners of other property on the southern side of West Second Street between Madison Street and Monroe Street and all future owners of each of said properties, the right to use the line for the disposal of waste waters from their property which said line parallels West Second Street and is approximately sixteen and one-half (16 1/2 feet) feet North of the southern end of the foundation walls of the property hereby conveyed.

TITLE TO SAID PREMISES is vested in Todd M. Becker and Susan J. Becker, husband and wife, by Deed from Jane L. Haller and Arthur W. Haller dated 1/20/2001 and recorded 2/2/2001 in Deed Book 3291, Page 1648.

BEING KNOWN AS 640 West 2nd Street, Birdsboro, PA 19508-2118.

Residential property

TAX PARCEL NO.: 31533412858175

TAX ACCOUNT: 31007920

SEE Deed Book 3291 Page 1648

To be sold as the property of Susan J. Becker, Todd M. Becker.

No. 12-16714

Judgment: \$190,975.67

Attorney: Federman & Associates, LLC

Legal Description

ALL THAT CERTAIN Lot or parcel of ground, together with the improvements situate thereon, situate in the Borough of Mohnton, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in Chestnut Street, thence Eastward by School House property, 225 feet to an alley, thence by said alley Southward 62 feet, thence Westward 225 feet to Chestnut Street, thence Northward by said Street 62 feet to the place of beginning.

EXCEPTING, thereout and therefrom, all that certain lot of ground conveyed by Daniel Anthony

and Anne Anthony, his wife, to Clayton Bucher, by Deed dated 4/19/1898 and recorded in Deed Book 242 Page 241, situate in the Borough of Mohnton, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the middle of Chestnut Street, thence by property of Cumru School District, North 75 degrees East, 225 feet to an alley; thence by said alley, South 15 degrees East, 30 feet 3 inches to a post, thence by property late of Daniel Anthony, South 75 degrees West 225 feet to the middle of Chestnut Street, thence by said Street, North 15 degrees West, 30 feet 2 inches to the place of beginning.

BEING the same premises that Michael Anastasio, by Deed dated 1/25/2005 and recorded in the Office for the Recorder of Deeds in and for the County of Berks, and Commonwealth of Pennsylvania in Book 4555, Page 432, as Instrument No. 2005016560, granted and conveyed unto Cindy Goecker.

TAX PARCEL: 4395-17-21-1563

ACCOUNT: 1005734013

SEE Deed Book 4555 Page 432

To be sold as the property of Cindy Goecker a/k/a Cindy L. Goecker

No. 12-19210

Judgment Amount \$145,646.81

Attorney: Louis P. Vitti, Esq.

LEGAL DESCRIPTION

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

ON the North by Green Street;

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

ON the South by a ten feet wide alley; and

ON the West by Cedar Street.

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

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

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

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

To be sold as the property of Jose Candelario.

11/27/2014

Vol. 107, Issue 09

No. 12-24054

Judgment: \$63,872.50

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

TAX I.D. #43-5335-19-62-9287

ALL THAT CERTAIN piece, parcel or tract of land situate on the eastern side of Manor Place between Buddies Place and Lehigh Avenue, being a portion of Lot No. 19 in the Development of Sunset Manor, Section 2, 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 in the eastern building line of Manor Place, said corner being a distance of forty-six feet measured in a southerly direction along the aforesaid eastern building line of Manor Place from a point of curve of a ten feet radius said place of beginning being the northwestern corner of the herein described premises; thence leaving and making a right angle with the aforesaid Manor Place in an easterly direction along residue portion of Lot No. 13, a distance of one hundred seven and seventy-eight one-hundredths feet to a corner in line of Lot No. 20; thence along Lot No. 20 in a southerly direction forming an interior angle of one hundred degrees with the last described line a distance of eighteen and twenty eight one-hundredths feet to a corner; thence in a westerly direction along residue portion of Lot No. 19, forming an interior angle of eighty degrees with the last described line, a distance of one hundred ten and ninety-five hundredths feet to a corner in the eastern building line of the aforesaid Manor Place; thence along the aforesaid Manor Place in a northerly direction making a right angle with the last described line, a distance of eighteen feet to the place of beginning.

CONTAINING one thousand nine hundred sixty-eight and four hundred seventy-two one-thousandths square feet and being known as 497 Manor Place.

BEING KNOWN AS: 497 Manor Place, Birdsboro, Pennsylvania 19508.

TITLE TO SAID PREMISES is vested in Richard J. Adamson by Deed from Franklin F. Morgan and Sandra J. Morgan, husband and wife, dated December 16, 2001 and recorded April 19, 2002 in Deed Book 3519, Page 0877. The said Richard J. Adamson died on December 11, 2011 thereby vesting title in Mary Elizabeth Smith, known surviving heir of Richard J. Adamson, deceased mortgagor and real owner and all unknown surviving heirs of Richard J. Adamson, deceased mortgagor and real owner by operation of law.

To be sold as the property of Mary Elizabeth Smith, known surviving heir of Richard J. Adamson, deceased mortgagor and real owner and all unknown surviving heirs of Richard J. Adamson, deceased mortgagor and real owner

No. 12-4457

Judgment Amount: \$816,485.52

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land, together with the improvements thereon, situate in Jefferson Township, Berks County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a post North thirty (30) degrees West, fifty-six and three tenths (56.3) perches by land now or late of Joseph E Hiester to a stone; thence by land of the same, North ninety-eight and one-half (98.5) degrees West forty-four (44) perches to a stump; thence by land of Henry Leshner, North sixty and one-half (60.5) degrees West thirty-five (35) perches to a stone, thence by the same and land now or late of James I Klose, North eighty-six (86) degrees West thirty-two and one-half (32.5) perches to a stone, thence by land of the same, South one and one-half (1.5) degrees East twenty-two and five-tenths (22.5) perches to a post, thence by the same, North eighty-two (82) degrees West fifty-nine and four-tenths (59.4) perches to a post, thence by land of George Schucker, South fifteen and one-fourth (15.25) degrees East forty-one and five-tenths (41.5) perches to a stone; thence by the same South four and one-fourth (4.25) degrees West forty-three and eighty-four hundredths (43.84) perches to a stone, thence by land of Thomas Balthaser, North eighty-nine and three-fourths (89.75) degrees East ninety-two and five-tenths (92.5) perches to a point; thence along the same, North seventy-seven and one-half (77.5) degrees East thirty-one (31) perches to a stone; thence along the same, North sixty-seven and one-half (67.5) degrees East sixty-nine (69) perches to the place of Beginning.

CONTAINING eighty-six (86) acres and sixty and three-fourths (60 3/4) perches, more or less.

EXCEPTING THEREOUT all that certain tract of land situated on the East side of macadam Township Road T-518 in Jefferson Township, Berks County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a spike in the center line of macadam Township Road T-518, said spike being in line with a tree fence line that intersects with aforementioned road, thence leaving aforementioned road in an Easterly direction along a tree fence line and along property of Charles Schrack and Moda Schrack, his wife, the two (2) following courses and distances, viz: (1) North ninety (90) degrees East one hundred and eight (108) feet to an iron pin; (2) South fifty-six (56) degrees East five hundred seventy-seven and fifty hundredths (577.50) feet to a stone, thence along a tree fence line and along property of Daniel Fox South eighty-six (86) degrees forty (40) minutes East seven hundred twenty-six (726) feet to a stone at the intersection of the tree fence line and woodland; thence along the woodland and property of Daniel Fox South twenty-six (26)

11/27/2014

Vol. 107, Issue 09

degrees four (4) minutes twenty (20) seconds East two hundred eleven and forty-five hundredths (211.45) feet to an iron pin on the edge of the woodland, thence leaving the woodland and along property of aforementioned grantor Joseph Lempergel and Vera E. Lempergel, his wife, North eighty-five (85) degrees twenty (20) minutes West eleven hundred forty-five (1145) feet to a spike in the center line of macadam Township Road T-518, thence along the center line of macadam Township Road T-518 North thirty-three (33) degrees twenty-five (25) minutes West three hundred fifty-nine (359) feet to a spike in center line macadam Township Road T-518; thence along center line of macadam Township Road T-518 North twenty-two (22) degrees West one hundred seventy-five (175) feet to the place of Beginning.

CONTAINING 6.380 acres

ALSO EXCEPTING THEREOUT all that certain tract of land situated on the West side of macadam Township Road T-518 in Jefferson Township, Berks County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a spike in the center line of macadam Township Road T-518, said spike being in line with a tree fence line that intersects with aforementioned road, thence along the center line of macadam Township Road T-518, South twenty-two (22) degrees one hundred seventy-five feet (175) feet to a spike in the center of macadam Township Road T-518; thence along the center line of macadam Township Road T-518. South thirty-three (33) degrees twenty-five (25) minutes East three hundred fifty-nine (359) feet to a spike in center of macadam Township Road T-518, thence leaving macadam Township Road T-518 and along property of grantor, Joseph Lempergel and Vera E. Lempergel, his wife, the following two (2) courses and distances, viz: (1) South eighty-seven (87) degrees twenty (20) minutes West four hundred fifty-eight and ten hundredths (458.10) feet to an iron pin; (2) North sixty-six (66) degrees seventeen (17) minutes forty (40) seconds West two hundred eighty and twenty-two hundredths (280.22) feet to an iron pin in a tree line fence; thence along the tree line fence and property belonging to Roy D. Schrack and Mae M. Schrack, his wife, North three (3) degrees thirty (30) minutes East three hundred seventy-one and twenty-five hundredths (371.25) feet to an iron pin, thence along a tree fence line and property of Roy D. Schrack and Mae M. Schrack, his wife, North ninety (90) degrees East four hundred twenty-eight and twenty-five hundredths (428.25) feet to the place of Beginning.

CONTAINING 5.844 acres.

ALSO EXCEPTING THEREOUT all that certain tract or parcel of land situate on the East side of macadam Township Road T-518, leading from Strausstown to New Shaefferstown, in the Township of Jefferson, County of Berks and State of Pennsylvania, being bounded and more fully

described as follows, to wit:

BEGINNING at a p.k spike in the center of macadam Township Road T-518, said corner being in line of property belonging to Harry W. Naftzinger and Helen S. Naftzinger, his wife, and also being the Southwest corner of herein described tract, thence; (1) along the center of macadam Township Road T-518 and property belonging to Joseph Lempergel and Vera E. Lempergel, his wife, North sixteen (16) degrees forty-six (46) minutes twenty (20) Seconds West three hundred twenty-one and five hundredths (321.05) feet to a p.k spike in the center of aforementioned road, thence; (2) leaving aforementioned road and along property belonging to Joseph Lempergel and Vera E. Lempergel, his wife, the two (2) following courses and distances, viz: (a) North sixty-six (66) degrees eleven (11) minutes forty (40) seconds East five hundred six and four hundredths (506.04) feet to an iron pin, thence (b) South fifty-five (55) degrees forty-two (42) minutes forty (40) seconds East four hundred thirty-one and seventy hundredths (431.70) feet to an iron pin in a tree fence line, thence; (3) along the tree fence line a property belonging to Harry W. Naftzinger and Helen S. Naftzinger, his wife, South sixty-nine (69) degrees forty-four (44) minutes five (5) seconds West seven hundred seventy-five (775) feet to the place of Beginning.

CONTAINING four and nine hundred seventy-nine thousandths (4.979) acres.

TITLE TO SAID PREMISES IS VESTED IN Joseph G. Giorgio, by Deed from Henry Lempergel and Christine Lempergel, dated 04/25/2006, recorded 05/02/2006 in Book 4865, Page 569.

BEING KNOWN AS 164 Bricker Road, Bernville, PA 19506-8701.

Residential property

TAX PARCEL NO. 53-4431-00-65-7396

TAX ACCOUNT: 53012200

SEE Deed Book 4865 Page 569

To be sold as the property of Joseph G. Giorgio, The United States of America C/O The United States Attorney for The Eastern District of PA.

No. 12-5909

Judgment Amount: \$69,657.09

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick House No. 401 South Fourteenth Street and Lot or piece of ground situate on the Southeast side of Fourteenth and Muhlenberg Streets, being the City of Reading, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described and described as follows, to wit:

BEGINNING at the Southeast corner of Fourteenth and Muhlenberg Streets; thence Southeastwardly along Muhlenberg Street one hundred and eighteen feet three and five-eighth

11/27/2014

Vol. 107, Issue 09

inches (118 feet 3-5/8 inches) to a ten feet (10 feet) wide alley; thence along said alley Southwestwardly nine feet, one and seven-eighth inches (9 feet 1-7/8 inches) to a corner of property now or formerly of Rehr and Fricker; thence Westwardly along the same one hundred sixteen feet and one and five-eighth inches (116 feet 1-5/8 inches) to said Fourteenth Street; thence Northwardly along Fourteenth Street twenty-four feet one and seven-eighth inches (24 feet 1-7/8 inches) to the place of BEGINNING.

TITLE TO SAID PREMISES VESTED IN William Owens given by Josh M. Zogas and Tia M. Zogas, formerly known as Tia M. Reinhardt, husband and wife dated 08/07/2008 recorded 8/15/2008 in Book 5403, Page 2045.

Instrument #200841965

Mortgagor William Owens died on 10/10/2010, and Eric Dublin, Rasheed Dublin and Aja Sterling were appointed Co-Administrators of his estate. Letters of Administration were granted to them 11/10/10 by the Register of Wills of Berks County, No. 0610-1471. Decedent's surviving heir(s) at law and next-of-kin are Eric Dublin, Rasheed Dublin, and Aja Sterling.

BEING KNOWN AS 401 South 14th Street, Reading, PA 19602-2097.

Residential property

TAX PARCEL NO. 16-5316-31-28-7152

TAX ACCOUNT: 16216075

SEE Deed Book 5403 Page 2045

To be sold as the property of Eric Dublin, in his capacity as Co-Administrator and heir of the Estate of William Owens, Rasheed Dublin, in his capacity as Co-Administrator and heir of the Estate of William Owens, Aja Sterling, in her capacity as Co-Administrator and heir of the Estate of William Owens, unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under William Owens, deceased.

No. 12-748

Judgment Amount: \$339,836.20

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or parcel of ground, situate in the Township of South Heidelberg, County of Berks and State of Pennsylvania, bounded and described according to a Final Plan of Heidelberg Run East recorded in Plan Book 234 Page 33 Berks County Records, as follows:

BEGINNING AT A POINT on the southeast side of Primrose Lane (54 feet wide) a corner in common with Lot 173 on the abovementioned Plan, thence along the southeast side of Primrose Lane North 55 degrees 17 minutes 28 seconds East a distance of 95.26 feet to a point a corner in common with Lot 175 on the abovementioned Plan; thence along Lot 175 South 34 degrees 42 minutes 32 seconds East a distance of 105.05 feet to a point online of Lot 182 on the abovementioned Plan; thence along Lot 182 and Lot 183 on the abovementioned Plan South 52

degrees 55 minutes 01 seconds West a distance of 34.41 feet to a point, thence still along Lot 183 South 58 degrees 56 minutes 47 seconds West a distance of 61 00 feet to a point a corner in common with the aforementioned Lot 173, thence along Lot 173 North 34 degrees 42 minutes 32 seconds West a distance of 102.59 feet to a point on the southeast side of Primrose Lane, the place of beginning.

BEING Lot 174 on the abovementioned Plan.

TITLE TO SAID PREMISES IS VESTED IN Anthony J. Misuraco, Jr. and Amy Misuraco, by Deed from Marvellous S. Lawani and Adegbemisola V. Lawani, his wife, dated 05/22/2007, recorded 06/05/2007 in Book 5149, Page 1846.

BEING KNOWN AS 108 Primrose Lane, South Heidelberg Twp, PA 19608-8945.

Residential property

TAX PARCEL NO. 51-4376-03-30-6476

TAX ACCOUNT: 51000931

SEE Deed Book 5149 Page 1846

To be sold as the property of Anthony J. Misuraco, Jr., Amy Misuraco.

No. 13-12936

Judgment Amount: \$151,500.04

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot shown as Lot 1 of Kleinan Subdivision Sketch Plan of Longsdale Road in Longswamp Township, Berks County, Commonwealth of Pennsylvania, bounded and described according to a Survey and Plan No. 2344-2406 dated 3/17/19\_2 by Rockland Surveyors, Inc. as follows:

BEGINNING at a railroad spike set this survey near the Westerly side of Longsdale Road T-62, said spike being located 330.00 feet measured South 19 degrees 35 minutes 20 seconds West from a point in the intersection of Longsdale Road with Park Avenue said spike marking the Northeasterly corner of the herein described Lot 1; thence by the bed of Longsdale Road, South 08 degrees 44 minutes 50 seconds East 350.00 feet to a railroad spike set this Survey in the centerline of Longsdale Road, a corner of residue lands of Clarence D. Kiernan, of which this was a part; thence by the same the 04 following courses and distances: (1) passing through a 5/8 inch rebar set this Survey on line at 30.29 feet, crossing a Met-Ed Right-of-Way 20 feet wide North 87 degrees 46 minutes 30 seconds West 464.35 feet to a 5/8 inch rebar set this Survey; (2) North 02 degrees 13 minutes 30 seconds East 407.50 feet to a 5/8 inch rebar set this Survey; (3) North 57 degrees 30 minutes East 96.89 feet to a 5/8 inch rebar set this Survey; (4) recrossing Met-Ed Right-of-Way, passing through a terminus South 67 degrees 15 minutes East 339.66 feet to the point of BEGINNING.

CONTAINING 4.002 acres.

TITLE TO SAID PREMISES IS VESTED IN Persephone Papadelias, by Deed from

11/27/2014

Vol. 107, Issue 09

Persephone Papadelias, individually and Persephone Papadelias, Administrator of the Estate of Despina Papadelias, deceased, dated 11/16/2000, recorded 03/22/2001 in Book 3309, Page 1829.

NOTE: Despina Papadelias departed this life 4/22/1999 thereby vesting sole interest in Persephone Papadelias individually and as Administrator.

BEING KNOWN AS 338 Tower Road, Mertztown, PA 19539-9150.

Residential property  
TAX PARCEL NO. 59-5473-04-70-9562  
TAX ACCOUNT: 59044296  
SEE Deed Book 3309 Page 1829

To be sold as the property of Persephone Papadelias.

No. 13-14219

Judgment Amount: \$99,703.53

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground thereon situate in Lower Alsace Township, County of Berks and Commonwealth of Pennsylvania, being further known as Lot No. 279 as shown on Plan of Parkway Acres, Inc. said Plan being recorded in the Recorder's Office of Berks County at Reading in Plan Book Volume 3A, Page 41.

BEGINNING at a point in the East side of Prospect Street a 50 feet wide street, said point being 170 feet South of the southeast lot corner of the said Prospect Street and Bryan Street each as laid out on the Plan of Lots of Parkway Acres, Inc.; thence in a southerly direction along the East side of the said Prospect Street the distance of 50 feet to a point, thence in an easterly direction and at right angles to the said Prospect Street the distance of 100 feet to a point; thence in a northerly direction and by a line at right angles to the last described line, the distance of 50 feet to a point; thence in a westerly direction and by a line at right angles to the last described line, the distance of 100 feet to the place of beginning.

CONTAINING 5,000 square feet

TOGETHER with the one and one-half story frame dwelling house

TITLE TO SAID PREMISES IS VESTED IN Royce Winslow and Sara Winslow, h/w, by Deed from Sara L. Tolland, n/b/m Sara L. Winslow and Royce Winslow, h/w, dated 03/02/2006, recorded 06/16/2006 in Book 4901, Page 2413.

BEING KNOWN AS 2707 Prospect Street, Reading, PA 19606-1665.

Residential property  
TAX PARCEL NO.: 23532605195511  
TAX ACCOUNT: 23056200  
SEE Deed Book 4901 Page 2413

To be sold as the property of Royce Winslow a/k/a Royce R. Winslow, Sara Winslow f/k/a Sara L. Tolland.

No. 13-14662

Judgment Amount: \$187,994.73

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot together with a barn, corn crib and equipment shed, pigsty, and other improvements erected thereon shown as Lot No. 10 of 'COJO' Subdivision situate on the southerly side of Conrad Road in Ruscombmanor Township, Berks County, Commonwealth of Pennsylvania, bounded and described according to a survey and Plat No. 2813-2436 dated May 14, 1986, last revised February 16, 1987 by Rockland Surveyors, Inc., recorded in Plan Book 147, Page 15, as follows:

BEGINNING at a 5/8 inches rebar set this survey on the southerly ultimate right-of-way line of Conrad Road, T-727, (53 feet wide) said pin marking the northeasterly corner of the herein described Lot No. 10 and the northwesterly corner of Lot No. 9; thence by Lot No. 9 South 10 degrees 09 minutes 15 seconds East 407.40 feet to a 5/8 inches rebar set this survey, a corner of Lot No. 12; thence by the same South 79 degrees 50 minutes 45 seconds West 273.18 feet to a 5/8 inches rebar set this survey, a corner of Lot No. 11; thence by the same North 10 degrees 15 seconds West 420.79 feet to a 5/8 inches rebar set this survey on the southerly ultimate right-of-way line of Conrad Road (53 feet wide); thence by the same the three remaining courses and distances: (1) North 83 degrees 21 minutes 55 seconds East 41.50 feet to a point; (2) by a curve concave to the North with a radius of 2000.00 feet, an arc length of 31.51 feet, a central angle of 0 degree 54 minutes 10 seconds, measured by a chord North 82 degrees 54 minutes 50 seconds East 31.51 feet to a point; (3) North 82 degrees 27 minutes 45 seconds East 200.50 feet to the point of beginning.

CONTAINING 2.594 acres.

TITLE TO SAID PREMISES IS VESTED IN Luz A. Cicone, by Deed from Leonardo D. Cicone, dated March 27th, 2006, and recorded on March 28th, 2006 in Book 4834, Page 2330.

BEING KNOWN AS 101 Conrad Road, Fleetwood, PA 19522-9751.

Residential property  
TAX PARCEL NO.: 76544002652765  
TAX ACCOUNT: 76051925  
SEE Deed Book 2978 Page 0920

To be sold as the property of Luz A. Cicone.

No. 13-14824

Judgment Amount: \$168,604.85

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of land, with the buildings and improvements thereon erected, situate on the northeast side of Fourth Street, between Reading Avenue and Chestnut Street in the Borough of Boyertown, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

11/27/2014

Vol. 107, Issue 09

BEGINNING AT A POINT a corner on building range on the northeast side of Fourth Street; thence along the building range on Fourth Street in a westwardly direction 20 feet to a point set for a corner at other land of Newton B. Erb and Charles B. Erb, thence along the land of Newton B. Erb and Charles B. Erb in a northwardly direction 125 feet to a point a corner at a 16 feet wide alley; thence along the said alley in an eastwardly direction 20 feet to a point set for a corner at other land of Newton B. Erb and Charles B. Erb. Thence along the land of Newton B. Erb and Charles B. Erb and through the middle of a partition wall of a double brick dwelling house in a southwardly direction 125 feet to the place of beginning.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 23 East 4th Street, Boyertown, PA 19512

TAX PARCEL #33538720912598

ACCOUNT: 33014600

SEE Deed Book 04531, Page 0262

Sold as the property of: Kelly Ann Purdy and Vince M. Purdy

No. 13-19521

Judgment Amount: \$239,788.71

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground being shown as Lot Number Forty-Three on the first Plan of Timber Ridge Estates, Section Two, as laid out by American Dream House Corporation, situate on the westerly side of Timber Ridge Road, a 60 foot side proposed township road, in the Township of Robeson, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows to wit:

BEGINNING AT A POINT on the westerly proposed right of way line of Timber Ridge Road, said point being a corner in common between Lot Number Forty-Two of Timber Ridge Estates, Section Two, and the property to be described herein;

THENCE in a southwestwardly direction along said Lot Number Forty-Two by a line having the bearing of South 64 degrees 49 minutes 15 seconds West, the distance of 440.00 feet to a point;

THENCE in a northwestwardly direction along Section Number One, Timber Ridge Estates, by a line having the bearing of North 25 degrees 10 minutes 45 seconds West, the distance of 200.00 feet to a point;

THENCE in a northeastwardly direction along Lot Number Forty-Four, Timber Ridge Estates, Section Two, by a line having the bearing of North 64 degrees 49 minutes 15 seconds East, the distance of 440.00 feet to a point on the aforementioned proposed Westerly right of way line of Timber Ridge Road;

THENCE in a southeastwardly direction along said proposed right of way line by a line having the bearing of South 25 degrees 10 minutes 45

seconds East, the distance of 200.00 feet to the place of beginning.

CONTAINING 2.0202 acres, more or less.

TITLE TO SAID PREMISES IS VESTED in Paul S. Sebastian, a married man, by Deed from Paul S. Sebastian and Carolyn A. Sebastian, h/w, as tenants by the entirety, dated 10/30/2008, recorded 04/14/2009 in Instrument Number 2009015635.

BEING KNOWN AS 294 Timber Ridge Road, Morgantown, PA 19543-9360.

Residential property

TAX PARCEL NO.: 73532200153203

TAX ACCOUNT: 73045850

SEE Deed Instrument 2009015635

To be sold as the property of Paul S. Sebastian.

No. 13-2001

Judgment Amount: \$68,565.27

Attorney: Shawn M. Long, Esquire

TRACT "A"

ALL THAT CERTAIN lot or piece of ground located along the Westerly side of Legislative Route 06017, situated in the Township of Jefferson, County of Berks, Commonwealth of Pennsylvania, being more fully described as follows, to wit:

BEGINNING at a point in line of lands of Lewis G. Wagner and the Western right of way line of the aforementioned Legislative Route 06017; thence along the Western right of way line of Legislative Route 06017 by a line 30 feet parallel to same, South 0 degrees 4 minutes East, a distance of 125.00 feet to an iron pin in the aforementioned Western right of way line; thence along lands of Arthur W. Hettinger and June A. Hettinger, his wife, the following two courses and distances: (1) South 73 degrees 45 minutes West a distance of 195.20 feet to an iron pin, and (2) North 11 degrees 36 minutes West, a distance of 100.00 feet to an iron pin in line of lands of Lewis G. Wagner; thence along lands of same North 68 degrees 30 minutes East, a distance of 222.85 feet to an iron pin and the place of Beginning.

CONTAINING .521 acres of land.

BEING PARCEL NUMBER: 53445100440576

BEING THE SAME PREMISES which Ammon Fox, Jr. by deed dated September 24, 1993 and recorded Sept. 30, 1993 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania in Record Book 2462, Page 2101, granted and conveyed unto Richard A. Bortz, Jr. and Shirley J. Bortz, husband and wife, their heirs and assigns, as tenants by the entirety.

TO be sold as the premises of Richard A. Bortz, Jr. and Shirley J. Bortz.

No. 13-2019

Judgment Amount: \$92,027.13

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN plot of land, situate in the Township of Bethel, County of Berks and

11/27/2014

Vol. 107, Issue 09

Commonwealth of Pennsylvania, on the South side of the Public Road T-627, about one mile South of Bethel and leading from Pennsylvania Traffic Route No. 501 to Legislative Route No. 06007, bounded and described according to a plot of survey of part of property now or late of Elston E. Woolf and Margaret M. Woolf, his wife, made by Elioy K. Ziegler, Registered Professional Engineer, in September, 1970, as follows:

BEGINNING at an iron stake in line of land now or late of Wayne Gibble and a corner of land now or late of Robert Hummel; thence along the latter, North eighty-two degrees thirty-two minutes East, one hundred thirty feet (82.32 minutes E. 130 feet) to an iron stake and North thirty-two 32 degrees East, one hundred fifty-nine (159) feet to a point in the Public Road T-627; thence in and along said road South forty-seven (47) degrees East, two hundred seventy (270) feet to a point; thence along other land of which this was a part, South eighty-two (82) degrees forty-one (41) minutes West, four hundred five and thirty- nine hundredths (405.39) feet to an iron stake; thence along land now or late of Wayne Gibble, North five (5) degrees forty-five (45) minutes West eighty-six (86) feet to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Kerry J. Etchberger, a single male, by Deed from June M. Napp, a/k/a June W. Napp, widow, dated 05/04/2005, recorded 05/09/2005 in Book 4575, Page 389.

BEING KNOWN AS 200 Salem Road, Bethel, PA 19507-9796.

Residential property  
 TAX PARCEL NO. 30-4401-00-75-6530  
 TAX ACCOUNT: 30067110  
 SEE Deed Book 4575 Page 389

To be sold as the property of Kerry J. Etchberger.

No. 13-20340

Judgment: \$54,554.95

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

TAX I.D. #17-5308-20-91-9252

ALL THAT CERTAIN Lot or piece of ground together with the two-story brick mansard roof dwelling house erected thereon situate on the West side of Kutztown Road between Rockland and Berks Street, being 2010 Kutztown Road in the City of Reading, County of Berks, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of Henry Kramer,

ON the South by property now or late of Harry S. Rittle,

ON the East by the said Kutztown Road, and ON the West by a ten feet wide alley.

CONTAINING IN FRONT along said Kutztown Road a width of thirteen feet ten inches (13 feet 10 inches), more or less, and in depth of equal width to said ten feet wide alley one hundred ten feet (110 feet).

THE IMPROVEMENTS thereon being known as 2010 Kutztown Road, Reading, Pennsylvania 19605.

BEING KNOWN AS: 2010 Kutztown Road, Reading, Pennsylvania 19605.

TITLE TO SAID PREMISES is vested in Jose Perez, by Deed from Tamara J. Aquilar formerly known as Tamara J. Wiemann dated July 25, 2005 and recorded September 14, 2005 in Deed Book 04665, Page 1967 Instrument Number 2005054569.

To be sold as the property of Jose Perez.

No. 13-20736

Judgment Amount: \$141,539.77

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story semi-detached dwelling house and the Lot or piece of ground upon which the same is erected, situate on the East side of Palm Street, between Amity and Union Streets, being No. 1507 Palm Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, to wit:

BEGINNING at a point in the Eastern building line of said Palm Street, ninety feet North of the Northeastern corner of Palm and Amity Streets, thence extending East one hundred feet to an alley, thence along the same, thirty feet to a point, thence extending West at right angles to said alley, one hundred feet to a point in the Eastern building line of said Palm Street, thence South along the same, thirty feet to a point, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael P. Kemery and Kristen N. Kemery, h/w, by Deed from Lee R. Schafer and Jennifer L. Schafer, h/w, dated 10/23/2008, recorded 10/31/2008 in Book 5436, Page 400.

BEING KNOWN AS 1507 Palm Street, Reading, PA 19604-1856.

Residential property  
 TAX PARCEL NO. 17-5317-31-38-0584  
 TAX ACCOUNT: 17565525  
 SEE Deed Book 5436 Page 400

To be sold as the property of Michael P. Kemery, Kristen N. Kemery.

No. 13-20985

Judgment Amount: \$228,059.29

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground situate in Exeter Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of Pathfinder Meadows, drawn by Vitillo Corporation, dated September 17, 1999 and last revised January 28, 2000, said Plan recorded in Berks County in Plan Book 243, Page 11, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Pickwick Place (54 feet wide), said point being a corner of Lot No. 4 on said Plan; thence extending from said point of beginning along Lot

11/27/2014

Vol. 107, Issue 09

No. 4 the two following courses and distances, (1) South 32 degrees 19 minutes 56 seconds East 153.06 feet to a point, a corner, and (2) South 58 degrees 10 minutes 49 seconds West 80.00 feet to a point, a corner of Lot No. 6 on said Plan; thence extending along same North 32 degrees 19 minutes 56 seconds West 152.35 feet to a point on the Southeasterly side of Pickwick Place; thence extending along same North 57 degrees 40 minutes 04 seconds East 80.00 feet to the first mentioned point and place of BEGINNING.

CONTAINING 12,216 square feet of land, more or less.

BEING Lot No. 5 as show on the above mentioned Plan.

TITLE TO SAID PREMISES IS VESTED IN Jose Arevalo and Patricia Arevalo, by Deed from Dennis J. Curley and Kimberly M. Curley, dated 09/14/2007, recorded 09/17/2007 in Book 5222, Page 978.

BEING KNOWN AS 19 Pickwick Place, Reading, PA 19606-9090.

Residential property

TAX PARCEL NO.: 43533604511718

TAX ACCOUNT: 43002508

SEE Deed Book 5222 Page 978

To be sold as the property of Jose Arevalo, Patricia Arevalo.

No. 13-23507

Judgment: \$141,952.48

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

TAX I.D. #64531608984028

ALL THAT CERTAIN two-story brick dwelling house and garage and the Lot or piece of ground on which the same is erected situate on the South side of Cumberland Avenue, between Endlich Avenue and Twenty-Fifth Street, being No. 2528 Cumberland Avenue, and being the house at the Eastern end of a row of five houses, in the Borough of Mt. Penn, County of Berks and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to wit:

BEGINNING at a point on the Southern building line of Cumberland Avenue, said point being two hundred and eighty feet (280') East of the Southeast building corner of Cumberland Avenue and Twenty-Fifth Street, in said Borough of Mt. Penn, thence at right angles in a Southern direction along property now or late of Samuel Phillips and Charles H. Kershner, a distance of one hundred feet (100') to the center line of a ten feet wide alley, thence at right angles in a Western direction along the center line of said alley, a distance of thirty feet (30') to a point, thence in a Northern direction along the center of a division wall separating the within described premises from the adjoining dwelling to the West, property now or late of Isaac J. Althouse and Lucy A. Althouse, his wife, a distance of one hundred feet (100') to a point in the Southern building line of Cumberland Avenue; thence at right angles in an

Eastern direction along Cumberland Avenue, a distance of thirty feet (30') to a point, the Place of Beginning.

BEING KNOWN AS: 2528 Cumberland Avenue, Reading, Pennsylvania 19606.

TITLE TO SAID PREMISES is vested in Charles N. Buzeleski by Deed from Nicole K. Ditty dated May 23, 2006 and recorded June 6, 2006 in Deed Book 04893, Page 0129.

To be sold as the property of Charles N. Buzeleski

No. 13-23760

Judgment: \$36,305.52

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

TAX I.D. #13-5317-4505-4681

ALL THAT CERTAIN Lot or piece of ground with the two-story mansard roof brick dwelling house erected thereon, situate in the West side of North Tenth Street between Windsor and Spring Streets, being No. 950 North Tenth Street in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Western side of North Tenth Street, four hundred twenty (420) feet North of the intersection point of the building lines at the Northwest corner of Tenth and Windsor Streets, thence Westward along property now or late of Nicholas DeTemple (formerly Henry Jahne and wife), one hundred (100) feet to the Eastern line of a twenty (20) feet wide alley, thence Southward along said Eastern line of said alley sixteen (16) feet to a point, thence Eastwardly along property of Margaret L. Cassidy (formerly John P. Dersch) one hundred (100) feet to the Western building line of said North Tenth Street, thence northwardly along said North Tenth Street, sixteen (16) feet to the place of Beginning.

BEING KNOWN AS: 950 North 10th Street, Reading, Pennsylvania 19604.

TITLE TO SAID PREMISES is vested in Jimmy Ramos by Deed from Jonathan Fabian and Hector P. Ortiz dated July 29, 2002 and recorded August 29, 2002 in Deed Book 3583, Page 1058.

To be sold as the property of Jimmy Ramos

No. 13-24073

Judgment Amount: \$48,347.72

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN three-story brick dwelling House No. 958 and Lot of ground on which the same is erected, situate on the West side of North Eleventh Street, between Windsor and Spring 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 the West side of North Eleventh Street; thence sixteen feet South of the southwest corner of Eleventh and Spring Streets; thence westwardly along property now

11/27/2014

Vol. 107, Issue 09

or late of Richard Trethway, one hundred and ten feet to a fourteen feet wide alley; thence southwardly along said fourteen feet wide alley thirteen feet to property now or late of Sallie Rhoads; thence eastwardly along same, one hundred and ten feet to the west line of North Eleventh Street; thence northwardly along said North Eleventh Street thirteen feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Raul Donato, by Deed from Rosa Caban, dated 08/28/2003, recorded 10/09/2003 in Book 3897, Page 170.

BEING KNOWN AS 958 North 11th Street, Reading, PA 19604-2325.

Residential property  
 TAX PARCEL NO. 13-5317-45-15-0625  
 TAX ACCOUNT: 13172525  
 SEE Deed Book 3897 Page 170  
 To be sold as the property of Raul Donato.

No. 13-24899

Judgment: \$61,159.64

Attorney: McCabe, Weisberg & Conway, P.C.  
 TAX I.D. #93-5306-06-29-9032

ALL THAT CERTAIN Lot or piece of ground, together with the two and one-half story brick and cement block dwelling house erected thereon, being Number 329 Spruce Street (formerly Howard Street), situate on the North Side of said Spruce Street between South Third Avenue and South Fourth Avenue (formerly Commerce Street) in the Borough of West Reading, County of Berks, and State of Pennsylvania.

BOUNDED and described as follows, to wit:

- ON the North by fifteen feet wide alley;
- ON the East by property of Harry A. Buechley;
- ON the South by said Spruce Street; and
- ON the West by property of Edward L. Wertz and Ida, his wife.

CONTAINING in front on said Spruce Street, in width or breadth, thirteen feet four inches (13'4"): and in depth or length, of equal width or breadth, one hundred feet (100').

BEING KNOWN AS: 329 Spruce Street, Reading, Pennsylvania 19611.

TITLE TO SAID PREMISES is vested in Marlie S. Lawlor by Deed from C. Merrill Brown and Helen C. Brown, husband and wife dated March 27, 1998 and recorded April 1, 1998 in Deed Book 2925, Page 1834.

To be sold as the property of Marlie S. Lawlor

No. 13-26308

Judgment: \$288,647.46

Attorney: Barbara A. Fein, Esquire

ALL THAT CERTAIN tract or Lot of ground situate on the Eastern side of Archer Lane and the Northern side of Davis Drive in the Township of Cumru, Berks County, Pennsylvania, being known as Lot 71 of the Deerfield Phase 2 Subdivision, recorded in Plan Book Volume

242, Page 30, and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Eastern right of way line of Archer Lane, a corner of Lot 70; thence leaving said Eastern right of way line and along Lot 70 North 86 degrees 24 minutes 26 seconds East, being radial to the last described line, 114.11 feet to a point, a corner of Deerfield Phase 3; thence along Deerfield Phase 3 South 01 degree 22 minutes 41 seconds West 73.04 feet to a point on the Northern right of way line the following two courses and distances: (1) by a curve to the left having a radius of 831.04 feet, a central angle of 06 degrees 39 minutes 44 seconds, and an arc distance of 96.63 feet to a point of reverse curvature; and (2) by a curve to the right, having a radius of 20.00 feet, a central angle of 86 degrees 50 minutes 03 seconds, and an arc distance of 30.31 feet to a point of tangency on the Eastern right of way line of Archer Lane; thence along said Eastern right of way line, the following two courses and distances: (1) North 03 degrees 54 minutes 03 seconds East 4.30 feet to a point of curvature; and (2) by a curve to the left having a radius of 175.51 feet a central angle of 07 degrees 29 minutes 37 seconds, and an arc distance of 22.95 feet to the place of BEGINNING.

CONTAINING 6,548 square feet.

TOGETHER with all right, title and interest of, in and to the Common Elements and Limited Common Elements as set forth in the Declaration of The Village of Deerfield, a Planned Community, recorded in the Office of the Recorder of Deeds of Berks County in Record Book Volume 3109, Page 671.

BEING THE SAME PREMISES which Robert A. Kelly and Debbie M. Kelly, Husband and Wife, granted and conveyed to Harold Suchit, by Deed dated January 25, 2007, and recorded in the Office of the Berks County Recorder of Deeds on February 6, 2007, in Deed Book Volume 5069, at Page 1083.

BEING KNOWN AS 26 Archer Lane, Reading, PA 19607

TAX PARCEL NO. 39530511673337

No. 13-27152

Judgment Amount: \$40,440.52

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and Lot or piece of ground upon which the same is erected, situate on the South side of Cotton Street, between Fifteenth and Sixteenth Streets, being Number 1538 Cotton Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

- ON the North by said Cotton Street;
- ON the East by property now or late of I. Sattenstein;
- ON the South by a 10 feet wide alley; and

11/27/2014

Vol. 107, Issue 09

ON the West by property now or late of Gussie Shenfelder.

CONTAINING in front or width on said Cotton Street 13 feet 4 inches and in length or depth of an equal width, 100 feet to said 10 feet wide alley.

TITLE TO SAID PREMISES IS VESTED IN Bartholomew A. Vandt, by Deed from Our City-Reading, Inc., a Non-Profit Corporation, dated 12/17/2004, recorded 03/29/2005 in Book 4552, Page 1014.

BEING KNOWN AS 1538 Cotton Street, Reading, PA 19606-2530.

Residential property

TAX PARCEL NO. 16-5316-31-37-6701

TAX ACCOUNT: 16333575

SEE Deed Book 4552 Page 1014

To be sold as the property of Bartholomew A. Vandt.

No. 13-3215

Judgment Amount: \$91,443.08

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground with the two-story brick mansard roof dwelling house thereon erected, situate on the West side of North Second Street No. 736, between Oley and Douglass Streets, in the City of Reading, County of Berks and State of Pennsylvania, bounded:

ON the North property now or late of Matthias A. Laucks,

ON the East by North Second Street,

ON the South by property now or late of Rebecca Yocum; and

ON the West by a fifteen feet wide alley.

CONTAINING in front of said North Second Street twenty-two feet and in depth East and West one hundred and ten feet.

THE northern line of said premises being one hundred and fifty-eight feet South of the southern line of said Douglass Street.

TITLE TO SAID PREMISES IS VESTED IN Samuel E. Preston and Linda D. Preston, h/w, by Deed from Winfield R. St. Clair and Dorothy M. St. Clair, his wife, dated 07/20/1994, recorded 08/03/1994 in Book 2562, Page 1604.

BEING KNOWN AS 736 North 2nd Street, Reading, PA 19601-2516.

Residential property

TAX PARCEL NO. 15-5307-57-64-1433

TAX ACCOUNT: 15053005

SEE Deed Book 2562 Page 1604

To be sold as the property of Samuel E. Preston, II a/k/a Samuel E. Preston, Linda D. Preston.

No. 13-3855

Judgment Amount: \$125,311.74

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground, together with the brick dwelling house thereon

erected (being the Southwestern half of a twin dwelling), Situate on the Southeastern side of North Reading Avenue, between Sixth Street and Spring Street, and known as No. 212 North Reading Avenue, in the Borough of Boyertown, Berks County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on building range on the Southeastern side of North Reading Avenue, at a corner of Lot of Edgar Y. Moyer (formerly F. M. Herb); thence along said building range in a Southwestwardly direction 47 feet 06 inches to a corner of lot of Edgar M. Heydt; thence along the same in a Southeastwardly direction 145 feet to a corner at a 20 feet wide alley; thence along the Northwestern side of said alley, 47 feet 6 inches to a corner of lot of Edgar Y. Moyer (formerly F. M. Nerb) thence along the same and passing through the middle or partition wall of the double brick dwelling house in a Northwestwardly direction 145 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Gretchen L. Dodge and William F. Bayler, single persons, by Deed from Karen L. Bush, a/k/a Karen L. Bush-Lutz, dated 12/19/2005, recorded 02/09/2006 in Book 4782, Page 239.

BEING KNOWN AS 212 North Reading Avenue, Boyertown, PA 19512-1014.

Residential property

TAX PARCEL NO. 33-5387-20-92-7406

TAX ACCOUNT: 33089300

SEE Deed Book 4782 Page 239

To be sold as the property of Gretchen L. Dodge, William F. Bayler.

No. 13-3945

Judgment: \$83,854.75

Attorney: Udren Law Offices, P.C.

ALL THAT CERTAIN tract or parcel of land the townhouse erected thereon, being Townhouse Unit 57, as shown on the Development of Oak Meadows Townhouses, formerly the Final Plan of Martin Farm Subdivision, as recorded in Plan Book Volume 205, Page 40, in the Township of Spring, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BOUNDED on the East (front) by common space; bounded on the South (side) by Townhouses Unit 56; bounded on the West (rear) by common space bounded on the North (side) by Townhouse Unit 58. Containing a lot width of 22 feet, more or less, as measured from the center of the party wall between Townhouse Unit 57 and 58 and containing a lot depth of 38 feet, more or less, as measured from the northeast lot corner, said lot corner located South fifty seven degrees twenty four minutes twenty five seconds West (South 57° 24' 25" West) a distance of one thousand two hundred thirty seven and three hundredths feet (1,237.03') from the northeastern most corner of the Martin Farm Subdivision. The herein described premises shall include full wall thickness of all external walls which enclose the

11/27/2014

Vol. 107, Issue 09

townhouse referred to herein and shall not include any part of an exterior wall which encloses an adjoining townhouse unit.

AS DESCRIBED IN Mortgage Book 3533 Page 2346

BEING KNOWN AS: 102 Nicole Way, Reading, PA 19608 a/k/a 102 Nicole Way, Sinking Spring, PA 19608

PROPERTY ID NO.: 4386-18-32-3101

TITLE TO SAID PREMISES is vested in James W. Posta and Robbie J. Posta, husband and wife, by Deed from Forino C.O., L.P., a Pennsylvania Limited Partnership, successor by name change and merger to Forino Developers Co., by its Attorney-in-Fact, John G. Smith dated 12/12/2000 recorded 12/22/2000 in Deed Book 3277 Page 1584.

No. 13-3984

Judgment Amount: \$89,000.00

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground together with the two and one-half story brick dwelling house thereon erected, situate in the Village of Grill, Township of Cumru, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a post on the Northeast side of Flying Hill Road; thence along same South 72 degrees 15 minutes East, 90 feet to a post; thence by property now or late of George Hoster, North 14 degrees 15 minutes East, 190 feet to a 20 feet wide alley; thence along said alley North 72 degrees 15 minutes West, 82 feet 6 inches to a post; thence by and along property now or late of George Dehart, South 27 degrees 45 minutes West, 190 feet to the place of BEGINNING.

CONTAINING 60 perches, more or less.

TITLE TO SAID PREMISES IS VESTED IN Leslie L. Schilling, by Deed from Michael J. Schilling and Leslie L. Schilling, dated 08/09/2004, recorded 08/27/2004 in Book 4137, Page 1516.

BEING KNOWN AS 823 Philadelphia Avenue, Reading, PA 19607-3111.

Residential property

TAX PARCEL NO. 39-5305-10-46-7426

TAX ACCOUNT: 39439100

SEE Deed Book 4137 Page 1516

To be sold as the property of Leslie L. Schilling a/k/a Leslie Lee Schilling.

No. 13-4909

Judgment: \$366,585.55

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

LEGAL DESCRIPTION

ALL THAT CERTAIN real estate, buildings, and improvements situate in Hereford Township, Berks County, bounded and described as follows, to wit:

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS 7114 Pine

Tree Road, Hereford, Pennsylvania 18056

TAX PARCEL: 52-6411-03-33-7671

SEE Deed Book 4898, Page 2414

To be sold as the property of Larry L. Buck and Veronika A. Buck

No. 13-601

Judgment Amount: \$147,348.91

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground, together with the brick dwelling house there erected, situate in the Borough of Bernville, County of Berks and State of Pennsylvania, more fully bounded and described as follows, to wit:

ON the North by Butler Street (also known as Front Street);

ON the East by a sixteen (16) feet alley;

ON the South by property now or late of William Kline; and

ON the West by Main Street.

TITLE TO SAID PREMISES IS VESTED IN Michael A. Hoffa, an individual, by Deed from Curtis R. Batz, an individual, dated 04/30/2012, recorded 05/03/2012 in Instrument Number 2012017897.

BEING KNOWN AS 149 South Main Street, Bernville, PA 19066.

Residential property

TAX PARCEL NO.: 29-4450-15-64-2384

TAX ACCOUNT: 29015400

INSTRUMENT NUMBER 2012017897

To be sold as the property of Michael A. Hoffa.

No. 13-6061

Judgment: \$136,434.86

Attorney: Udren Law Offices, P.C.

ALL THAT CERTAIN parcel of ground, together with the improvements thereon erected, on the western side of Hope Drive (54' wide) situate in Maidencreek Township, Berks County, Pennsylvania being known as Lot #103 of the Final Plan of "Maidencreek Estates, Phase II" recorded in Plan Book Volume 150, Page 41, Berks County Records, prepared by Ludgate Engineering Corporation, Plan Number D-1408, dated July 6, 1987 and being more fully bounded and described as follows, to wit:

BEGINNING AT A POINT on the western right-of-way line of Hope Drive, a corner of Lot #104; thence along Lot #104, South 46 degrees 00 minutes 00 seconds West, 102.70' to a point, a corner of Lot #113; thence along Lot #113 the two following courses and distances: (1) North 39 degrees 50 minutes 00 seconds West, 56.44' to a point; (2) North 52 degrees 25 minutes 00 seconds West, 34.08 to a point, a corner of Lot #102; thence along Lot # 102, North 46 degrees 00 minutes 00 seconds East, 103.58 to a point on the western right-of-way line of Hope Drive; thence along the western right-of-way line of

11/27/2014

Vol. 107, Issue 09

Hope Drive, South 44 degrees 00 minutes 00 seconds East, 90.00' to a point, the place of beginning.

CONTAINING 9,073 square feet more or less.

BEING SUBJECT to the restrictive notes as shown on the above referenced Plan. As described in Mortgage Book 2481, Page 2395

BEING KNOWN AS: 110 Hope Drive n/k/a 283 Hope Drive, (Maidencreek Township), Blandon, PA 19510

PROPERTY ID NO.: 5411-16-82-8704

TITLE TO SAID PREMISES is vested in Harrison L. Ransom, Jr. and Wanda F. Ransom, husband and wife, by Deed from Harrison L. Ransom, Jr. and Wanda F. Ransom, formerly Wanda F. Colbert, husband and wife, dated 10/26/1993 recorded 11/29/1993 in Deed Book 2481 Page 2389.

To be sold as the property of: Harrison L. Ransom, Jr. and Wanda F. Ransom, husband and wife

No. 14-04637

Judgment Amount: \$86,820.20

Attorney: Shawn M. Long, Esquire

BEING County Parcel No. 4490-06-49-1468

ALL THAT CERTAIN Lot or piece of ground situate in the Borough of Leesport, Berks County, Pennsylvania, bounded and described according to a Final Plan of Reeser Heights, drawn by Fry Surveying, Inc., Surveyors and Planners, dated April 24, 1996 and revised August 7, 1996, said Plan recorded in Berks County in Plan Book Volume 222, Page 13, as follows, to wit:

BEGINNING at a point on the northwesterly side of Earl Road (fifty-three feet wide), said point being a corner of Lot No. 15 on said Plan; thence extending from said point of beginning along Lot No. 15 North thirty-seven degrees thirty-three minutes West 166.51 feet to a point on the southeasterly side of Chestnut Street (sixty feet wide); thence extending along same North fifty-two degrees twenty-seven minutes East 80.00 feet to a point, a corner of Lot No. 17 on said Plan; thence extending along same South thirty-seven degrees thirty-three minutes East 166.51 feet to a point on the northwesterly side of Earl Road; thence extending along same South fifty-two degrees twenty-seven minutes West 80.00 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 16 as shown on the above mentioned Plan.

BEING the same premises which Joseph R. Boretski and Michele L. Boretski, his wife by Deed dated January 28, 2004 and recorded March 18, 2004 in the Office of the Recorder of Deeds in and for the County of Berks, Pennsylvania in Record Book 4018 Page 909 granted and conveyed unto Joseph P. Polityka and Shelia A. Polityka, his wife.

No. 14-12769

Judgment Amount: \$286,755.58

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of land located on the North side of Township Road No T-630 known as "Rugby Road" West of Stonetown Road, and on the East side of a fifty (50) feet wide Private Road and being Lot No. 2 as shown on the "Joseph R. Schwab Plan of Lots" recorded in Plan Book Volume 151, Page 52, Berks County Records and situate in the Township of Exeter, County of Berks, Commonwealth of Pennsylvania, and being more fully bounded and described as follows, to wit:

BEGINNING at a steel pin on a curve connecting the proposed North right-of-way line of "Rugby Road" (existing thirty-three (33) feet wide right-of-way and proposed sixty (60) feet wide right-of-way) with the East side of said Private Road, said point being a corner in line of property belonging to Gary Alan Levan and Cheryl Lynn Rightnour and being the Southeasternmost corner of the herein described Lot No. 2, thence extending along the East side of said Private Road the following two (2) courses and distances as follows to wit:

1) IN a Northwesterly direction along said curve deflecting to the right having a radius of ten feet and fifty-six hundredths of one foot (10.56 feet), having a central angle of ninety- seven (97) degrees twenty (20) minutes thirty-three (33) seconds, having a tangent of twelve (12.00) feet, having a chord of fifteen feet and eighty-five hundredths of one foot (15.85 feet) and a chord bearing of North forty-eight (48) degrees twenty (20) minutes fifty-nine seconds and five tenths of one second (59.5) East a distance along the arc of seventeen feet and ninety-three hundredths of one foot (17.93 feet) to the point of tangent,

2) IN a Northeasterly direction on a line bearing North Zero (00) degrees nineteen (19) minutes twelve (12) seconds East, a distance of three hundred forty six feet and twelve hundredths of one foot (346. 12 feet) to a point of curve forming the Northern terminus of said Private Road;

THENCE extending in a Northwesterly direction along said curve forming the Northern terminus of said Private Road deflecting to the left having a radius of sixty (60.00) feet, having a central angle of one hundred thirty-seven (137) degrees four (04) minutes fifteen (15) seconds, having a tangent of one hundred fifty-two feet and sixty hundredths of one foot (152.60 feet), having a chord of one hundred eleven feet and sixty-eight hundredths of one foot (111.68 feet and a chord bearing of North sixty-eight (68) degrees twelve (12) minutes fifty-five seconds and five tenths of one second (55.5 feet) West a distance along the arc of one hundred forty-three feet and fifty-four hundredths of one foot (143.54

11/27/2014

Vol. 107, Issue 09

feet) to a point, a corner of Lot No. 1 on the above mentioned recorded Plan;

THENCE extending along Lot No. 1, the following two courses and distances as follows to wit:

1) IN a Northwesterly direction on a line radial to the last described curve and bearing North forty-six (46) degrees forty-five (45) minutes three (03) seconds West a distance of forty (40.00) feet to a point,

2) IN a Northeasterly direction on a line bearing North five (05) degrees fifty-three (53) minutes forty-seven (47) seconds East a distance of three hundred twenty-four feet and ninety-two hundredths of one foot (324.92 feet to a point in the line of property belonging to Herman L. Templin and Rose B. Templin, his wife;

THENCE extending in a Southeasterly direction along property belonging to Herman L. Templin and Rose B. Templin, his wife, on a line bearing South seventy-one (71) degrees (50) minutes fifty-six (56) seconds East a distance of one hundred eighty-five feet and twenty-five feet and twenty-two hundredths of one foot (185.22 feet) to a steel pin, a corner of property belonging to Howard W. Auman and Ethyl C. Auman, his wife thence extending in a Southeasterly direction partially along property belonging to Howard W. Auman and Ethyl C. Auman, his wife, and partly along property to Edwin W. Greisemer and Sara B. Greisemer, his wife, a line bearing South four (04) degrees forty-seven (47) minutes one (01) second East passing through a steel pin on line at a distance of three hundred eighteen feet and forty-four hundredths of one foot (318.44 feet) from the last described corner a total distance of five hundred eighteen feet and forty-four hundredths of one foot (543.10 feet) to a steel pin, a corner of property belonging to Edwin W. Greisemer and Sara H. Greisemer, his wife, thence in a Northwesterly direction partially along property belonging to Edwin W. Greisemer and Sara H. Greisemer, his wife, and partially along property belonging to Gary Alan Levan and Cheryl Lynn Rightnour on a line bearing North eighty-eight (88) degrees eleven (11) minutes thirty-eight (38) seconds West a distance of one hundred nine feet and ninety-five hundredths of one foot (109.95 feet) to a steel pin, a corner of property belonging to Gary Alan Levan and Cheryl Lynn Rightnour, thence extending in a Southwesterly direction along property belonging to Gary Alan Levan and Cheryl Lynn Rightnour on a line bearing South zero (00) degrees forty-five (45) minutes twenty-two (22) seconds West a distance of one hundred fifty-three feet and twenty-eight hundredths of one foot (153.28 feet) to the place of BEGINNING.

CONTAINING in area two acres and one hundred seventy-three hundredths of one acre (2.173 Acres) of land.

TOGETHER with the rights of ingress and

egress at all times hereafter forever over a certain fifty feet wide private road extending Northwardly from Township Road T-630, known as "Rugby Road", as shown on the plans of "Joseph R Schwab Plan of Lots".

SUBJECT to the equally shared expense of construction and maintenance at all times hereafter forever of said fifty feet wide private road

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 487 Rugby Road, Birdsboro, PA 19508

TAX PARCEL #43533507597650

ACCOUNT: 43028524

SEE Deed Book 5394, Page 2369

Sold as the property of: Michelle A. Strunk and Christopher S. Strunk

No. 14-12973

Judgment Amount: \$13,866.29

Attorney: Udren Law Offices, P.C.

ALL THAT CERTAIN two-story brick house and kitchen attached and Lot or piece of ground upon which the same is erected, situate on the East side of Spring Garden Street, known as No. 341 Spring Garden Street, between Bingaman and Muhlenberg Streets, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of Leo Schaeztle; on the South by property now or late of Constantine Klempke; on the East by a ten feet wide alley; and on the West by said Spring Garden Street containing in front along said Spring Garden Street 14' and in depth 90' more or less.

AS DESCRIBED in Deed Instrument No. 2012009250

BEING KNOWN AS: 341 Spring Garden Street, Reading, PA 19602

PROPERTY ID NO.: 02-5306-36-98-8316

TITLE TO SAID PREMISES is vested in Guadalupe Feliciano by Deed from Maria Isalez Benitez and Guadalupe Feliciano dated 02/29/2012 recorded 03/08/2012 in Deed Book Instrument #2012009250.

To be sold as the property of: Guadalupe Feliciano

No. 14-12982

Judgment: \$63,850.46

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

TAX I.D. #28-4453-16-93-2640

ALL THAT TRACT OR PARCEL OF LAND, situate, lying and being in the Township of Upper Bern, County of Berks and State of Pennsylvania being more particularly described as follows:

BEING the same premises conveyed to Kenneth E. Collier and Lorraine A. Collier by Deed recorded in Liber 1823, Page 985 on November 26, 1982.

EXPECTING AND RESERVING ALL THAT TRACT OR PARCEL OF LAND conveyed to Larry L. Keller and Penny S. Keller by Fee

11/27/2014

Simple Deed recorded in Liber 2229 at Page 340 on 8/2/1991.

TAX MAP #28-4453-16-93-2640

ADDRESS: Route 22, Upper Bern, Pennsylvania

THIS PROPERTY is or will be improved by a one or two family dwelling only.

BEING KNOWN AS: 5487 Old Route 22, Hamburg, Pennsylvania 19526.

Title to said premises is vested in Lorraine A. Collier by Deed from Hamburg Savings and Trust Company, Guardian of the Estate of Clara M. Stoudt, an incompetent dated November 26, 1982 and recorded November 26, 1982 in Deed Book 1823, Page 985. The said Lorraine A. Collier died on November 8, 2006 thereby vesting title in Kenneth E. Collier by operation of law.

To be sold as the property of Kenneth E. Collier

No. 14-13078

Judgment: \$85,958.94

Attorney: Heather Z. Kelly, Esquire

Legal Description

ALL THAT CERTAIN Lot or ground and the three-story dwelling and other buildings thereon erected, situate on the East side of South Fifth Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, being No. 245 South Fifth Street, bounded and described as follows, to wit:

ON the North of property of George I. Landy;

ON the East of Pearl Street;

ON the South of property of Thomas A. Hartford and Elsie Ellen Hartford and property now or late of William A. Sharp; and

ON the West by South Fifth Street.

CONTAINING in front on said South Fifth Street twenty-four feet (24') and in depth of equal width two hundred thirty feet (230') to Pearl Street.

THEREON ERECTED A DWELLING HOUSE KNOWN AS 245 South Fifth Street, Reading, Pennsylvania, 19602.

BEING THE SAME PREMISES which Federico Moreno and Kim L. Moreno, husband and wife, by Indenture dated May 5, 2004 and recorded May 5, 2004 in the Office of the Recorder of Deeds of Berks County in Record Book 4051, Page 2067, granted and conveyed unto Ronald L. Pauley and Traci A. Pauley, husband and wife,

TAX PARCEL: 04-5306-3578-95-98

ACCOUNT: 04-083950

SEE Deed Book 4051 Page 2071

To be sold as the property of Ronald L. Pauley and Traci A. Pauley

No. 14-1316

Judgment Amount: \$22,179.90

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and lot of ground on which

Vol. 107, Issue 09

the same is erected, situate on the South side of Muhlenberg Street, between Orange and Tenth Streets, being No. 940, in the City of Reading, County of Berks, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by said Muhlenberg Street;

ON the East by property now or late of C. Goodman;

ON the South by an alley; and

ON the West by property now or late of M. Klusewitz.

CONTAINING in front on said Muhlenberg Street, East and West, thirteen feet (13 feet), and in depth, North and South to said alley, seventy-two feet (72 feet).

TOGETHER with the joint use of the alley between the herein described property and the property adjoining on the West, said alley being about two feet two inches (2 feet 2 inches) in width and extending South from said Muhlenberg Street about thirty feet (30 feet).

TITLE TO SAID PREMISES IS VESTED IN Joseph J. Foreman, an adult individual and sui juris, by Deed from Edward J. Scibek and Kathryn Scibek, h/w, adult individuals and sui juris, dated 05/23/2002, recorded 06/06/2002 in Book 3546, Page 1291. Joseph J. Foreman died on 09/29/2012, and upon information and belief, his surviving heir is Samantha Foreman.

BEING KNOWN AS 940 Muhlenberg St., Reading, PA 19602-1937.

Residential property

TAX PARCEL NO. 02-5316-29-08-3131

TAX ACCOUNT: 02520600

SEE Deed Book 3546 Page 1291

To be sold as the property of Samantha Foreman, in capacity as heir of Joseph J. Foreman, deceased, unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Joseph J. Foreman, Deceased.

No. 14-13234

Judgment: \$338,125.68

Attorney: Andrew J. Marley, Esquire

ALL THAT CERTAIN Lot or parcel of ground situate in Amity Township, Berks County, Pennsylvania bounded and described according to a Final Plan for Advanced Building Systems recorded in Plan Book 216 Page 40, Berks County Records, as follows:

BEGINNING at a point on the title line in the bed of Old Airport Road (S.R. 2049) a corner in common with Lot 4 on the above mentioned Plan; thence leaving the bed of Old Airport Road and along Lot 4 North 67 degrees 12' 30" West a distance of 135.00 feet to a point on line of Lot 5 on the above mentioned Plan; thence along Lot 5 North 22 degrees 47' 30" East a distance of 100.00 feet to a point a corner; thence South 67 degrees 12' 30" East a distance of 135.00 feet to a point on the title line in the bed of Old Airport Road; thence in and through the bed of

11/27/2014

Vol. 107, Issue 09

Old Airport Road South 22 degrees 47' 30" West a distance of 100.00 feet to a point, the place of beginning.

CONTAINING 13,500 square feet.

BEING Lot 3 on the above mentioned Plan.

BEING the same premises which Jason Seville and Diane Boyer, J/T/R/S, by Deed dated July 5, 2007 and recorded July 18, 2007 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 5181 Page 1605, granted and conveyed unto Jason Seville, Single.

TAX PARCEL: 24535412957946

ACCOUNT: 24000880

PIN NO. 535412957946

BEING KNOWN AS 102 Old Airport Road, Douglassville, PA, 19518

To be sold as the property of Jason Seville

No. 14-13533

Judgment: \$288,694.14

Attorney: Udren Law Office, P.C.

ALL THAT CERTAIN Lot or piece of ground situate in South Heidelberg Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of Heidelberg Run East drawn by Vitillo Group, Inc., Engineers, Surveyors, Planners, and Managers dated June 13, 1997 and last revised April 6, 1999, said Plan recorded in Berks County in Plan Book 234, Page 33, as follows, to wit:

BEGINNING AT A POINT of curve on the southwesterly side of Shelly Drive (54 feet wide), said point being a corner of Lot No. 43 on said Plan; thence extending from said point of beginning along Lot No. 43 South 30 degrees 30 minutes 06 seconds West 104.49 feet to a point in line of Lot No.48 on said Plan; thence extending along same North 58 degrees 25 minutes 20 seconds West 33.63 feet to a point, a corner of Lot No. 49 on said Plan; thence extending along same North 68 degrees 54 minutes 02 seconds West 54.42 feet to a point, a corner of Lot No. 41 on said Plan; thence extending along same North 22 degrees 00 minutes 59 seconds East 106.27 feet to a point of curve on the southwesterly side of Shelly Drive; thence extending along same South eastwardly along the arc of a circle curving to the right, having a radius of 698.00 feet, the arc distance of 103.37 feet to the first mentioned point and place of beginning.

CONTAINING 10,000 square feet of land.

BEING LOT 42 as shown on the above mentioned Plan.

SUBJECT TO A PORTION of a 20 feet wide drainage easement extending along rear of premises.

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

1. ALL sanitary easements shall remain free and clear of all impediments including, but not limited to, sheds, decks, fences, pools, trees, shrubs, or other plantings. The individual Lot owners shall provide routine maintenance. No

regrading without the South Heidelberg Township Municipal Authority's written permission shall be performed.

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

AS DESCRIBED in Mortgage Book 5109, Page 1455

BEING KNOWN AS: 15 Shelly Drive, Sinking Spring, PA 19608-0000

PROPERTY ID NO.: 51-4376-03-20-6875

TITLE TO SAID PREMISES is vested in Christopher Civiello and Jocelyn Civiello, husband and wife, by Deed from Forino Co. L.P., a Pennsylvania Limited Partnership, successor by name change and merger to Forino Developers Co., by its Attorney-in-Fact, John G. Smith dated 07/30/2004 recorded 08/31/2004 in Deed Book 4139 Page 1680.

No. 14-13842

Judgment Amount: \$162,504.23

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

PREMISES A

ALL THAT CERTAIN piece of land in Perry Township, Berks County, Pennsylvania, on the West side of the Old Hamburg-Reading Road, bounded and described as follows:

BEGINNING at a stake, a corner of this and other Lot of Richard Rollman and Marian Stoudt; thence along land of Howard M. Zweigig (of which this was a part) North thirty degrees West twenty feet to a stake; thence along the same North seventy-nine degrees fifty-one minutes East one hundred seventy- five feet to a point in the above named road; thence in and along said road South thirty degrees East twenty feet to a point; thence along other Lot of Richard Rollman and Marian Stoudt South seventy-nine degrees fifty-one minutes West one hundred seventy-five feet to the place of beginning.

CONTAINING 0.076 acres of land.

PREMISES B

ALL THAT CERTAIN Lot of land with the buildings erected thereon, situate in Perry Township, Berks County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the middle of the old concrete road from Shoemakersville to Hamburg, a corner of this Lot and Lot of Lawrence Yerger; thence along Lot of said Lawrence Yerger South seventy-nine (79) degrees fifty-one (51) minutes West one hundred seventy-five (175) feet to a stake; thence along other land of Howard M. Zweigig, of which this was formerly a part North thirty (30) degrees West one hundred (100) feet to a stake; thence North seventy-nine (79) degrees fifty-one (51) minutes East one hundred seventy-

11/27/2014

Vol. 107, Issue 09

five (175) feet to a point in the middle of the above named road; thence in and along said road South thirty (30) degrees East one hundred (100) feet to the place of beginning.

CONTAINING 0.38 acre of land.

PREMISES C

ALL THAT CERTAIN Lot or piece of ground situate in the Township of Perry, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at an iron pin on the property line of Lawrence Yerger and wife and other lands of Richard Rollman and Marian Rollman, his wife; thence along property of Lawrence Yerger and wife South 78 degrees 08 minutes West 40 feet to an iron pin and other lands of Howard W. Zweizig and Mildred A. Zweizig, his wife; thence along the same North 28 degrees 52 minutes West 120 feet to an iron pin and the North property line of other lands of Richard Rollman and Marian Rollman, his wife; thence along the same North 78 degrees 08 minutes East 36 feet to an iron pin; thence South 30 degrees East 120 feet to the point and place of beginning.

CONTAINING 4560 square feet, strict measure.

TITLE TO SAID PREMISES IS VESTED IN Wayne R. Henry and Angela R. Henry, by Deed from Marian E. Rollman, formerly Marian Stoutd, by her agent, Randall R. Rollman, dated 03/07/2009, recorded 04/13/2009 in Instrument Number 2009015561.

BEING KNOWN AS 178 Hughes Hill Road, Shoemakersville, PA 19555-9638.

Residential property

TAX PARCEL NO.: 70449301390591

TAX ACCOUNT: 70029700

SEE Deed Instrument No. 2009015561

To be sold as the property of Wayne R. Henry a/k/a Wayne Henry, Angela R. Henry a/k/a Angela Henry.

No. 14-14108

Judgment Amount: \$123,232.89

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground together with the two and one-half story semi-detached, asbestos shingle covered frame dwelling house erected thereon, situate on the Eastern side of and known as No. 100 South White Oak Street, between Normal Avenue and Sander Alley in the Borough of Kutztown, County of Berks and State of Pennsylvania, bounded on the North by No. 96 White Oak Street, property now or late of George S. Christman and Grace R. Christman, his wife, on the South by No. 102 South White Oak Street, property now or late of Laura E. Gehring, on the East by a twenty (20) feet wide alley, known as Herring Alley, and on the West by the aforesaid South White Oak Street, being more fully bounded and described

as follows to wit:

BEGINNING at a corner marked by an iron pin in the Eastern topographical building line of South White Oak Street, a distance of 113 feet 8-1/2 inches Northwardly from Northeastern topographical corner of the intersection of Normal Avenue and the aforesaid South White Oak Street; thence along the aforesaid eastern topographical building line of South White Oak Street, North 18 degrees 7 minutes West, a distance of 25 feet 1-3/4 inches to a corner marked by an iron pin; thence leaving the aforesaid South White Oak Street and along property now or late of George S. Christman and Grace R. Christman, his wife, North 71 degrees 55 minutes East, a distance of 168 feet 2-1/2 inches to a corner marked by an iron pin in the western side of a twenty (20) feet wide alley, known as Herring Alley; thence along the same, South 18 degrees 7 minutes East a distance of 25 feet 1-3/4 inches to a corner marked by an iron pin; thence leaving the aforesaid Herring Alley and along property now or late of Laura E. Gehring, passing through the middle of the frame stud wall between the dwelling on the herein described premises and that on the South 71 degrees, 55 minutes West, a distance of 168 feet, 2-1/2 inches to the place of beginning.

CONTAINING forty-two hundred thirty and forty-eight one-hundredths (4,230.48) square feet.

TITLE TO SAID PREMISES IS VESTED IN Melissa S. Koehler, by Deed from Dean J. Kehl and Amy R. Moyer, dated 10/14/2011, recorded 10/17/2011 in Instrument Number 2011038632.

BEING KNOWN AS 100 South White Oak Street, a/k/a 100 South Whiteoak Street, Kutztown, PA 19530-1624.

Residential property

TAX PARCEL NO. 55-5443-12-86-6230

TAX ACCOUNT: 55008580

SEE Deed Instrument Number 2011020540

To be sold as the property of Melissa S. Koehler.

No. 14-14282

Judgment Amount: \$238,912.32

Attorney: KML Law Group, PC

LEGAL DESCRIPTION

ALL THAT CERTAIN parcel of land situate in the Borough of Sinking Spring, County of Berks and Commonwealth of Pennsylvania being known and designated as follows:

AT THE INTERSECTION of Weidman Avenue and Ashley Road, being all of Lot No. 11, as shown on a Map or Plan of the Development of Wilshire Development Company, Inc., in August 1936, and recorded in Plan Book 19, Page 7, Berks County Records, revised December 13, 1950, bounded on the Northeast by Weidman Avenue ( 60 feet wide), on the Southeast by Lot No. 12, on the Southwest by the proposed

11/27/2014

Vol. 107, Issue 09

Development of Milbeth Village, and on the Northwest by Ashley Road ( 50 feet wide) and being more fully bounded and described as follows:

BEGINNING at a corner in the Southeastern building line of Ashley Road at the beginning of a curve connection the said Southeasterly building line of Ashley Road with the Southwestern Building line of Weidman Avenue; thence in an Easterly direction by the aforesaid curve bearing to the South, having a radius of twenty feet (20), a central angle of eighty-four degrees thirty-six minutes fifteen seconds (84 degrees 36 minutes 15 seconds) a tangent distance of twenty-nine feet six and three-eighths inches (29 inches 06-3/8 feet) to a corner a point of tangency in the Southwestern building line of the aforesaid Weidman Avenue; thence in a Southeasterly direction along same, a distance of ninety- two feet three and one-half inches( 92 inches 03-1/2 feet) to a corner; thence leaving and forming an interior angle of eighty-four degrees thirty-six minutes fifteen seconds (84 degrees 36 minutes 15 seconds ) with the said Weidman Avenue and in a Southwesterly direction along Lot No. 12, a distance of one hundred twenty-five feet eleven and seven- eighths inches (125 feet 11-7/8 inches) to a corner in line of the proposed Development of Milbeth Village, thence in a Northwesterly direction along same, forming an interior angle of ninety-five degrees twenty-three minutes forty-five seconds (95 degrees 23 minutes 45 seconds) with the last described line along the Southwestern side of a five feet (05 inches) wide reservation for public utilities across the herein described lot, a distance of one hundred ten feet five and seven-eighths inches (110 inches 05-7/8 feet) to a corner in the Southeastern building line of the aforesaid Ashley Road; thence in an Easterly direction along same, forming an interior angle of eighty-four degrees thirty-six fifteen seconds (84 degrees 36 inches 15 seconds) with the last described line, a distance of one hundred seven feet and nine and one-half inches (107 inches 09-1/2 feet) to the place of beginning.

CONTAINING thirteen thousand eight hundred thirty-eight and ninety-six hundredths (13,8383.96)

THEOREN ERECTED A DWELLING HOUSE KNOWN AS: 425 Weidman Avenue, Sinking Spring, PA 19608

TAX PARCEL #79438606375705

ACCOUNT: 79081110

SEE Deed Book 2863, Page 2251

Sold as the property of: Robert F. Glietz and Heather M. Glietz

No. 14-14283

Judgment: \$160,843.29

Attorney: Law Offices of Gregory Javardian

ALL THAT CERTAIN Lot or piece of ground, together with the two and one-half story concrete block stucco dwelling house and

detached concrete block garage thereon erected, lying on the Southwesterly side of the Macadam Township Road T-413 known as Spring Valley Road, leading from the Pricetown Road towards Bernhardt's Dam, situate in the Township of Muhlenberg, County of Berks and State of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a p.k. nail in the Southwesterly side of Spring Valley Road, a corner of property belonging to Jack T. Miles and Elizabeth S., his wife; thence leaving said Spring Valley Road and extending along said property belonging to Jack T. Miles and Elizabeth S., his wife, the two following courses and distances, viz: (1) South 47° 57' 18" West a distance of 134.18 feet to an iron pipe, and (2) South 17° 39' 48" West a distance of 111.54 feet to an iron pipe in line of property belonging to Henry W. Mervine and Dorothy M., his wife; thence extending along said property belonging to Henry W. Mervine and Dorothy M., his wife, being along the Northern side of a 16 1/2 feet wide right of way, South 74° 33' 48" West a distance of 82.45 feet to a point in line of property belonging to Charles K. Noll and Ardelle A., his wife; thence extending along the same, and along property belonging to John W. Noll and Eleanor M., his wife, North 17° 47' East a distance of 344.78 feet to a point in aforesaid Spring Valley Road, passing through a stainless steel pin on line at a distance of 13.02 feet from the last mentioned point; thence extending in said Spring Valley Road, being along property belonging to the City of Reading, the two following courses and distances, viz: (1) South 62° 37' East a distance of 62.54 feet to a point, and (2) South 32° 37' 12" East a distance of 96.76 feet to the place of BEGINNING.

CONTAINING IN AREA: 27,557.39 square feet.

BEING THE SAME PREMISES which Anna W. Heffner, widow, by her Attorney in Fact/Agent Dolores A. Skinner by Deed dated July 25, 2003 and recorded August 4, 2003 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 3827, Page 1630, granted and conveyed unto Michael C. Rusden.

BEING KNOWN AS 406 Spring Valley Road, Reading, PA 19605.

TAX PARCEL NO. 66-5318-10-45-7937

ACCOUNT:

SEE Deed Book 3827 Page 1630

To be sold as the property of Michael C. Rusden

No. 14-14368

Judgment: \$76,558.21

Attorney: Martha E. Von Rosenstiel, Esquire

LEGAL DESCRIPTION

ALL THOSE CERTAIN Lots or pieces of ground being Lots Nos. 354 (Westerly 17-1/2 feet), 355, 356 and 357 as shown on a Map or Plan entitled 'Montrose', said Map or Plan recorded in the Office for the Recording of Deeds for Berks

11/27/2014

Vol. 107, Issue 09

County in Plan Book Volume 2, Page 55, situate in the Township of Cumru, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin marking the intersection of the Easterly lot line of Rosemont Avenue and the Northerly lot line of Parkside Avenue, said Rosemont and Parkside Avenues being more clearly shown on the above mentioned Map of 'Montrose;' thence along the said Easterly lot line of Rosemont Avenue in a Northwesterly direction, forming an interior angle of 90 degrees with the said Northerly lot line of Parkside Avenue 130 feet to an iron pin marking the intersection of the aforesaid Easterly lot line of Parkside Avenue and the Southerly lot line of a 15 feet wide alley; thence along the said Southerly lot line of the 15 feet wide alley in a Northeasterly direction, forming an interior angle of 90 degrees with the last described line 80 degrees to an iron pin; thence leaving the said alley in a Southeasterly direction along the Easterly 2-1/2 feet of Lot No. 354, forming an interior angle of 90 degrees with the last described line 130 feet to an iron pin in the foresaid Northerly lot line of Parkside Avenue; thence along the said Northerly lot line of Parkside Avenue in a Southwesterly direction, forming an interior angle of 90 degrees with the last described line 80 feet to the iron pin, the point or place of BEGINNING.

CONTAINING: 10,400 Square Feet.

BEING THE SAME PREMISES which Jennie LaManna, widow and Peter A. LaManna, single man, by Deed dated April 16, 1969 and recorded in Deed Book Volume 1546 Page 294, Berks County Records, granted and conveyed unto Salvatore Sottosanti and Maria Sottosanti, husband and wife.

PARCEL IDENTIFICATION NO.: 39-4395-05-19-2138

TAX ID #39188760

TITLE TO SAID PREMISES IS VESTED IN Robert L. Pressley, Jr. and Brenda L. Pressley, h/w, by Deed from Salvatore Sottosanti and Maria Sottosanti, h/w, dated 12/30/1992, recorded 01/08/1993 in Book 2378, Page 1942.

To be sold as the property of Robert L. Pressley, Jr. and Brenda L. Pressley

No. 14-14433

Judgment: \$118,590.44

Attorney: Law Offices of Gregory Javardian

ALL THAT CERTAIN Lot or piece of ground, together with the frame dwelling thereon erected, situate in the Borough of Kenhorst, formerly in the Township of Cumru, County of Berks and State of Pennsylvania, as shown by Map or Plan survey by E. Kurtz Wells, and bearing date September, 1920, said Map or Plan being recorded, and being further known as Lots Nos. 646 and 647 in said Plan known as "Fairview Hills" and more particularly bounded and described as follows (recorded in Plan Book Volume 4, Page 34, Berks County Records):

BEGINNING at a point in the Southern building line of Greenway Terrace as laid out on the Plan of Lots known and recorded and "Fairview Hills", said point being 81.03 feet East of the point of curvature in said Southern building line of Greenway Terrace and also being a corner in common with Lot No. 648 as shown on above mentioned Plan of Lots; thence in a Southeasterly direction along Lot No. 648 a distance of 101.14 feet in a point in line of property of the Bernardine Sisters, thence in a Southeasterly direction along said property of the Bernardine Sisters, by a line at right angles to last described line of distance of 40 feet to a point a corner in common with Lot No. 645; thence in a Northwesterly direction by a line at right angle to last described line a distance of 86.96 feet to a point in the aforementioned Southern building line of Greenway Terrace; thence in a Southwesterly direction along said Southern building line of Greenway Terrace by a line curving to the left having a radius of 300 feet a distance of 42.45 feet to the place of BEGINNING.

BEING THE SAME PREMISES which Kay A. Nixon f/k/a Kay A. Christman by Deed dated July 3, 1996 and recorded July 16, 1996 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 2748, Page 1530, granted and conveyed unto Robert S. Brown, Jr. and Harriat C. Houser.

BEING KNOWN AS 982 Greenway Terrace, Kenhorst, PA 19607.

TAX PARCEL NO. 54-5306-18-41-9249

ACCOUNT:

SEE Deed Book 2748 Page 1530

To be sold as the property of Robert S. Brown a/k/a Robert S. Brown, Jr. and Harriat C. Brown a/k/a Harriat C. Houser

No. 14-14530

Judgment Amount: \$125,883.04

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground together with the brick, ranch type dwelling house and garage thereon erected, being Numbered 1900 King Street, lying on the Southeastern corner of King and Gray Streets (both 50 feet wide), and being a part of Section 'C' of Laurel Hill Plan of Lots laid out by Charles S. Eisenbrown in January 1915, and recorded in Berks County Records in Plan Book 7, Page 12, situate in the Borough of Laureldale, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at an iron pipe in the Eastern building line of Gray Street, being a corner of property belonging to George L. Stranhan and Thelma E., his wife; thence extending in a Northerly direction along said Eastern building line of Gray Street, by a line making a right angle with the line to be described last, a distance of 43.46 feet to a point of curve connecting said Eastern building line of Gray Street with the

11/27/2014

Southerly building line of King Street; thence in a Northeasterly direction along the arc of a curve deflecting to the right established through the petition and release by James M. Fallor and Jeanette A., his wife, to the Borough of Laureldale, on November 5, 1962, having a radius of 30 feet, a central angle of 124 degrees 47 minutes 30 seconds, a distance along the arc of 85.34 feet to a point of tangent in the Southerly building line of King Street; thence extending in an Easterly direction along said Southerly building line of King Street, a distance of 76.59 feet to a point; thence leaving said Southerly building line of King Street and extending in a Southerly direction along property belonging to Raymond L. Meyer, by a line making an interior angle of 124 degrees 47 minutes 30 seconds with the said Southerly building line of King Street, a distance of 24.38 feet to an iron pipe; thence extending in a Westerly direction along the aforesaid property belonging to George L. Stranhan and Thelma E., his wife, by a line making a right angle with the last described line, a distance of 110.00 feet to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Ryan L. Colon, by Deed from Amy Colon, dated 03/13/2007, recorded 03/19/2007 in Book 5095, Page 290.

BEING KNOWN AS 1900 King Street, Reading, PA 19605-1942.

Residential property

TAX PARCEL NO.: 57531918216056

TAX ACCOUNT: 57082660

SEE Deed Book 5095 Page 290

To be sold as the property of Ryan L. Colon.

No. 14-14580

Judgment: \$87,734.79

Attorney: Leon P. Haller, Esquire

ALL THAT CERTAIN Lot or piece of ground upon which is erected a 2 1/2 story frame, mansard roof, semi-detached dwelling house, being the southern 2 feet portion of Lot No. 11 and the northern 12 feet portion of Lot No. 9 on the Edison Plan of Lots, situate in the Borough of Shillington, County of Berks and State of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the eastern building line of South Wyomissing Avenue as shown on the Topographical Survey of the Borough of Shillington, said point being 118 feet South of the southeastern building corner of Madison Street and South Wyomissing Avenue; thence in an easterly direction forming an interior angle of 90 degrees 10 minutes with the eastern building line of South Wyomissing Avenue, a distance of 173.45 feet to a point in the western side of a 20 feet wide alley; thence along same in a southerly direction forming an interior angle of 89 degrees 45 minutes with the last described line, a distance of 14 feet to a point in line with property of Calvin F. Rhoads; thence in a westerly direction along

same, forming an interior angle of 90 degrees 15 minutes with the last described line; a distance of 173.45 feet to a point on the eastern side of South Wyomissing Avenue; thence in a northern direction along said South Wyomissing Avenue, forming an interior angle of 89 degrees 50 minutes with the last described line a distance of 14 feet to the place of BEGINNING.

HAVING THEREON ERECTED a dwelling house known as: 309 S. Wyomissing Avenue Shillington, PA 19607

PARCEL I.D. 77439510479220

BEING THE SAME PREMISES which Nelson R. Stubbs and Maryann Stubbs, husband and wife, by Deed dated May 19, 2005 and recorded May 26, 2005, in the Recorder of Deeds Office in and for Berks County, Pennsylvania, in Record Book 4588, Page 1786, granted and conveyed unto Shelley M. Paul.

To be sold as the property of Shelley M. Paul

No. 14-14937

Judgment Amount: \$99,511.96

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN brick dwelling house being known as No. 225 Brobst Street and the Lot or piece of ground on which the same is erected, and being further known as the Southerly 18 feet of Lot No. 53 on the Plan of Allendale, said Plan being recorded in Plan Book Volume 7, Page 1, Berks County Records, situate on the East side of Brobst Street between Reading Avenue and East Elm Street in the Borough of Shillington, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by the Northerly 2 feet of Lot No. 53 on said Plan;

ON the East by a 15 feet wide alley;

ON the South by Lot No. 54 on said Plan; and

ON the West by said Brobst Street.

HAVING a frontage of 18 feet on Brobst Street and extending in depth of equal width a distance of 135 feet to said 15 feet wide alley.

TITLE TO SAID PREMISES IS VESTED IN Angela F. Gates, unmarried, by Deed from Michael Wanner and Eileen L. Wanner, h/w, dated 06/10/2008, recorded 06/12/2008 in Book 5372, Page 313.

BEING KNOWN AS 225 North Brobst Street, Shillington, PA 19607-1914.

Residential property

TAX PARCEL NO. 77-4395-07-79-0662

TAX ACCOUNT: 77008310

SEE Deed Book 5372 Page 313

To be sold as the property of Angela F. Gates a/k/a Angela F. Perry.

No. 14-15171

Judgment Amount: \$58,452.33

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground

11/27/2014

Vol. 107, Issue 09

with the two-story frame dwelling house erected thereon, situate on the East side of South Third Street (formerly White Oak Street), and being known as Number 233 South Third Street, in the Borough of Hamburg, County of Berks and Commonwealth of Pennsylvania, being more particularly bounded and described as follows:

ON the East by property now or late of Albert Zimmerman;

ON the East by Apple Tree Alley;

ON the West by South Third Street (formerly White Oak Street); and

ON the South by property now or late of Milton L. Buchman.

CONTAINING in front along said South Third Street (formerly White Oak Street) fourteen (14) feet and in depth one hundred eighty (180) feet.

TITLE TO SAID PREMISES IS VESTED IN Josef A. Schneider, by Deed from Fannie Mae, a/k/a Federal National Mortgage Association by its Attorney in Fact Phelan Hallinan & Schmieg, LLP., by Power of Attorney recorded 01/30/09 Inst#2009003701, dated 11/24/2009, recorded 11/30/2009 in Instrument Number 2009053138.

BEING KNOWN AS 233 South 3rd Street, a/k/a 233 South Third Street, Hamburg, PA 19526-1807.

Residential property

TAX PARCEL NO. 46-4494-05-18-2412

TAX ACCOUNT: 46022900

SEE Deed Instrument #2009053138

To be sold as the property of Josef A. Schneider.

No. 14-15307

Judgment Amount: \$126,531.46

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THOSE CERTAIN three adjoining Lots or pieces of ground designated on the Map or Plan of "Farview" as Lots Numbers 988, 989, 990, together with the one-story aluminum siding dwelling house thereon erected, being known as 1523 Ridge Avenue, Cumru Township, Berks County, Pennsylvania, bounded Northerly by a twenty feet wide alley, Easterly by Lot No. 987 on said Plan of Farview, Southerly by Ridge Avenue on said Plan and Westerly by Lot No. 991 on said Plan.

CONTAINING in front on said Ridge Avenue sixty (60) feet and in depth of equal width to said alley, one hundred and fifteen (115) feet.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1523 Ridge Avenue, Shillington, PA 19607

TAX PARCEL #39439616926847

ACCOUNT: 39447554

SEE Deed Book 1681, Page 1134

Sold as the property of: Donald Gates and Donna Gates

No. 14-15309

Judgment Amount: \$39,294.86

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and the Lot or piece of ground situate, lying and being in the Borough of Hamburg, County of Berks and Commonwealth of Pennsylvania, known as No. 119 South Fourth Street, formerly Main Street, bounded and described as follows, to wit:

ON the North by property of Hattie M. Smith; On the East by Primrose Alley; On the South by property late of Amanda Wagner, deceased, and on the West by Fourth Street, formerly known as Main Street.

CONTAINING fifteen (15) feet in front along said Fourth Street, and one hundred and eighty (180) feet in depth. It being the northern quarter of Lot No. 4 in the General Plan of the Borough of Hamburg.

TITLE TO SAID PREMISES IS VESTED IN Robert E. Groff and Anna M. Groff, his wife, by Deed from Ralph C. Konemann and Dorothy J. Konemann, his wife, dated 04/10/1979, recorded 04/11/1979 in Book 1757, Page 957.

THE SAID Robert E. Groff died on 8/6/2004, vesting sole ownership in Anna M. Groff as surviving tenant by the entirety.

BEING KNOWN AS 119 South 4th Street, Hamburg, PA 19526-1205.

Residential property

TAX PARCEL NO.: 46449405194147

TAX ACCOUNT: 46043300

SEE Deed Book 1757 Page 957

To be sold as the property of Anna M. Groff.

No. 14-15316

Judgment Amount: \$268,966.33

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN parcel of land located on the southwesterly side of North Church Street (45 feet wide), situated in the Borough of Bally, Berks County, Commonwealth of Pennsylvania, described according to a Plan and Survey as prepared by Aston Surveyors / Engineers, Boyertown, PA, Plan No. 2273-OA, dated June 26, 1991, bounded on the northeast by North Church Street; on the southeast by and southwest by the land, now or late, of Earl W. and Virginia M. Kemp; and on the northwest by land, now or late, of William H. and Helen Grill, being more fully described as follows:

BEGINNING AT A POINT on the southerly cure line of North Church Street, a corner of this and the land, now or late, of William H. and Helen Grill; thence from the point of beginning, along the southerly curb line of North Church Street; South 75 degrees East 53.33 feet to a point, a corner of this and the land, now or late, of Earl W. and Virginia M. Kemp; thence along the land, now or late, of Earl W. and Virginia M. Kemp the next three courses and distances, to

11/27/2014

Vol. 107, Issue 09

wit: (1) leaving North Church Street, South 15 degrees 58 minutes 39 seconds, West 58.70 feet to an iron pipe found in concrete, a corner; the line passing over a p.k. nail set 0.50 feet from the first mentioned point; (2) South 35 degrees 05 minutes 23 seconds West 67.73 feet to an iron pin found; (3) North 58 degrees 03 minutes 53 seconds West 49.71 feet to an inch pin set, a corner of this and the land, now or late, of William H. and Helen Grill; thence along the land, now or late, of William H. and Helen Grill, North 24 degrees East 119.29 feet to the point of beginning; the line passing over an iron pipe found 0.50 feet from the point of beginning.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 308 North Church Road, Ball, PA 19503

TAX PARCEL #25630909068840

ACCOUNT: 25015400

SEE Deed Book 05264, Page 014

Sold as the property of: Shannon L. Davis

No. 14-15545

Judgment: \$224,321.16

Attorney: Bradley J. Osborne, Esq.

ALL THAT CERTAIN Lot or parcel of ground situate in Lower Alsace Township, Berks County, Pennsylvania bounded and described according to a Plan of the Brian P. and Cheryl A. Schwartz Subdivision recorded in Plan Book 210, Page 13, Berks County Recorders, as follows:

BEGINNING at a point on the northeast side of Oak Lane a corner in common with lands now or late of Robert L. Long and Mary W. Long, his wife, being Lot No. 52 on the Plan of Sylvan Dell (P. B. V. 1 Page 35); thence northwesterly along the northeast side of Oak Lane 60.00 feet to a point a corner in common with lands now or late of G&M Co, Inc., being Lot No. 48 on the aforementioned Plan of Sylvan Dell; thence northeasterly along said lands 120.00 feet to a point on line of lands now or late James M. Shunk and Beverly A. Shunk, his wife, being Lot No. 66 on the Plan of Woodside (P. B. V. 1 Page 34), thence southeasterly along said lands 20.00 feet to a point a corner; thence northeasterly still along lands of Shunk 10.00 feet to a point corner in common with lands now or late Paul A. Rossi and Ruth P. Rossi, being the northeasternmost 110.00 feet of Lot Nos. 65 and 64 on the aforementioned Plan of Woodside; thence southeasterly along said land 40.00 feet to a point on line of other lands now or late of Robert L. Long and Mary Long, his wife, being Lot No. 63 on the aforementioned Plan of Woodside; thence southwesterly along said lands and the first mentioned lands of long 130.00 feet to a point on the northeast side of Oak Lane, the place of beginning.

CONTAINING 7,600 square feet.

BEING Lot No. 2 on the abovementioned Plan.

BEING THE SAME PREMISES which Orville E. Sawyer, Jr. and Crystal A. Sawyer, husband and wife, by Deed dated July 31, 2008

and recorded in the Berks County Recorder of Deeds Office on August 8, 2008 in Deed Book 5400, Page 2235, granted and conveyed unto Randal P. Snyder and Susan J. Miller.

TAX PARCEL NO. 23532714338615

PIN #532714337681

BEING KNOWN AS 133 Oak Lane, Reading, PA 19606

Residential Property

To be sold as the property of Susan J. Miller a/k/a Susan J. Snyder and Randal P. Snyder

No. 14-15570

Judgment: \$79,081.50

Attorney: Martha E. Von Rosentiel, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN three-story brick house and Lot or piece of ground situate on the North side of Jameson Place, No. 243 between Ritter and Lincoln Streets, in the City of Reading, Berks County, State of Pennsylvania, bounded and described as follows, to wit:

ON the North by Windsor Street;

ON the East by property now or late of Elias Kemmerer;

ON the South by said Jameson Place; and

ON the West by property now or late of William P. Kemmerer.

CONTAINING in front along James Place eighteen feet six inches and in depth one hundred and ten feet to said Windsor Street.

UNDER AND SUBJECT to the restriction that the premises for a period often years from the date of completion of the construction of the dwelling unit thereon remains 'Affordable Housing' as defined in 24 CFR Part 92.252, and amended from time to time, Grantee shall file with the Recorder of Deeds, Berks County, Pennsylvania, a certification of the date of the completion of said construction. 'Affordable' is defined as the maximum percentage of the purchaser's income that can be used to pay the principal, interest, taxes and insurance on the unit. The maximum percentage of income shall be established at 30% of annual income.

PARCEL NO. 5307-48-45-5089

BEING THE SAME PREMISES which Wilfredo Tirado, by Deed dated March 28, 2008 and recorded in Deed Book Volume 05329, Page 1607, Berks County Records, granted and conveyed unto Juliana Perez and Desiree Peguero, tenants in common.

PARCEL IDENTIFICATION NO.: 15-5307-48-45-5089

TAX ID #15434325

TITLE TO SAID PREMISES IS VESTED IN Juliana Perez, by Deed from Juliana Perez and Desiree Peguero, tenants in common, dated 11/05/2009, recorded 11/05/2009 in Instrument Number 2009051892.

To be sold as the property of Juliana Perez

11/27/2014

Vol. 107, Issue 09

No. 14-15573

Judgment: \$193,315.05

Attorney: Martha E. Von Rosenfield, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground situate in the Borough of Mohnton, Berks County, Pennsylvania, bounded and described according to a Final Plan of Northridge, Phase III, drawn by John M. Huck, Professional Land Surveyor, dated August 16, 1990, said Plan recorded in Berks County in Plan Book 185, Page 32, as follows, to wit:

BEGINNING at a point on the Western side of Sycamore Road, said point being a corner in common with Lot #127 as shown on said Plan; thence along said Lot, South 65 degrees 49 minutes 54 seconds West, 233.69 feet to a point in line of Lot #115 as shown on said Plan; thence along Lots #115 and #114 as shown on said Plan, North 26 degrees 30 minutes 42 seconds West, 100.08 feet to a point a corner in common with Lot #129 as shown on said Plan; thence along said Lot, North 65 degrees 49 minutes 54 seconds East, 237.78 feet to a point on the Western side of Sycamore Road, aforesaid; thence along the same, South 24 degrees 10 minutes 06 seconds East 100.00 feet to the point and place of beginning.

BEING Lot 128 as shown on said Plan.

CONTAINING in area 23,573 square feet.

PIN NO. 4385-16-93-7970

BEING PART OF THE SAME PREMISES

WHICH Paul M. Leininger and Fern Kathryn Smith, Administrators CTA of the Estate of Mabel V. Leininger, deceased, granted and conveyed unto Northridge Development Associates, a Pa. Limited Partnership, by Deed dated May 12, 1986, and recorded in Deed Book Volume 1898, Page 1072, Berks County Records.

SUBJECT, NEVERTHELESS, to the following covenants, conditions and restrictions which shall be covenants running with the land and be binding upon the grantees, their heirs, personal representatives, and assigns, and anyone taking from, through, or under the Grantees:

1. No building or structure of any kind which extends beyond the established building reserve line.
2. The premises are subject to all established utility easements which may be used by the utility companies without interference.
3. All plans for buildings must be approved by Northridge Development Associates and no building may be built within 8 feet to any property line. No building, except a permanent dwelling or a private garage, may be built without written permission of Northridge Development Associates.
4. No trailer, basement, shack, modular, or barn shall be erected or used as a residence nor shall a residence of a temporary character be permitted.
5. No livestock or poultry shall be maintained on the premises except watchdogs or family pets.

6. No signs shall be permitted except those necessary to announce the sale or rent of a property or to announce owner's occupation or profession and such signs shall not be offensive in size, shape or character.

7. No business or professional office shall be permitted except with the written permission of Northridge Development Associates.

8. All fence shall be limited in height to five feet, and no fence, except a hedge, shall be permitted within the reserve line.

9. All lawns are to be mowed on a regular basis and no refuse pile or unsightly objects shall be allowed including no unlicensed vehicles not garaged for more than one (1) week. Also, tractor trailers, school buses, and ungaraged recreational vehicles may not be routinely parked on the property for longer than six (6) hours.

10. Each lot owner shall be responsible and liable for maintaining swales, detention ponds, and all common community facilities of every kind and nature located within the boundaries of the lot of said owner for the general use and benefit of all lot owners within the development.

11. This declaration may be further implemented and amended by Northridge Development Associates at any time, and Northridge Development Associates may further impose such additional regulations as may be warranted from time to time and reservation of such is hereby specifically made by Northridge Development Associates.

PARCEL IDENTIFICATION NO.: 65-4385-16-93-7970

TAX ID #65000150

TITLE TO SAID PREMISES IS VESTED IN Gary H. Bockelmann and Betsy L. Bockelmann, h/w, by Deed from Northridge Development Associates, a PA Limited Partnership, dated 01/25/2002, recorded 02/08/2002 in Book 3479, Page 2120.

To be sold as the property of Gary H. Bockelmann and Betsy L. Bockelmann

No. 14-15997

Judgment Amount: \$55,974.98

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and Lot of ground situate on the West side of South Eleventh Street, it being No. 512 between Cotton Street and Rambo Alley in said City of Reading bounded on the North by said house and Lot No. 510 South Eleventh Street, containing in front twelve feet and four inches more or less, and in depth seventy feet, more or less, to said alley, three feet four inches wide.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 512 South 11th Street, Reading, PA 19602

TAX PARCEL #10531629170723

ACCOUNT: 10183650

11/27/2014

Vol. 107, Issue 09

SEE Deed Book 05097, Page 0494  
Sold as the property of: Stephen Smith

No. 14-16320

Judgment: \$55,442.24

Attorney: Leon P. Haller, Esquire

ALL THAT CERTAIN two-story brick house and Lot or piece of ground upon which the same is erected, situate on the South side of Spruce Street, between Perkiomen Avenue and Clymer Street, being 1428 Spruce Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded:

ON the North by said Spruce Street;

ON the East by property now or late of Mary E. Koch;

ON the South by property now or late of David Lutz.

CONTAINING in front or width on said Spruce Street fifteen (15) feet more or less and in depth or equal width one hundred twenty (120) feet more or less.

HAVING THEREON ERECTED a dwelling house known as: 1428 Spruce Street, Reading, PA 19602

PARCEL I.D. 16531606288786

BEING the same premises which The Estate of Doris M. Wesoloski by Sandy A. Bainbridge, Executrix and William R. Wesoloski, Executor, by Deed dated September 28, 2007 and recorded October 10, 2007, in the Recorder of Deeds Office in and for Berks County, Pennsylvania, in Record Book 5236, Page 1520, granted and conveyed unto Amy L. Jeschke.

To be sold as the property of Amy L. Jeschke

No. 14-16615

Judgment: \$99,527.89

Attorney: Bradley J. Osborne, Esq.

ALL THAT CERTAIN two-story brick dwelling house with mansard roof and six garages, and the Lot or piece of ground situated on the Northeast corner of Weiser Street, City of Reading and a 15 feet wide alley between Oley Street and West Douglass Street, being bounded and more particularly described, as follows, to wit:

ON the North by property of Nevin Z. Weiss; on the South by said 15 feet wide alley; on the East by a 10 feet wide alley; and on the West by said Weiser Street.

CONTAINING in front on said Weiser Street, 14 feet 04 inches, and in depth, East and West of equal width 134 feet and 06 inches.

BEING Parcel Number 15-682550.

BEING known as 715 Weiser Street, Reading, Pennsylvania 19604.

BEING THE SAME PREMISES which Janet G. Hile, by Deed dated April 2, 2007 and recorded in the Berks County Recorder of Deeds Office on April 11, 2007 in Deed Book 5110, Page 577, granted and conveyed unto Rita L. Wilk, a 1/2 interest and Mariano Ortiz and Susan Ortiz,

husband and wife, a 1/2 interest.

TAX PARCEL NO. 15-5307-57-54-0297

BEING KNOWN AS 715 Weiser Street,  
Reading, PA 19601

Residential Property

To be sold as the property of Rita L. Wilk,  
Mariano Ortiz and Susan Ortiz

No. 14-1670

Judgment: \$94,100.86

Attorney: Leon P. Haller, Esquire

ALL THAT CERTAIN one-story dwelling, together with the Lot, tract or piece of land upon which the same is erected, being Lots Nos. 2, 4, 6, 8 (erroneously identified as 7), 10 and 12 of Block 21A, shown on the Plan of Building Lots known as Pineland, recorded in the Office for the Recording of Deeds in Plan Book 8, Page 48, and being the Southwesterly corner of Laurel Avenue and Eagle Street.

SITUATE in Exeter Township, Berks County, Pennsylvania, and more particularly bounded and described as follows, to wit:

BEGINNING at the point of curve in the Southerly right of way of Laurel Avenue formed by the intersection of the Westerly right of way line of Eagle Street, each a 40 feet wide street as shown on said Plan;

THENCE along the right of way formed by the intersection of said streets, by a line curving to the right, said curve having a radius of 12 feet, a central angle of 94 degrees 00 minutes and a tangent distance of 12.87 feet, the arc distance of 19.69 feet to a point;

THENCE along the Westerly right of way of Eagle Street, South 22 degrees 00 minutes West, the distance of 128.73 feet to a point;

THENCE along the Southerly line of Pineland, North 68 degrees 53 minutes West, the distance of 100.01 feet to a point;

THENCE along the rear of Lots Nos. 11, 9, 7, 5, 3 and 1 on Plan, North 22 degrees 00 minutes East, the distance of 136.14 feet to an iron pin;

THENCE along the Southerly right of way of said Laurel Street, South 72 degrees 00 minutes East, the distance of 87.38 feet to the place of beginning.

CONTAINING 13,851.58 square feet of land.

HAVING THEREON ERECTED a dwelling house known as: 30 Laurel Avenue, Birdsboro, PA 19508

PARCEL I.D. 43533512856378

BEING THE SAME premises which Raymond R. Klink and Sandra L. Klink, by Deed dated 04/02/03 and recorded 04/14/03 in Berks County Record Book 3736, Page 2147, granted and conveyed unto Gregory A. Yost.

To be sold as the property of Gregory A. Yost

No. 14-1689

Judgment: \$144,702.08

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

TAX I.D. #81-5326-11-66-7455

11/27/2014

Vol. 107, Issue 09

ALL THAT CERTAIN Lot or piece of ground situate on the northern side of Patton Street between Brown Street and Elm Street, in the Borough of St. Lawrence, County of Berks, and Commonwealth of Pennsylvania, bounded on the North by a twenty feet (20') wide alley, on the East and West by residue property belonging to a William P Levan, et al, and on the South by aforesaid Patton Street (50 feet wide), and being more fully hundred and described as follows, to wit:

BEGINNING at a corner marked by an iron pin in the northern topographical building line Patton Street, a distance of two hundred seventy nine feet eleven and five eight inches (279 11-5") curve having a radius of twenty feet (20') connecting the northern topographical building line of the aforesaid Patton Street with the eastern topographical building line of Brown Street; thence leaving and making a right angle with the aforesaid Patton Street and in northerly direction along residue property belonging to William P. Levan, et al, a distance of one hundred forty five feet (145') to a corner marked by an iron pin on the southern side of a twenty (20') wide alley; thence in an easterly direction along same, making a right angle with the last described line, a distance line, a distance of sixty feet no inches (60'0") to a corner marked by an iron pin; thence leaving and making right angle with aforesaid twenty feet (20') wide alley and in southerly direction along residue property belonging to William P. Levan, et al, a distance of one hundred forty five feet (145') to a corner marked by an iron pin in the northern topographical building line of the aforesaid Patton Street; thence in a westerly direction along, same, making a right angle with last described line, a distance of sixty feet no inches (60'0") to the place of beginning.

CONTAINING eight thousand seven hundred (8,700) square feet.

BEING KNOWN AS: 3727 Patton Street, Reading, Pennsylvania 19606.

TITLE TO SAID PREMISES is vested in James E. Hammond aka James F. Hammond and Carrie A. Hammond, husband and wife, by Deed from Richard A. Davis and Wendy R. Davis, his wife, dated April 27, 2007 and recorded April 30, 2007 in Deed Book 5124, Page 1252.

To be sold as the property of James E. Hammond a/k/a James F. Hammond and Carrie A. Hammond

---

No. 14-1768

Judgment: \$69,414.22

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

TAX I.D. #87-4442-00-11-16-87

ALL THAT CERTAIN plot or parcel of ground with the buildings erected thereon, known as Keim's School House, situate in the Township of Upper Tulpehocken, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a post; thence along land

now or late of Ezra Gottschall and Margaret Gottschall, North 74-1/2 degrees East 80 feet to a point or stake in an old public road; thence along said road North 5 degrees East 100 feet 6 inches to a stake; thence along land now or late of John Emerich, North 86-3/4 degrees West 149 feet to a point in macadam road; thence along said macadam road and; land now or late of John Emerich, South 20-1/2 degrees East 169 feet 6 inches to the place of Beginning.

CONTAINING 21,435 square feet.

BEING KNOWN AS: 7973 Route 183, Bernville, Pennsylvania 19506.

TITLE TO SAID PREMISES is vested in Robert P. Brown by Deed from Richard E. Knepp and Chorlotte M. Kneep, his wife, dated August 12, 1988 and recorded August 19, 1988 in Deed Book 2021, Page 1968. The said Robert P. Brown died on August 28, 2013 thereby vesting title in Bradley Brown, Executor of the Estate of Robert P. Brown, Jr., Deceased Mortgagor and Real Owner by operation of law.

To be sold as the property of Bradley Brown, Executor of the Estate of Robert P. Brown, Jr., deceased Mortgagor and Real Owner

---

No. 14-1806

Judgment: \$160,819.01

Attorney: Law Offices of Gregory Javardian

ALL THAT CERTAIN Lot or tract of ground with a dwelling erected thereon known as Lot No. 5 and being 545 Estate Road in the Development of Quaker Hill South Subdivision situate on the Western side of Estate Road as shown on a Plan of Correction prepared by C.L. Frantz & Associates, Inc., being situate in the Township of Robeson, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a steel pin said point being the Southwestern most point of the herein described tract and on the Northern right-of-way line of Estate Road, thence leaving said right-of-way line and along Lot No. 4 North 43° 52' 59" East a distance of 164.38 feet to a steel pin; thence along residue lot in the Development of Quaker Hill South 35° 43' 34" East a distance of 56.12 feet to a steel pin; thence along the same South 51° 13' 44" East a distance of 616.34 feet to a steel pin; thence along now or late of Sally H. Johnson, South 56° 36' 43" West, a distance of 170.73 feet to a steel pin; thence along Lot No. 6 in the Development of Quaker Hill South, North 59° 35' 9" West, a distance of 567.36 feet to a steel pin on the Eastern right-of-way line of Estate Road; thence in and along said right-of-way line along a curve deflecting to the left having a central angle of 130° 27' 27" a radius of 66 feet, and a distance along the arc of 150.28 feet to the point and place of BEGINNING.

CONTAINING in gross area 2.956995 acres.

BEING THE SAME PREMISES which Edward A. Warner, III, Adult Individual, as sole owner by Deed dated February 28, 2013

11/27/2014

and recorded March 6, 2013 in the Office of the Recorder of Deeds in and for Berks County in Instrument No. 2013009060, granted and conveyed unto Edward A. Warner, III, Adult Individual and Hope R. Warner, Adult Individual.

BEING KNOWN AS 545 Estate Road, Morgantown, PA 19543.

TAX PARCEL NO. 73-5322-00-32-2655

ACCOUNT:

SEE Instrument No. 2013009060

To be sold as the property of Edward A. Warner, III and Hope R. Warner

No. 14-1814

Judgment: \$121,522.21

Attorney: Law Offices of Gregory Javardian

ALL THAT CERTAIN Lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Muhlenberg, County of Berks, and Commonwealth of Pennsylvania, bounded and described according to a Plan made by Arthur L. Weisenberger Associates, Consulting Engineers, of Allentown, Pennsylvania on November 15, 1949 and developed by The Collins Corp. and known and designated as Lot No. 199 as indicated on the Plan of Cherokee Ranch, North Range, Sections "C", "D", and "E", said Plan being recorded in the Office for the Recording of Deeds in the County of Berks, Commonwealth of Pennsylvania on September 29, 1950, in Plan Book No. 9, Page 59.

BEING THE SAME PREMISES which Shawn R. Commons and Janet S. Commons, husband and wife, by Deed dated 9/18/2009 and recorded 9/21/2009 in the Office of the Recorder of Deeds in and for Berks County in Instrument #2009044806, granted and conveyed unto Domingo Fernandez.

BEING KNOWN AS 906 El Hatco Drive, Temple, PA 19560.

TAX PARCEL NO. 66-5309-07-68-6590

ACCOUNT:

SEE Instrument No. 2009044806

To be sold as the property of Domingo Fernandez

No. 14-1876

Judgment: \$108,834.54

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

TAX I.D. 57-5319-1710-4424

ALL THOSE TWO CERTAIN Lots or piece of ground, with the two-story frame building with improvements therein contained, thereon erected, situate on the West side of Montrose Avenue, being known as Number 3416 Montrose Avenue, between Elizabeth Avenue and King Street, in the Borough of Laureldale, County of Berks, bounded and described as follows, to wit:

ON the North by Lot No. 430;

ON the East by Montrose Avenue;

ON the South by Lot No. 433; and

ON the West by right-of-way of the East Penn Branch of the Philadelphia and Reading Railway.

Vol. 107, Issue 09

CONTAINING TOGETHER forty feet in width on Montrose Avenue, and in depth of even width Westward therefrom, one hundred and twenty-four feet, seven inches, more or less, to said Railway.

BEING KNOWN AS: 3416 Montrose Avenue, Laureldale, Pennsylvania 19605.

TITLE TO SAID PREMISES is vested in Wendy M. James by Deed from Michael J. Garl and Vicky L. Garl, husband and wife, dated September 30, 1999 and recorded November 6, 1999 in Deed Book 3132, Page 321.

To be sold as the property of Wendy M. James

No. 14-2444

Judgment: \$108,464.77

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

TAX I.D. #39-4396-20-91-3186

ALL THOSE CERTAIN Lots or pieces of ground together with the single family dwelling house thereon erected, being known as House No. 310 Hill Circle, situate in the Township of Cumru, County of Berks and State of Pennsylvania, as drawn and surveyed by William H. Dechant & Son, Engineers, said Plan recorded in the Recorder's Office of Reading, in Plan Book Volume 2, Page 41, bounded and described as follows, to wit:

NORTHERLY by Liggett Avenue; easterly by Hill Circle; southerly by a twenty feet wide alley; and westerly by Lot No. 1178 on said Plan.

CONTAINING TOGETHER in front on said Liggett Avenue forty feet in width along said alley, eighty-seven feet one and one-half inches, more or less, and in depth along said Lot No. 1178, one hundred and fifty feet, and along the curved line of Hill Circle, one hundred and fifty-nine feet ten and one-half inches.

BEING KNOWN AS: 310 Hill Circle, Reading, Pennsylvania 19607.

TITLE TO SAID PREMISES is vested in Stephen J. Kovac by Deed from Mary A. Gery dated April 2, 2003 and recorded May 1, 2003 in Deed Book 3751, Page 0318.

To be sold as the property of Stephen J. Kovac

No. 14-2543

Judgment: \$207,884.71

Attorney: Richard Brent Somach, Esquire

ALL THAT CERTAIN tract of land situate on the Southeastern side of Township Road #566 (Fox Road), in the Township of Tilden, County of Berks, and the State of Pennsylvania, as more fully shown in a Plan prepared by William J. Beiler, Professional Land Surveyor, and recorded in Plan Book Volume 146, Page 68, Berks County Records, bounded and described as follows:

BEGINNING at an iron pin located on the Eastern right-of-way line of said Township Road #566 (Fox Road), the said right-of-way being twenty-five (25) feet from the centerline of the road at right angles; thence extending along the said right-of-way the following two (2) courses

11/27/2014

Vol. 107, Issue 09

and distances: (1) North sixty three (63) feet four (4) minutes twenty-five (25) seconds East nine and thirty-six hundredths (9.36) feet to a point; (2) North sixty-three (63) degrees thirty (30) minutes thirty-three (33) seconds East two hundred sixty nine and thirty hundredths (269.30) feet to a point; thence along the lands of Paul P. and Emily Wilson Roy South nine (9) degrees forty-nine (49) minutes East six hundred fourteen and eight hundredths (614.08) feet; South seventy-five (75) degrees thirty-five (35) minutes forty-five (45) seconds West three hundred three and seven hundredths (303.07) feet to an iron pin found; thence along other lands of Daniel C. and Karen G. Lyons North six (06) degrees twelve (12) minutes forty-one (41) seconds West five hundred fifty-nine and thirty-four hundredths (559.34) feet to the place of BEGINNING.

CONTAINING 3.807 Acres.

BEING Pin No. 4473-01-45-4383

BEING THE SAME PREMISES WHICH Bernville Bank, N.A. by Deed dated October 8, 1997, and recorded October 10, 1997, in the Office of the Recorder of Deeds in and for Berks County in Record Book Volume 2874, Page 1784, granted and conveyed unto Andrew J. Barter and Joan B. Barter, husband and wife.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 39 Fox Road (f/k/a 1534 Fox Road), Hamburg, Pennsylvania 19526.

To be sold as the property of Andrew J. Barter and Joan B. Barter, husband and wife.

No. 14-2672

Judgment: \$85,292.50

Attorney: McCabe, Weisberg & Conway, P.C. TAX I.D. #16531631285577

ALL THAT CERTAIN Lot or piece or ground upon which is erected a three-story stone front and brick dwelling house, being No. 1360 Perkiomen Avenue, situate on the West side of Perkiomen Avenue, between Spruce and South Fourteenth Streets, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of Hinershotz and Rehr, now Sallie H. Klopp being 1358 Perkiomen Avenue; on the East by Perkavenue; on the South by other property late of Hinershitz and Rehr, now St. Andrew's Reformed Church, being No. 1362 Perkiomen Avenue; and on the West side by a ten feet wide alley.

CONTAINING IN FRONT on said Perkiomen Avenue, in width or breadth, sixteen feet more or less, and in depth or length fifty-two feet four inches more or less, to said ten feet wide alley and containing in front on said ten feet wide Alley in width or breadth, fifteen feet eleven and five-eighths inches more or less.

COMMONLY KNOWN AS 1360 Perkiomen Avenue, Reading PA 19602

PARCEL/TAX ID: 5316-31-28-5577

BEING KNOWN AS: 1360 Perkiomen Avenue, Apartment 1, Reading, Pennsylvania 19602.

TITLE TO SAID PREMISES is vested in Shirley A. Tafoya by Deed from Clara E. Drasher dated October 26, 2006 and recorded January 2, 2007

Instrument Number 2007000099.

To be sold as the property of Shirley A. Tafoya

No. 14-2873

Judgment Amount: \$74,374.66

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN frame dwelling house and Lot of ground on which the same is erected, situate on the East side of Port Clinton Avenue, being No. 313 Port Clinton Avenue, in the Borough of Hamburg, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a post on the East side of Port Clinton Avenue (formerly Main Street); thence along an alley of land now or late of Tighman Stump, North twenty-five and one-half degrees East, one hundred eighty feet and nine inches to a post; thence by the same South fifty and one-half degrees East, eighteen feet to property now or late of Sallie Gehris; thence along the same, South twenty-two degrees West ninety-nine and two-tenths feet to a point; thence South fifty degrees and thirty minutes East, six feet to a point; thence South seventeen degrees West sixteen feet to a point; thence South thirty-nine degrees West sixty-five and two-tenths feet to said Port Clinton Avenue; thence along the same North fifty and one-half degrees West sixteen and four-tenths feet to the place of BEGINNING.

CONTAINING in front on said Port Clinton Avenue, sixteen and four-tenths and eighteen feet in the rear.

TITLE TO SAID PREMISES IS VESTED IN Karen L. Bohn, by Deed from Narrow Road Enterprises, LLC, a Limited Liability Company, dated 08/27/2004, recorded 09/07/2004 in Book 4144, Page 212. Karen L. Bohn departed this life on or about 7/16/2013 and, upon information and belief, her surviving heirs at laws are Dylan D. Bohn and Alicia N. Bohn - both of whom waived their interest in the premises.

BEING KNOWN AS 313 Port Clinton Avenue, Hamburg, PA 19526-1712.

Residential property

TAX PARCEL NO. 46-4485-20-91-9767

TAX ACCOUNT: 46125300

SEE Deed Book 4144 Page 212

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 Karen L. Bohn, deceased.

11/27/2014

Vol. 107, Issue 09

No. 14-3063

Judgment Amount: \$84,404.41

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

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

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

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

BEING KNOWN AS 218 Carroll Street, Reading, PA 19611-1936.

Residential property  
TAX PARCEL NO. 18-5306-58-64-9239  
TAX ACCOUNT: 18290800  
SEE Deed Book 3238 Page 197  
To be sold as the property of Ibrahim Zok.

No. 14-3147

Judgment Amount: \$84,647.35

Attorney: Udren Law Offices, P.C.

ALL THAT CERTAIN Lot or piece of ground together with the three-story brick dwelling and one car framed garage there upon erected situate on the West side of South Fourth Street, being No. 540 South Fourth Street, in the Borough of Hamburg, County of Berks and Commonwealth

of Pennsylvania, bounded and described as follows, to wit:

BEGINNING AT A POINT on the building line on the West side of South Fourth Street, one hundred seventy-six and twelve hundredths (176.12) feet North from the northwest building corner of South Fourth and Maple Streets; thence in a northerly direction along said building line of South Fourth Street fourteen and five tenths (14.5) feet to a point in line of land now or late of Hamburg Building and Loan Association No. 5; thence along the same ninety (90) degrees left, in a westerly direction, one hundred seventy two (172) feet to a point on the East side of Apple Tree Alley (said point being one hundred ninety and sixty-two hundredths [190.62] feet North of North building line of Maple Street); thence along East side of said Apple Tree Alley, in a southerly direction fourteen and five tenths (14.5) feet to a point in line of land now or late of Hamburg Building and Loan Association No.5; thence along the same, ninety (90) degrees left, in an easterly direction, one hundred seventy two (172) feet to a point on the West side of said South Fourth Street, the place of beginning. Containing in front on said South Fourth Street, in width or breadth, fourteen and five tenths (14.5) feet, and in length or depth of equal width or breadth, a distance of one hundred seventy-two (172) feet to said Apple Tree Alley.

Pin No. 4494-09-16-8973 as described in Mortgage Instrument Number 2009040473

BEING KNOWN AS: 540 South 4th Street, Hamburg, PA 19526

PROPERTY ID NO.: 4494-09-16-8973

TITLE TO SAID PREMISES is vested in Keith L. Stripling by Deed from Cynthia G. Mcelrea dated 08/21/2009 recorded 08/25/2009 in Deed Book Instrument #2009040472.

To be sold as the property of: Keith L. Stripling

No. 14-3193

Judgment: \$26,204.01

Attorney: Law Offices of Gregory Javardian

ALL THAT CERTAIN Lot or piece of ground upon which is erected a two-story brick dwelling house, being No. 1045 North Ninth Street, situate on the East side of said Ninth Street, between Spring and Robeson Streets, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of Mary Datch;

ON the East by a 20 feet wide alley;

ON the South by property now or late of William M. Kase; and

ON the West by said North Ninth Street.

CONTAINING in front on said North Ninth Street, in width or breadth, 15 feet, and in depth or length, of equal width or breadth, 100 feet, more or less.

11/27/2014

Vol. 107, Issue 09

BEING THE SAME PREMISES which Jose Mata by Deed dated July 25, 2006 and recorded July 31, 2006 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 4933, Page 1, granted and conveyed unto Raymundo Torres.

BEING KNOWN AS 1045 North 9th Street, Reading, PA 19604.

TAX PARCEL NO. 13-5317-45-06-1102

ACCOUNT:

SEE Deed Book Page

To be sold as the property of Raymundo Torres

No. 14-3194

Judgment Amount: \$131,308.77

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground, together with the building thereon erected, situate in the Borough of Kenhorst (formerly Cumru Township) County of Berks and Commonwealth of Pennsylvania, and known as No. 1406 LaCrosse Avenue (as shown by the Map or Plan surveyed by E. Kurtz Wells, and bearing date April 6, 1927, said Map or Plan being recorded in Plan Book Volume 8, Page 11, and being further known as 'Ridge Park Addition', Section 3) more particularly bounded and described as follows, to wit:

BEGINNING at a point in the eastern building line of LaCrosse Avenue, said point being sixty feet South of the southern building line of Bellefonte Avenue, thence in a southerly direction along said eastern building line of LaCrosse Avenue thirty-two feet to a point; thence in an easterly direction forming an interior angle of ninety degrees with said eastern building line of LaCrosse Avenue one hundred ten feet to a fifteen feet wide alley; thence in a northerly direction along said alley thirty-two feet to a point, thence in a westerly direction forming an interior angle of ninety degrees with the line of said alley one hundred ten feet to the place of beginning Being the southern twenty feet of Lot No. 332 and the northern twelve feet of Lot No. 333 on said Plan.

TITLE TO SAID PREMISES IS VESTED IN Steven P. Worrall, II and Nicole M. Putt, by Deed from John C. Scolastico, Jr., dated 04/11/2008, recorded 06/13/2008 in Book 5373, Page 764.

BEING KNOWN AS 1406 Lacrosse Avenue, Reading, PA 19607-2126.

Residential property

TAX PARCEL NO. 54-5305-06-49-0715

TAX ACCOUNT: 54079100

SEE Deed Book 5373 Page 764

To be sold as the property of Steven P. Worrall, II, Nicole M. Putt.

No. 14-4241

Judgment Amount: \$102,011.80

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

PREMISES A

ALL THAT CERTAIN Lot or piece of land situated in the Borough of Shoemakersville, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake at the Northwestern intersection of Ninth Street, and an alley; thence by said Ninth Street, North 77 degrees West 66 feet to a stake in line of other lands of George F. Yoder; thence by the same North 13 degrees East 53 feet to lands of Schmoyer; thence by the same South 77 degrees East 66 feet to the said alley; thence by the same South 13 degrees West 53 feet more or less to the Place of Beginning.

CONTAINING 3,498 square feet.

BEING THE SAME PREMISES WHICH GEORGE E. YODER, by Deed dated 4/3/1947 and recorded 4/9/1947 in the Office for the Recorder of Deeds in and for the County of Berks, and Commonwealth of Pennsylvania in Record Book 966, Page 524, granted and conveyed unto George E. Yoder and Grace V. Yoder, his wife.

PREMISES B

ALL THAT CERTAIN Lot or piece of ground, situate on the North side of Ninth Street, East of the center Turnpike Road, in the Borough of Shoemakersville, County of Berks and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the East side of Ninth Street, 106 feet 3 inches East of the Centre Turnpike Road thence along property of the grantors, North 13 degrees East a distance of 53 feet to a point; thence along property now or late of Alfred L. Stretzler, South 77 degrees East, a distance of 8 feet to a point; thence along property of George E. Yoder, et ux South 13 degrees West, a distance of 53 feet to a point in the North side of Ninth Street; thence along the same, North 77 degrees West a distance of 8 feet to the Place of Beginning.

CONTAINING 424 square feet.

TITLE TO SAID PREMISES IS VESTED IN Branden Wenrich, by Deed from Grace V. Yoder, dated 03/30/2012, recorded 04/11/2012 in Instrument Number 2012014189.

BEING KNOWN AS 11 East 9th Street, Shoemakersville, PA 19555-1607.

Residential property

TAX PARCEL NO. 78-4493-19-52-1002

TAX ACCOUNT: 78004800

INSTRUMENT: 2012014189

To be sold as the property of Branden Wenrich.

11/27/2014

Vol. 107, Issue 09

No. 14-4242

Judgment: \$150,757.04

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

TAX I.D. #31-5344-13-14-20-07

ALL THAT CERTAIN piece, parcel or tract of land, together with the two-story frame dwelling house, known as "The Cottage" erected thereon, bounded on the North and East by land of Cornelia L. Brooke Marshall and Donnell Marshall, her husband, on the South by land now or late of George Brooke and Elizabeth J. Spanier and on the West by land now or late of Ralph D. Bitler, situate in the Borough of Birdsboro, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING AT A POINT in line of property belonging now or late to George Brooke, South 54 degrees 20 minutes East a distance of 111 feet 9 inches from a marble monument marking the line between the properties belonging now or late of George Brooke and Elizabeth Spanier; thence along the aforesaid properties belonging now or late to George Brooke and Elizabeth Spanier, passing through the aforesaid marble monument, North 54 degrees 20 minutes West, a distance of 243 feet 11 inches to a corner marked by a marble monument; thence continuing along the aforesaid property belonging to Elizabeth Spanier, North 31 degrees 28 minutes West a distance of 54 feet 3-1/8 inches to a corner; thence along land now or late of Ralph D. Bitler, North 35 degrees 40 minutes East a distance of 128 feet 10-7/8 inches to a corner; thence along land of Cornelia L. Brooke Marshall and Donnell Marshall, her husband, South 54 degrees 20 minutes East a distance of 293 feet 11 inches to a corner; thence along the same South 35 degrees 40 minutes West a distance of 150 feet to the place or beginning.

CONTAINING ONE (1) acre, strict measure.

THE IMPROVEMENTS thereon being known as 3 Brooke Manor, Birdsboro, Pennsylvania 19508.

BEING KNOWN AS: 3 Brooke Manor, Birdsboro, Pennsylvania 19508.

TITLE TO SAID PREMISES is vested in Kristin A. Steele by Deed from Richard J. Steele, Jr. and Kristin A. Steele, his wife, dated October 7, 2004 and recorded October 8, 2004 in Deed Book 4169, Page 200.

To be sold as the property of Kristin A. Steele

No. 14-4448

Judgment Amount: \$163,120.68

Attorney: Phelan Hallinan, LLP

## LEGAL DESCRIPTION

TRACT NO. 1

ALL THAT CERTAIN Lot or piece of ground with a one-story brick dwelling erected thereon, situate between State Highway Traffic Route No. 422 in Amity Township, Berks County, Pennsylvania, bounded and described as follows, to wit: BEGINNING in the centerline of the southbound

lane of State Highway Traffic Route No. 422; thence along the same North 57 degrees West 68 feet to a corner of lands now or late of Oliver M. Mest; thence along the same North 28 degrees 30 minutes East 222 feet to a corner in a line of lands now or late of Thomas M. Drey; thence along the same South 62 degrees 30 minutes East 75 feet to a corner of lands now or late of Rudolph Wamsher; thence along the same South 30 degrees 30 minutes West 227 feet to the place of beginning.

CONTAINING 58 perches.

TRACT NO. 2

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

BEGINNING at a point in the centerline of the southbound land of State Highway Traffic Route No. 422; thence along the same North 56 degrees 3 minutes West 65 feet to a corner of lands now or late of Harry Krauss and Dorothy Krauss, his wife; thence along the same North 31 degrees 30 minutes East 210 feet to an iron pin, a corner, and South 61 degrees 15 minutes East 65 feet to a corner of lands now or late of Clarence L. Wamsher; thence along the same South 31 degrees 30 minutes West 218 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Stephen M. Carpenter and Lisa Ann Miller, by Deed from Martha Miller Hoffman, fka, Martha R. Miller, dated 01/25/2002, recorded 04/09/2002 in Book 3511, Page 1399.

BEING KNOWN AS 1103 Ben Franklin Hwy E, Douglassville, PA 19518-1804.

Residential property

TAX PARCEL NO. 24-5364-13-24-3793

TAX ACCOUNT: 24051105

SEE Deed Book 3511 Page 1399

To be sold as the property of Stephen M. Carpenter, Lisa Ann Miller.

No. 14-4541

Judgment: \$227,018.30

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

TAX I.D. #38-5387-10-35-8748

ALL THAT CERTAIN Lot or parcel of land situate on the Northeasterly side of Alan's Lane, in the Township of Colebrookdale, County of Berks and Commonwealth of Pennsylvania, being Lot 128 as shown on the Final Plan of Brookview, recorded in Plan Book Volume 33 Page 20, Berks County Records, and being more fully bounded and described as follows, to wit:

BEGINNING AT A POINT on the Northeasterly side of Alan's Lane (50 feet wide), said point being a corner in common with Lot 127 of said Plan; thence extending in a Northwesterly direction along the Northeasterly side of Alan's Lane by a line forming an interior angle 90 degrees with the line to be described last, distance of 60.00 feet to a point, a corner in common with Lot 129 of said Plan; thence

11/27/2014

Vol. 107, Issue 09

leaving the Northeasterly side of Alan’s Lane and extending Northeasterly direction along said Lot 129 , by line forming an interior angle of 90 degrees with the Northeasterly side of Alan’s Lane, a distance of 130.00 fee to a point in line of land now of late of T. Sherman & Son, Inc; thence extending in a Southeasterly direction along said land by a line forming an interior angle at 90 degrees with the last described line, a distance of 60.00 feet to a point, a corner in common with the aforementioned Lot 127 of said Plan; thence extending in a Southwesterly direction along said Lot 127, by a line forming an interior angle at 90 degrees with the last described line, a distance of 130.00 feet to the point and place of beginning.

CONTAINING in area 7,800 00 square feet of land

BEING KNOWN AS: 35 Alan’s Lane, Boyertown, Pennsylvania 19512.

TITLE TO SAID PREMISES is vested in George Lightcap a/k/a George H. Lightcap, Jr. and Helen M. Lightcap by Deed from George H. Lightcap, Jr. and Helen M. Lightcap, his wife, dated March 6, 2008 and recorded June 12, 2008 in Deed Book 5372, Page 999.

To be sold as the property of George Lightcap a/k/a George H. Lightcap, Jr. and Helen M. Lightcap

No. 14-4911

Judgment: \$97,640.00

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

TAX I.D. #17531729083435

ALL THAT CERTAIN three (3) story brick storeroom and dwelling, being House No. 1501 Moss Street, together with the Lot or piece of ground upon which the same is erected, situate on the northeasterly corner of Moss and Amity 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, being the intersection of the northerly building line of Amity Street (sixty feet (60 feet) wide) as shown on the topographical survey of the City of Reading, with the easterly building line of Moss Street (forty feet (40 feet) wide), as shown on the aforesaid topographical survey; thence extending in a northerly direction along the easterly building line of Moss Street, forming a right angle with the northerly building line of Amity Street, a distance of twenty feet (20 feet) to a point; thence extending in an easterly direction along property now or late of Edward B. Fenstermacher and Ida G. Fenstermacher, his wife, forming a right angle with the easterly building line of Moss Street, a distance of thirty feet and seventeen hundredths of one foot (30.17 feet) to a point; thence extending in a southerly direction along House No. 947 Amity Street, the property now or late of Joseph A. Michale and Mary E. Michale, his wife, forming a right angle with the last described line a distance of

twenty feet (20 feet) to a point on the northerly building line of Amity Street; thence extending in a westerly direction along the northerly building line of Amity Street, funning a right angle with the last described line, a distance of thirty feet and seventeen hundredths of one foot (30.17 feet) to the place of beginning.

THE IMPROVEMENTS thereon being known as 1501 Moss Street, Reading, Pennsylvania 19604.

BEING KNOWN AS: 1501 Moss Street, Reading, Pennsylvania 19604.

TITLE TO SAID PREMISES is vested in Carlos Figueroa by Deed from Cynthia L. Sherman dated August 31, 2006 and recorded September 8, 2006 in Deed Book 4962, Page 0745.

To be sold as the property of Carlos Figueroa

No. 14-5376

Judgment Amount: \$43,681.95

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house, No. 1438 and Lot of ground upon which the same is erected on the South side of Muhlenberg Street, between Fourteenth and a Half and Fifteenth Streets, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the South side of Muhlenberg Street, sixty-nine feet one-half inch East from Fourteenth and a Half Street; thence East along Muhlenberg Street, fifteen feet, to property now or late of Stanley J. and Lottie C. Gudz; thence South along the same, by a line forming an interior angle of ninety degrees five minutes with the South line of Muhlenberg Street, one hundred feet, to property now or late of Alice M. and Meswen A. Ulmer; thence North along the same, by a line forming an interior angle of ninety degrees five minutes with the North line of said alley, one hundred feet, to the place of beginning.

TOGETHER with the use of the joint alley on the West, in common with the owner or occupier of the premises on the West.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1438 Muhlenberg Street, Reading, PA 19602

TAX PARCEL #16531631380062

ACCOUNT: 16525450

SEE Deed Book 04992, Page 0856

Sold as the property of: Margarita Collado

No. 14-5552

Judgment: \$44,414.31

Attorney: Law Offices of Gregory Javardian

ALL THAT CERTAIN two-story brick dwelling house and Lot of ground upon which the same is erected situate on the East side of and known as No. 559 Gordon Street, between West Green and West Greenwich Streets, in the City of Reading, Berks County, Pennsylvania,

11/27/2014

Vol. 107, Issue 09

bounded and described in accordance with a survey by Warren W. Swoyer, dated September 1970, as follows:

- ON the North by a 10 feet wide alley;
- ON the South by property now or late of Ralph F. Fink;
- ON the East by property now or late of Joseph F. Morris; and
- ON the West by said Gordon Street.

CONTAINING in front 14 feet and in depth of that width, 95 feet more or less, the Northern property lines of the herein described premises being a distance of 120 feet Southwardly from the Southeast building corner of West Greenwich and Gordon Streets.

BEING THE SAME PREMISES which David C. Paul by Deed dated May 26, 2006 and recorded June 1, 2006 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 4889, Page 513, granted and conveyed unto Lori L. Sauder and Linda L. Maynard.

BEING KNOWN AS 559 Gordon Street, Reading, PA 19601.  
 TAX PARCEL NO. 15-5307-64-43-2269  
 ACCOUNT:  
 SEE Deed Book 4889 Page 513  
 To be sold as the property of Lori L. Sauder and Linda L. Maynard

No. 14-563

Judgment Amount: \$127,859.51  
 Attorney: Udren Law Offices, P.C.

ALL THAT CERTAIN two-story semi-detached brick dwelling house and the lot or piece of ground where in the same is erected situate in Kenhorst Borough, formerly Cumru Township, County of Berks and State of Pennsylvania, No. 1121 Fern Avenue, South Farview, (as shown on the Map or Plan surveyed by E. Kurtz Wells, and bearing date October 1918, recorded in Plan Book 7 Page 9 Berks County Records) and being further known as Lot No. 287, on Fern Avenue U= in said Plan known as "South Fairview" and more particularly bounded and described as follows, to wit:

ON the North by a twenty (20') feet wide alley, on the East by Lot No. 286, on the South by said Fern Avenue, and on the West by Lot No. 288 having a frontage on said Fern Avenue of twenty (20') feet, and extending in depth of equal width one hundred fifty (150') feet to said alley.

BEING KNOWN AS: 1121 Fern Avenue, Reading (Borough of Kenhorst, PA 19607  
 PROPERTY ID NO.: 5306-18-31-2994

TITLE TO SAID PREMISES is vested in Antonio Galantuomo and Rita Galantuomo, tenants by the entirety by Deed from Alfonso Osorio and Linda Osorio dated 12/12/2000 recorded 01/19/2001 in Deed Book 3286 Page 1455.

To be sold as the property of: Antonio Galantuomo and Rita Galantuomo, tenants by the entirety.

No. 14-5803

Judgment: \$113,906.26

Attorney: McCabe, Weisberg & Conway, P.C.  
 TAX I.D. #5317-21-18-0735

ALL THAT CERTAIN two family brick dwelling house, the Lot or piece of ground upon which the same is erected, situate on the West side of North Eleventh Street, between Amity and Union Streets, being No. 1522 North Eleventh Street, in the City of Reading, County Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the western building line of said North Eleventh Street, 160 feet 3 inches South of the southwest corner of North Eleventh and Union Streets; thence extending West 100 feet to a 15 feet wide alley; thence South along said alley 27 feet 6 inches to a point; thence extending East 100 feet to a point in the western building, line of North Eleventh Street; thence North along the same 27 feet 6 inches to the place of beginning.

TAX PIN: 5317-21-18-07735  
 BEING KNOWN AS: 1522 North 11th Street, Reading, Pennsylvania 19604.

TITLE TO SAID PREMISES is vested in Juan E. Rosario, Sr. and Juana Rosario, husband and wife, by Deed from Juan E. Rosario, Sr. dated March 21, 2007 and recorded April 5, 2007 in Deed Book 5107, Page 1338.

To be sold as the property of Juan E. Rosario, Sr. and Juana Rosario

No. 14-5910

Judgment Amount: \$182,232.94

Attorney: Robert W. Williams, Esquire

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 southwest side of Bainbridge Circle (53 feet wide) a corner in common with Lot 107 on the abovementioned Plan, thence along the southwest side of Bainbridge Circle South 73° 26' 43" East a distance of 39.40 feet to a point a corner in common with Lot 105 on the abovementioned Plan; thence along Lot 105 South 16° 33' 17" West a distance of 95.00 feet to a point on line of open space on the abovementioned Plan; thence along the same North 73° 26' 43" West a distance of 39.40 feet to a point a corner in common with the aforementioned Lot 107; thence along Lot 107 North 16° 33' 17" East a distance of 95.00 feet to a point on the southwest side of Bainbridge Circle, the place of beginning.

CONTAINING 3,743 square feet  
 BEING LOT 106 on the abovementioned Plan UNDER AND SUBJECT to the following restrictive covenant, which shall be a covenant

11/27/2014

Vol. 107, Issue 09

running with the land, that electric service will be supplied only from the underground distribution system in accordance with the then current PP & L Company Tariff Provisions.

BEING THE SAME PREMISES which Tuyet Thi Vu and Khanh Minh Tran, by Deed dated 11/29/2002 and recorded 1/2/2003 in the Office for the Recorder of Deeds in and for the County of Berks, and Commonwealth of Pennsylvania in Record Book 3665, Page 1930, granted and conveyed unto Ryan May and Michele L. Delp, husband and wife.

AND THE SAID Michele L. Delp is now by marriage known as Michele L. May.

TITLE TO SAID PREMISES vested in Solomon D. Baxter and Gail Lyons-Baxter, husband and wife, by Deed from Ryan May and Michele L. May, formerly Michele L. Delp, husband and wife, dated 06/20/2006 and recorded 06/28/2006 in the Berks County Recorder of Deeds in Book 4909, Page 1875.

To be sold as the property of Solomon D. Baxter and Gail Lyons Baxter

No. 14-5912

Judgment Amount: \$79,962.83

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house being Numbered 105 Telford Avenue and the Lot or piece of ground upon which the same is erected, situate in the Borough of West Lawn, County of Berks and State of Pennsylvania, (as shown by the Map or Plan of "West Lawn" surveyed by William H. Karns, C.E., and bearing date October 1907, duly recorded in the Recorder's Office in Berks County at Reading, Pa., in Plan Book No. 3, Page 19), being further known as ten (10) feet of the southernmost front and rear part of Lot No. 242, and (ten) feet of the northernmost front and rear part of Lot No. 243, on said Plan known as West Lawn, said Lot being bounded and described as follows, to wit:

ON the North by the remaining portion of Lot No. 24 on said Plan;

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

ON the South by the remaining portion of Lot No. 243; and

ON the West by Telford Avenue.

CONTAINING in front along said Telford Avenue, North and South, twenty (20) feet and in depth, East and West, of equal width one hundred thirty-seven and a half (137-1/2) feet to said fifteen (15) wide alley.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 105 Telford Avenue, Reading, PA 19609

TAX PARCEL #80439609071421

ACCOUNT: 80910650

SEE Deed Book 3790, Page 1138

Sold as the property of: Kevin Hayes a/k/a Kevin L. Hayes and Laura Hayes a/k/a Laura L. Hayes

No. 14-5961

Judgment: \$127,993.61

Attorney: LeeAne Huggins, Esquire

ALL THAT CERTAIN frame dwelling house and the Lot or piece of ground upon which the same is erected, Situate and being known as No. 31 Church Avenue in the Borough of Hamburg, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the point in the East side of Church Avenue and property now or late of Myers Jacoby; thence in a Southerly direction along said Church Avenue, a distance of twenty (20) feet to property now or late of Elmer Siegfried; thence in an Easterly direction along the same, a distance of one hundred fifty (150) feet to a point at a sixteen (16) feet wide alley; thence in a Northerly direction along said alley, a distance of twenty (20) feet to property now or late of the said Myers Jacoby; thence in a Westerly direction along the same a distance of one hundred fifty (150) feet to a point, the place of BEGINNING.

CONTAINING in front on said Church Avenue, twenty (20) feet in width and of that width one hundred fifty (150) feet in depth.

BEING PARCEL #4495-17-10-9127

BEING THE SAME PREMISES which Roy A. Herber and Tracy L. Herber f/k/a Tracy L. Breininger, by Deed dated July 21, 2011 and recorded in the Berks County Recorder of Deeds Office on July 27, 2011 as Deed Instrument No. 2011027833, granted and conveyed unto Cory Conver.

TAX PARCEL NO 4495-17-10-9127

BEING KNOWN AS 31 Church Street, Hamburg, PA 19526

Residential Property

To be sold as the property of Cory Conver

No. 2012-3356

Judgment Amount: \$38,547.07

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN Lot or piece of ground, together with the two-story brick mansard roof dwelling house thereon erected, between Cotton and Fairview Streets, being Number 548 South Fifteenth Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the western building line of said South Fifteenth Street, said point being 358 feet South of the southwestern corner of Fifteenth and Cotton Streets; thence West along property now or late of Chester W. Kintzer 127 feet to a 13 feet wide alley; thence South along said 13 feet wide alley, 14 feet to a point in a 10 feet wide alley; thence East along said 10 feet wide alley, 127 feet to a point in the western building line of said South Fifteenth Street; thence North along said western building

11/27/2014

line of said South Fifteenth Street, 14 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Justine M. Flammer, by Deed from David B. Spangler and Kelly L. Spangler f/k/a Kelly L. Ranck, husband and wife, dated 08/25/1997, recorded 08/28/1997 in Volume 2861, Page 1223.

BEING KNOWN AS 548 South 15th Street, Reading, PA 19602-2112.

Residential property

TAX PARCEL NO. 16-5316-3937-1452

TAX ACCOUNT: 16222125

SEE Deed Book 2861 Page 1223

To be sold as the property of Justine M. Flammer.

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

**AUDIT LIST**

**Second and Final Publication**

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

Notice of Audit of Fiduciaries Accounts

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

NOTICE is hereby given that the fiduciaries of the following estates have filed respectively, their accounts and statements of the proposed distribution in the Office of the Register of Wills or Clerk of the Orphans' Court as the case may be, in and for the County of Berks, Commonwealth of Pennsylvania and that these accounts will be presented to the Orphans' Court of said County at the Court House in Reading, Pennsylvania on Wednesday, December 3, 2014 at 9:30 A.M. for audit, confirmation and distribution. At that time and place parties interested and claimants against the respective estates will be heard.

71. BEAUDETTE, WILLIAM JAMES - Patricia Ann Beaudette, Admx., Thomas G. Wolpert, Esq.

72. DECK, WILLIAM R. a/k/a DECK,

Vol. 107, Issue 09

WILLIAM RICHARD - Delanie S. Deck, Admx., Richard C. Snelbaker, Esq.

73. DENNIS, SCOTT L. - Alice M. Dennis, Admx., Richard L. Geschwindt, Esq.

74. DIETRICH, STELLA A. - Doris M. Mertz and Leroy W. Dietrich, Exrs., Richard L. Geschwindt, Esq.

75. FUZER, JOHN W. - Barbara J. Fuzer, Admx., Rebecca Batdorf Stone, Esq.

76. HERBERT, BEVERLY ANNE - Donna Marazoff, Admx., Anthony R. Distasio, Esq.

77. MCGINLEY, PATRICK J. a/k/a McGinley, PATRICK JOHN - Michael J. McGinley, Exr., Heidi B. Masano, Esq.

78. RADO, CATHARINE A. - Charles A. Rado, Admr., Charles A. Rado, Esq.

79. SHURR, DOROTHY E. - Lee C. Shurr, Admr. D.B.N.C.T.A., Jonathan B. Batdorf, Esq.

80. SNYDER, FREDERICK W. - Brian R. Ott, Exr., Sarah Rubright McCahon, Esq.

81. ULK, JR., PAUL J. (An Incapacitated Person) - Mark R. Sprow, Guardian, Mark R. Sprow, Esq.

Last day for filing Accounts for January 2015 is November 25, 2014

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

**CHARTER APPLICATION  
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 November 6, 2014, 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: **Philly Rising, Inc.**

The purpose of this nonprofit corporation is to ensure good government and to promote strong policies to improve the City of Philadelphia and to have the full extent of the powers authorized by the Pa. Not-for-Profit Corporation Law.

**Edwin L. Stock, Esq.**

**ROLAND STOCK, LLC**

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

**CIVIL ACTION**

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY, PENNSYLVANIA  
CIVIL ACTION-LAW

NO. 14-16443

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

11/27/2014

Vol. 107, Issue 09

SANTANDER BANK, N.A., Plaintiff  
vs.

UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS CLAIMING  
RIGHT, TITLE OR INTEREST FROM OR  
UNDER THOMAS C. HAINES, DECEASED,  
Defendant

**NOTICE**

To: UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER THOMAS  
C. HAINES, DECEASED

You are hereby notified that on July 25, 2014,  
Plaintiff, SANTANDER BANK, N.A., filed a  
Mortgage Foreclosure Complaint endorsed with  
a Notice to Defend, against you in the Court of  
Common Pleas of BERKS County Pennsylvania,  
docketed to No. 14-16443. Wherein Plaintiff  
seeks to foreclose on the mortgage secured on  
your property located at 1712 PEAR STREET,  
READING, PA 19601-1215 whereupon your  
property would be sold by the Sheriff of BERKS  
County.

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

**NOTICE**

If you wish to defend, you must enter a written  
appearance personally or by attorney and file  
your defenses or objections in writing with the  
court. You are warned that if you fail to do so the  
case may proceed without you and a judgment  
may be entered against you without further  
notice for the relief requested by the plaintiff.  
You may lose money or property or other rights  
important to you.

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

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

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

**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****BLANCATO, RITA C., dec'd.**

Late of 300 Tranquility Lane,  
Liberty 222, Cumru Township.  
Executrix: SHIRLEY A. LANDIS,  
300 Tranquility Lane, Liberty 222,  
Reading, PA 19607.

ATTORNEY: FREDERICK M. NICE,  
ESQ.,

LEISAWITZ HELLER ABRAMOWITZ  
PHILLIPS, P.C.,  
2755 Century Boulevard,  
Wyomissing, PA 19610

**BURKHART, JAMES EMERSON, dec'd.**

Late of Birdsboro.

Administratrix: RUTH ANN SNYDER,  
3571 Hay Creek Road,  
Birdsboro, PA 19508.

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

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

**ERB, ROBERT D., dec'd.**

Late of 125 Yocum Road,  
Union Township.

Executor: DAVID W. ERB,  
102 W. Neversink Road,  
Reading, PA 19606.

ATTORNEY: JAY W. WALDMAN, ESQ.,  
WALDMAN LAW GROUP, P.C.,

3 Park Plaza,  
Wyomissing, PA 19610

**FREY, MAE D.**

**also known as FREY, MAE DAVIS, dec'd.**

Late of 2332 Limekiln Road,  
Amity Township.

Executors: JEAN LOUISE FREY,  
2332 Limekiln Road,  
Douglassville, PA 19518 and  
GEORGE D. FREY,  
800 Oleyline Road,  
Douglassville, PA 19518.

ATTORNEY: BRIAN R. OTT, ESQ.,  
BARLEY SNYDER,

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

**HITNER, JAMES H., dec'd.**

Late of Birdsboro, Amity Township.

11/27/2014

Vol. 107, Issue 09

Executrix: TRACY SCHUE,  
c/o Mary C. Crocker, Esquire,  
Crocker & Crocker, PC,  
1296 High Street,  
Pottstown, PA 19464.

**JENCKES, PETER H., dec'd.**

Late of 307 Oak Grove Road,  
Bern Township.  
Executrix: MARGARET G. JENCKES,  
307 Oak Grove Road,  
Reading, PA 19601.  
ATTORNEY: C. THOMAS WORK, ESQ.,  
STEVENS & LEE,  
111 N. Sixth Street, P.O. Box 679,  
Reading, PA 19603-0679

**LORAH, DELORES EDITH, dec'd.**

Late of 491 Main Street, Oley.  
Executor: STEVEN D. LORAH,  
18 Clay Slate Road,  
Oley, PA 19547.  
ATTORNEY: TERRY D. WEILER, ESQ.,  
1136 Penn Avenue,  
Wyomissing, PA 19610

**ORLANDO, JOSEPH, dec'd.**

Late of 9812 Kunkels Mill Road,  
Kempton, Albany Township.  
Executrix: MICHELLE MILLER,  
9803 Kunkels Mill Road,  
Kempton, PA 19529.  
ATTORNEY: CARL W. MANTZ, ESQ.,  
136 W. Main Street,  
Kutztown, PA 19530

**PEIFFER, ALLEN R., dec'd.**

Late of Jefferson Township.  
Executors: DEAN A. PEIFFER,  
754 Summer Mountain Road,  
Bernville, PA 19506 and  
FERN H. WOODS,  
528 Mountainview Drive,  
Hamburg, PA 19526.  
ATTORNEY: WILLIAM H. STURM, JR.,  
ESQ.,  
STEINER, SANDOE & COOPER,  
36 West Main Avenue,  
Myerstown, PA 17067-1121

**RICHARDS, JOAN D., dec'd.**

Late of Muhlenberg Township.  
Executors: MARIAN T. HOFFMAN,  
802 Main St.,  
Shoemakersville, PA 19555;  
JOANNE M. EAGLE,  
1000 Beech St.,  
Reading, PA 19605 and  
STEPHEN G. RICHARDS,  
2830 Valley View Dr.,  
Bath, PA 18014.  
ATTORNEY: RICHARD L.  
GESCHWINDT, ESQ.,  
203 East Noble Avenue,  
Shoemakersville, PA 19555

**SOUDANT, ROGER G., dec'd.**

Late of Borough of Kutztown.  
Administratrix: TARA M. SOUDANT,  
c/o Douglas J. Tkacik, Esquire,

18 East Market Street, P.O. Box 30,  
Bethlehem, PA 18016-0030.  
ATTORNEY: DOUGLAS J. TKACIK,  
ESQ.,

18 East Market Street, P.O. Box 30,  
Bethlehem, PA 18016-0030

**SURGEONER, JO ANN F., dec'd.**

Late of Spring Township.  
Executrix: NADINE M. GARVIN,  
143 Hart Avenue,  
Doylestown, PA 18901.  
ATTORNEY: MAHLON J. BOYER, ESQ.,  
Suite 100, 2 Meridian Boulevard,  
Wyomissing, PA 19610

**WOHLSTADTER, LADISLAV L.  
also known as WOHLSTADTER,  
LADISLAV, dec'd.**

Late of Douglass Township.  
Executor: OLIVER WOHLSTADTER,  
519 Douglass Drive,  
Douglassville, PA 19518.  
ATTORNEY: REBECCA A. HOBBS, ESQ.,  
O'DONNELL, WEISS & MATTEL, P.C.,  
41 East High Street,  
Pottstown, PA 19464-5426

**WUNSCH, JOHN WILLIAM, JR., dec'd.**

Late of Bern Township.  
Executrix: MARGARET E. SPINKA,  
737 Georgia Avenue,  
Reading, PA 19605.  
ATTORNEY: THOMAS A. ROTHERMEL,  
ESQ.,  
Suite 100, Treeview Corporate Center,  
2 Meridian Boulevard,  
Wyomissing, PA 19610

**Second Publication****AUMAN, WILLIAM S., dec'd.**

Late of Keystone Villa at Fleetwood,  
Blandon.  
Executrix: JENNIFER D. DAWSON,  
121 Shire Lane,  
Wernersville, PA 19565.  
ATTORNEY: JACK G. MANCUSO, ESQ.,  
BRUMBACH, MANCUSO & FEGLEY,  
P.C.,  
P.O. Box 8321,  
Reading, PA 19603-8321

**BREIDIGAN, GRACE L., dec'd.**

Late of Tulpehocken Township.  
Executrix: BEVERLY A. BIXLER,  
915 W. Penn Avenue,  
Robesonia, PA 19551.  
ATTORNEY: ELIZABETH ROBERTS  
FIORINI, ESQ.,  
Fiorini Law, P.C.,  
1150 W. Penn Avenue,  
Womelsdorf, PA 19567

**CRATIL, RICHARD E., dec'd.**

Late of 949 Laurelee Avenue,  
Muhlenberg Township.  
Executrix: MS. RICHELLE JONES,  
520 S. 22nd Street,  
Lewisburg, PA 17837.

11/27/2014

Vol. 107, Issue 09

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

**HELFRICH, LEVERNE H., dec'd.**

Late of 4220 St. Lawrence Avenue, Reading.  
Executors: ROBERT G. DONAGHY, JR.,  
4610 Oley Turnpike Road,  
Reading, PA 19606 and  
RONALD C. RODOLFF,  
230 Fairview Drive,  
Kutztown, PA 19530.

ATTORNEY: SHAWN J. LAU, ESQ.,  
LAU & ASSOCIATES, P.C.,  
4228 St. Lawrence Avenue,  
Reading, PA 19606

**HEMING, MARYANN C., dec'd.**

Late of 319 Common Ct.,  
Borough of Kenhorst.  
Executrix: LORI R. POTTIGER,  
944 Timber Lane,  
Sinking Spring, PA 19608.

ATTORNEY: ANN R. LEVIN, J.D.,  
LEVIN LAW LLC,  
705 W. DeKalb Pike,  
King of Prussia, PA 19406

**KOLLER, MARY LOUISE**

**also known as PHILLIPS, MARY L.,  
dec'd.**

Late of Borough of Topton.  
Executrix: SUSAN ENGLER,  
c/o Littner, Deschler & Littner,  
512 North New Street,  
Bethlehem, PA 18018.

**LISENBY, DANIEL B., dec'd.**

Late of Douglass Township.  
Administrator C.T.A.: THOMAS D. LEIDY,  
ESQ.,  
42 E. Third Street,  
Boyertown, PA 19512.

**MALESKI, GERALDINE**

**also known as MALESKI, GERALDINE  
M., dec'd.**

Late of Amity Township.  
Executor: RICHARD D. MALESKI,  
563 Old Swede Road,  
Douglassville, PA 19518.  
ATTORNEY: REBECCA A. HOBBS, ESQ.,  
O'DONNELL, WEISS & MATTEI, P.C.,  
41 East High Street,  
Pottstown, PA 19464-5426

**MANIACI, ANTHONY E., dec'd.**

Late of 924 Marion Street, Reading.  
Administrator: CHARLES J. MANIACI,  
5040 Mifflin Drive,  
Mohnton, PA 19540.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
ROLAND STOCK, LLC,  
627 North Fourth Street, P.O. Box 902,  
Reading, PA 19603

**OXENREIDER, CHRISTINE A., dec'd.**

Late of North Heidelberg Township.

Executors: LINDA L. WEAVER,  
257 Honeysuckle Lane,  
Robesonia, PA 19551 and  
MICHAEL E. OXENREIDER,  
171 Arboretum Road,  
Bernville, PA 19506.  
ATTORNEY: SEAN J. O'BRIEN, ESQ.,  
MOGEL, SPEIDEL, BOBB &  
KERSHNER,  
520 Walnut Street,  
Reading, PA 19601

**ROMICH, EVELYN M., dec'd.**

Late of 3121 State Hill Rd.,  
Wyomissing, Spring Township.  
Executor: CHRISTOPHER A. SPANG,  
2650 Westview Road,  
Wyomissing, PA 19610.  
ATTORNEY: CHRISTOPHER A. SPANG,  
ESQ.,

115 Victoria Lane,  
Wyomissing, PA 19610

**VAN SYCKLE, ROBERT D., dec'd.**

Late of Borough of Topton.  
Executrix: LORI JEAN SCOTT,  
416 West Franklin Street,  
Topton, PA 19562.

ATTORNEY: PETER S. SCHIAROLI,  
ESQ.,  
PETER S. SCHIAROLI, ESQ., P.C.,  
100 N. Kenhorst Boulevard,  
Reading, PA 19607

**WOLF, BETH ANN, dec'd.**

Late of 861 Bloody Spring Road,  
Tulpehocken Township.  
Executor: ROBERT E. WOLF,  
861 Bloody Spring Road,  
Bethel, PA 19507.

ATTORNEY: PATRICK T. BARRETT,  
ESQ.,  
HARTMAN SHURR VALERIANO,  
Suite 301,  
1100 Berkshire Boulevard, P.O. Box 5828,  
Wyomissing, PA 19610

**Third and Final Publication****ADAMS, MARY J., dec'd.**

Late of 1503 Queen Street,  
Borough of Laureldale.  
Executrix: KELLY FRANK,  
4437 Greenfield Rd.,  
Bethlehem, PA 18017.  
ATTORNEY: JOANN L. RUCHLEWICZ,  
ESQ.,

1716 Olive Street,  
Reading, PA 19604

**BORTZ, WAYNE E., dec'd.**

Late of 80 Lori Lane, Mohnton,  
Cumru Township.  
Executor: WAYNE E. BORTZ, JR.,  
P.O. Box 6641,  
Wyomissing, PA 19610.

**BUTLER, JANE A., dec'd.**

Late of Sinking Spring,  
Spring Township.

11/27/2014

Vol. 107, Issue 09

Executrix: LYNNE B. RENDLE,  
27 Laura Ct.,  
Reading, PA 19608.

ATTORNEY: ERIC J. FABRIZIO, ESQ.,  
BINGAMAN, HESS, COBLENTZ &  
BELL, P.C.,

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

**CHILDRESS, JOAN A., dec'd.**

Late of Phoebe Berks Heim, Wernersville.

Executors: FREDERICK J. ARNOLD,  
441 Discovery Road, Virginia Beach, VA  
23451 and  
JOHN ANDRAS,

748 Imperial Drive, Mohnton, PA 19540.

ATTORNEY: JACK G. MANCUSO, ESQ.,  
BRUMBACH, MANCUSO & FEGLEY,  
P.C.,

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

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

Late of Wyomissing.

Executrix: CAROL C. REID,

541 Grings Hill Road,

Reading, PA 19608.

ATTORNEY: BRIAN R. OTT, ESQ.,

BARLEY SNYDER,

50 N. 5th Street, P.O. Box 942,

Reading, PA 19603-0942

**COLLINS, ELAINE ANN**

**also known as COLLINS, ELAINE A.,**

**dec'd.**

Late of 2125 Elizabeth Avenue,

Muhlenberg Township.

Executrix: WALTER M. DIENER, JR.,

c/o KOZLOFF STOUTD,

2640 Westview Drive,

Wyomissing, PA 19610

**FISCHER, PAUL L., dec'd.**

Late of 142 Weil Rd.,

District Township.

Executor: FRED G. GRAMPP,

c/o E. Kenneth Nyce Law Office, LLC,

105 East Philadelphia Avenue,

Boyertown, PA 19512.

ATTORNEY: ERIC C. FREY, ESQ.,

E. KENNETH NYCE LAW OFFICE, LLC,

105 East Philadelphia Avenue,

Boyertown, PA 19512

**GWYN, JUNE L., dec'd.**

Late of Wyomissing.

Executrix: SALLIE G. WEBER,

507 Jefferson Blvd.,

Reading, PA 19609.

ATTORNEY: JOHN S. HIBSCHMAN,

ESQ.,

BARLEY SNYDER,

50 N. 5th Street, P.O. Box 942,

Reading, PA 19603-0942

**HAAG, ROSCOE S., dec'd.**

Late of 105 Dries Rd.,

Maidencreek Township.

Executors: DENNIS R. HAAG,

265 Salem Church Rd., Hamburg, PA 19526;

DAVID A. HAAG,

331 Shartlesville Rd., Mohrsville, PA 19541

and

LINDA LOU FRITZ,

121 Prairieview Dr., Murfreesboro, TN

37127.

ATTORNEY: RUSSELL E. FARBIARZ,

ESQ.,

ANTANAVAGE FARBIARZ, PLLC,

64 N. 4th Street,

Hamburg, PA 19526

**HAAS, JEFFREY S., dec'd.**

Late of 525 Muhlenberg Street,

Muhlenberg Township.

Administrators: SCOTT A. PENCE,

8725 Leeward Dr.,

Las Vegas, NV 89117 or

JOHN J. GRENKO,

519 Walnut Street,

Reading, PA 19601.

**HARVEY, CAROL L., dec'd.**

Late of 1101 Berks Road,

Bern Township and

48 Par Drive, Reading and recently of

2000 Cambridge Avenue, Wyomissing.

Executor: THOMAS N. BOLAND,

48 Par Drive,

Reading, PA 19607.

ATTORNEY: THOMAS N. BOLAND,

ESQ.,

48 Par Drive,

Reading, PA 19607

**HECKMAN, GRACE E., dec'd.**

Late of Borough of Wernersville.

Executrix: DONNA LEE STAPLETON,

453 4th Street,

Wernersville, PA 19565.

ATTORNEY: J. KITRIDGE FEGLEY,

ESQ.,

Suite 100C, 200 Spring Ridge Drive,

Wyomissing, PA 19610

**HEINLY, WILBUR, dec'd.**

Late of 423 Oley Street,

Borough of Wyomissing.

Executrix: SAMANTHA L. RADER,

1550 Beaumont Avenue,

Temple, PA 19560.

ATTORNEY: GILBERT M. MANCUSO,

ESQ.,

P.O. Box 8321,

Reading, PA 19603-8321

**KEPPLEY, STERLING T., dec'd.**

Late of Borough of Womelsdorf.

Executor: PETER T. KEPPLEY,

485 W. Franklin St.,

Womelsdorf, PA 19567.

ATTORNEY: SEAN J. O'BRIEN, ESQ.,

MOGEL, SPEIDEL, BOBB &

KERSHNER,

520 Walnut Street,

Reading, PA 19601

**KOHLER, IRWIN M., dec'd.**

Late of 111 East Pine Street,

11/27/2014

Vol. 107, Issue 09

Fleetwood.  
 Executor: IRWIN A. KOHLER,  
 272 Oakhaven Road,  
 Fleetwood, PA 19522.  
 ATTORNEY: DAVID C. BALMER, ESQ.,  
 3611 Kutztown Road,  
 Reading, PA 19605

**MEITZLER, ELTONG., dec'd.**

Late of Kutztown.  
 Executrix: SHERRY L. STUMP,  
 234 Kohlers Hill Road,  
 Kutztown, PA 19530.  
 ATTORNEY: LEE A. CONRAD, ESQ.,  
 3 North Main Street,  
 Topton, PA 19562

**MEST, JANICE J., dec'd.**

Late of Exeter Township.  
 Notice of the death of Janice J. Mest,  
 Settlor of the Linwood I. Mest and  
 Janice J. Mest Revocable Living Trust,  
 Dated 10/10/2001, is also hereby given.  
 Executors/Trustees: HAROLD L. MEST &  
 BRUCE C. MEST,  
 c/o David A. Peckman, Esquire.  
 ATTORNEY: DAVID A. PECKMAN, ESQ.,  
 PECKMAN CHAIT LLP,  
 29 Mainland Road,  
 Harleysville, PA 19438

**POWELSON, CHRISTIANE, dec'd.**

Late of 909 Van Reed Road,  
 Wyomissing.  
 Executrix: JESSICA L. LITTLE,  
 909 Van Reed Road,  
 Wyomissing, PA.  
 ATTORNEY: SCOTT C. PAINTER, ESQ.,  
 906 Penn Avenue, P.O. Box 6269,  
 Wyomissing, PA 19610

**REIFSNYDER, PAUL A., dec'd.**

Late of New Berlinville,  
 Colebrookdale Township.  
 Executrix: DONNETTE KAY LEISTER,  
 c/o E. Kenneth Nyce Law Office, LLC,  
 105 East Philadelphia Avenue,  
 Boyertown, PA 19512.  
 ATTORNEY: ERIC C. FREY, ESQ.,  
 E. KENNETH NYCE LAW OFFICE, LLC,  
 105 East Philadelphia Avenue,  
 Boyertown, PA 19512

**SHAPPELL, DONALD G., dec'd.**

Late of Perry Township.  
 Executrix: KAREN L. KIEFFER,  
 18 Hartz Rd.,  
 Fleetwood, PA 19522.  
 ATTORNEY: RICHARD L.  
 GESCHWINDT, ESQ.,  
 203 East Noble Avenue,  
 Shoemakersville, PA 19555

**STRUNK, AUDREY ANN, dec'd.**

Late of Borough of Wyomissing.  
 Executor: TIMOTHY R. STRUNK,  
 160 W. 48th Street,  
 Reading, PA 19606.  
 ATTORNEY: ANTHONY R. DISTASIO,  
 ESQ.,

LINTON, DISTASIO & EDWARDS, P.C.,  
 1720 Mineral Spring Road, P.O. Box 461,  
 Reading, PA 19603-0461

**TOTH, RONALD E., dec'd.**

Late of Wyomissing.  
 Executrices: MELISSA A. TINUCCI,  
 1904 Van Reed Road, Apt. C13,  
 Reading, PA 19610 and  
 MELINDA A. RUMER,  
 56 Upland Road,  
 Reading, PA 19609.  
 ATTORNEY: BRIAN R. OTT, ESQ.,  
 BARLEY SNYDER,  
 50 N. 5th Street, P.O. Box 942,  
 Reading, PA 19603-0942

**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:*

**C2C Design Group** with its principal place of business at 555 Mountain Home Road, Sinking Spring, PA 19608.

The name and address of the person owning or interested in said business is: Forino Co., L.P., 555 Mountain Home Road, Sinking Spring, PA 19608.

The certificate was filed on November 5, 2014.

**Mark H. Koch, Esq.**

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

**DeLuxe Restaurant** with its principal place of business at 2295 Lancaster Pike, Shillington, PA 19607.

The name and address of the person owning or interested in said business is: Chios Associates, Inc., 2295 Lancaster Pike, Shillington, PA 19607.

The application was Filed on June 24, 2014.

**Richard L. Geschwindt, Esq.**

203 East Noble Avenue  
 Shoemakersville, PA 19555

**Lebanon Valley Birth Center** with its principal place of business at 770 Host Rd., Womelsdorf, PA 19567.

The name and address of the person owning or interested in said business is: Susan N. Farrell, 770 Host Rd., Womelsdorf, PA 19567.

The application was Filed on October 30, 2014.

**Susan Farrell**  
 770 Host Road

11/27/2014

Vol. 107, Issue 09

Womelsdorf, PA 19567

**TriCounty Tree Service** with its principal place of business at 1114 Elverson Rd., Morgantown, PA 19543.

The name and address of the person owning or interested in said business is: Curtis R. Showalter, 1114 Elverson Rd., Morgantown, PA 19543.

The application was Filed on October 7, 2014. TriCounty Tree Service, LLC  
P.O. Box 130  
1114 Elverson Rd.  
Morgantown, PA19543

**LIMITED LIABILITY COMPANY**

Notice is hereby given that a Certificate of Organization was filed with the Pennsylvania Department of State for **Sandoval Holding, LLC**, in accordance with the provisions of the Limited Liability Act of 1994.

The Certificate of Organization was filed on October 30, 2014.

**Konrad B. Jarzyna, Esq.**  
**JARZYNA LAW OFFICE**  
Suite 207,  
122 West Lancaster Avenue  
Shillington, PA 19607

**SALE OF REAL ESTATE**

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY, PENNSYLVANIA  
NO. 14-5289

NOTICE OF SHERIFF'S SALE  
WELLS FARGO BANK, NA  
Vs.

ANNEMARIE R. ECKSTROM, IN HER CAPACITY AS HEIR OF DANN A. ECKSTROM, DECEASED, TRESSA TOROK A/K/A TRESSA L. SUTTON, IN HER CAPACITY AS HEIR OF DANN A. ECKSTROM, DECEASED, ERIN GIMONT A/K/A ERIN WOLCOTT, IN HER CAPACITY AS HEIR OF DANN A. ECKSTROM, DECEASED, MATTHEW R. WOLCOTT, IN HIS CAPACITY AS HEIR OF DANN A. ECKSTROM, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DANN A. ECKSTROM, DECEASED

NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DANN A. ECKSTROM, DECEASED

NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY

Being Premises: 3614 WILLINGHAM AVENUE, READING, PA 19605-1156

Being in MUHLENBERG TOWNSHIP, County of BERKS, Commonwealth of Pennsylvania, 66-5309-18-42-0122

Improvements consist of residential property Sold as the property of ANNEMARIE R. ECKSTROM, IN HER CAPACITY AS HEIR OF DANN A. ECKSTROM, DECEASED, TRESSA TOROK A/K/A TRESSA L. SUTTON, IN HER CAPACITY AS HEIR OF DANN A. ECKSTROM, DECEASED, ERIN GIMONT A/K/A ERIN WOLCOTT, IN HER CAPACITY AS HEIR OF DANN A. ECKSTROM, DECEASED, MATTHEW R. WOLCOTT, IN HIS CAPACITY AS HEIR OF DANN A. ECKSTROM, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DANN A. ECKSTROM, DECEASED

Your house (real estate) at 3614 WILLINGHAM AVENUE, READING, PA 19605-1156 is scheduled to be sold at the Sheriff's Sale on 02/06/2015 at 10:00 AM, at the BERKS County Courthouse, 633 Court Street, Reading, PA 19601, to enforce the Court Judgment of \$188,514.54 obtained by, WELLS FARGO BANK, NA (the mortgagee), against the above premises.

PHÉLAN HALLINAN, LLP  
Attorney for Plaintiff