

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 **February 7, 2020** 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. 14-19031

Judgment: \$2,172,038.69

Attorney: CHRISTINA J. PROSS, ESQUIRE
LEGAL DESCRIPTION

All that certain two and one-half (2-1/2) story mansion house, known as "Riveredge, Inc.", two (2) story garage and apartment building, stone barn, one (1) story stone building, swimming pool and other improvements thereon erected, situated on the easterly side of Pennsylvania State Highway Route No. 83, known as the Bernville Road, leading from Reading to Bernville, in the Township of Bern, county of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

Beginning at a point near the middle of the concrete roadbed of Pennsylvania State Highway Route No. 83; thence extending alongside Pennsylvania State Highway Route 83, North thirty-three (33) degrees fifty-five and one-half (55-1/2) minutes West, a distance of three hundred fifty feet and seventy hundredths of one foot (350.70') to a point near the middle of said concrete roadbed; thence leaving said Pennsylvania State Highway Route No. 83 and extending along land now or late of Zeb Horrell and LaRue E. Horrell, his wife, the two (2) following courses and distances, (1) North sixty (60) degrees twelve and one-half (12-1/2) minutes East, passing through an iron pin on line at a distance of forty-one feet and seventy-one hundredths of one foot (41.71') a total distance of two hundred thirty-one feet and seventy one hundredths of one foot (237.71') to an iron pin, (2) North thirty-three (33) degrees fifty-five and one-half (55-1/2) minutes West, a distance of one hundred twenty-five feet and fifty-hundredths of one foot (125.50) to an iron pin on the southerly lot line of Barlow Avenue; thence extending along the southerly lot line of Barlow Avenue (fifty feet (50') wide as shown on the Plan of "Riveredge Acres" said plan recorded in Plan Book Volume 9, Page 52, Berks County

Records), North sixty (60) degrees twelve and one-half (12-1/2) minutes East, a distance of two hundred fifty-two feet and twenty-one hundredths of one foot (252.21) to an iron pin; thence leaving said Barlow Avenue and extending along land now or late of Anne Millken Cullum the five (5) following courses and distances: (1) South thirty (30) degrees seventeen and one-half (17-1/2) minutes East, a distance of two hundred twenty feet and ninety-three hundredths of one foot (220.93) to an iron pin, (2) North fifty-nine (59) degrees eleven and one-half (11-1/2) minutes East a distance of one hundred sixty feet and thirty-six hundredths of one foot (160.36') to an iron pin; (3) South thirty (30) degrees Forty-eight and one-half (48-1/2) minutes East a distance of one hundred thirty-seven feet and sixty-one hundredths of one foot (137.61') to an iron pin; (4) south fifty-eight degrees (59) fifty-seven and one-half (57-1/2) minutes West, a distance of one hundred twenty-four feet and vie hundredths of one foot (124.05') to an iron pin, (5) South thirty (30) degrees thirty-seven and one-half (37-1/2) minutes East, crossing a private driveway extending from Pennsylvania State Highway Route No. 83 to land now or late of Frank C. Brandenburg and LaRue M. Brandenburg, his wife, a distance of one hundred twenty feet and sixty-six hundredths of one foot (120.66') to a crosscut in a concrete walk; thence extending partly along land now or late of Frank C. Brandenburg and LaRue M. Brandenburg, his wife, and partly along land now or late of Anne Milliken Cullum, South fifty-eight (58) degrees fifty-seven and one-half (57-1/2) minutes West, a distance of sixty-nine and forty-seven hundredths of one foot (69.47) to an iron pin; thence extending along land now or late of Anne Milliken Cullum the following four (4) courses and distances (1) South thirty-one (31) degrees two and one-half (2-1/2) minutes East, a distance of twenty feet to an iron pin; (2) South fifty-eight (58) degrees twenty-seven and one-half (27-1/2) minutes West, a distance of fifty-four feet and six hundredths of one foot (54.06') to an iron pin; (3) North thirty-one (31) degrees thirty-two and one-half (32-1/2) minutes West, a distance of forty-two feet and ninety-two hundredths of one foot (42.92') to an iron pin, (4) South fifty-seven (57°) degrees forty-seven and one-half (47-1/2) minutes West being along the southerly side of a private driveway leading to property now or late of Frank C. Brandenburg and LaRue M. Brandenburg, his wife, a distance of three hundred sixty-seven feet and seventy-six hundredths of one foot (367.76') to the place of beginning, the last described line passing through an iron pin on line at a distance of forty-one feet and sixty hundredths of one foot (41.60') from the said place of beginning.

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All that certain tract of land in Bern Township, Berks County, Pennsylvania, on the south side of a private driveway leading from Pennsylvania State Highway Route #83 to property to Edgar L. and Georgia H. Paulsgrove, bounded and described as follows:

Beginning at a point one hundred and forty-nine feet East of an iron pin on the south side of the above named private drive, said iron pin being in line of land of the party of the first part hereto, thence along the south side of said private drive North fifty-seven degrees forty-seven and one-half minutes East, one hundred eighty-seven and thirteen hundredths feet to an iron pin corner, thence thirty-one degrees thirty-two and one-half minutes East fifteen feet to a point, thence along other land of which this was a part, South fifty-seven degrees forty-seven and one-half minutes West, one hundred eighty-seven and thirteen hundredths feet to a point; thence along the same North thirty-one degrees thirty-two and one-half minutes West, fifteen feet to the place of beginning.

All that certain tract of land in Bern Township, Berks County, Pennsylvania, near the east side of Pennsylvania Highway Route #83, about one-half mile North of Reading, bounded and described as follows:

Beginning at an iron pin corner of this and other land of Edgar L. and Georgia H. Paulsgrove, thence along lands of Frank C. and LaRue M. Brandenberg, South thirty-one degrees thirty-three minutes East three hundred twenty-one and eighty-four hundredths feet to an iron pin on the north side of a private land, thence along the north side of said land South sixty-one degrees twenty-three minutes West eighty-five feet to a point, thence along other land of which this was a part, North thirty-one degrees thirty-three minutes West, two hundred ninety-eight and twenty-three hundredths feet to a point; thence along land of Edgar L. and Georgia H. Paulsgrove, North fifty-eight degrees twenty-seven minutes East twenty and eighty-eight hundredths feet to an iron pin thence North thirty-one degrees two and one-half minutes West, twenty feet to an iron pin and North fifty-eight degrees fifty-seven and one-half minutes East fifty-nine and fifty-four hundredths feet to the place of beginning.

BEING the same premises which William Frangedis by deed dated November 24, 1967, granted and conveyed to George Limberiou and Teddy Limberiou, said deed recorded November 24, 1967 in the Berks County Clerk's/Register's Office in Deed Book 1518, page 805.

BEING KNOWN AS: 2017 Bernville Road, Reading, PA 19601 A/K/A 2009 Bernville Road, Township of Bern, PA 19601

TAX PARCEL NO. 27-5308-17-01-0321

Residential Property.

TO BE SOLD AS THE property of George Limberiou, Dena Limberiou and Maria Faust as Co-Executrices of the Estate of Eleftherios Limberiou a/k/a Teddy Limberiou.

No. 17-03315

Judgment Amount: \$171,295.46

Attorney: POWERS KIRN, LLC

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE TOWNSHIP OF CUMRU, COUNTY OF BERKS, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE SOUTHWEST CORNER THEREOF, A POINT AT THE EAST SIDE OF THE PUBLIC ROAD LEADING FROM THE NEW HOLLAND AND READING ROAD TO MOHNTON, A CORNER OF LAND OF THE GRANTORS AND HOWARD WERT, THENCE ALONG THE SAID ROAD LEADING FROM MOHNTON, NORTH 04° 35 MINUTES WEST, 322.00 FEET TO A POINT IN THE ROAD, THENCE BY LAND RETAINED BY THE GRANTORS, CROSSING AN IRON PIN SET 15 FEET FROM SAID POINT, SOUTH 83° EAST, 511.00 FEET TO AN IRON PIN, THENCE BY THE SAME, SOUTH 04° 08 MINUTES EAST, 323.5 FEET TO AN IRON PIN, THENCE BY LAND OF HOWARD WERT, NORTH 83° 45 MINUTES WEST, 508.5 FEET TO THE PLACE OF BEGINNING.

CONTAINING THREE ACRES AND 119 PERCHES.

EXCEPTING THEREFROM A PORTION CONTAINING 21,160 SQUARE FEET GRANTED UNTO SYLVESTER C. MARTIN AND KATHRYN MARTIN, HIS WIFE BY DEED DATED JULY 14, 1964 AND RECORDED JULY 14, 1964 IN DEED BOOK VOLUME 1449 PAGE 404, BERKS COUNTY RECORDS, AND

EXCEPTING THEREFROM A PORTION CONTAINING 28,859.72 SQUARE FEET GRANTED UNTO SYLVESTER C. MARTIN AND KATHRYN MARTIN, HIS WIFE, BY DEED DATED SEPTEMBER 17, 1964 AND RECORDED SEPTEMBER 17, 1964 IN DEED BOOK VOLUME 1453 PAGE 353, BERKS COUNTY RECORDS.

BEING THE SAME PREMISES which Timothy L. Isert and Melva M. Isert N/K/A Melva M. Harrison, by Deed dated April 12, 2012 and recorded April 20, 2012 in the Office of the Recorder of Deeds in and for Berks County in Deed Instrument #2012015693, granted and conveyed unto Timothy L. Isert and Melva M. Harrison.

BEING KNOWN AS 1500 WYOMISSING ROAD, MOHNTON, PA 19540.

TAX PARCEL NO. 39439403111575

See Deed Instrument 2012015693

To be sold as the property of TIMOTHY L. ISERT and MELVA M. HARRISON

01/30/2020

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NO. 17-16264

JUDGMENT amount: \$35,521.64

Attorney: Jennie C. Shnyder, Esquire

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground whereon the same is erected; situate on the North side of Greenwich Street, between North Tenth and North Eleventh Streets, being No. 1035 Greenwich Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

On the North by a ten feet wide alley; On the East by property now or late of William W. Hinnershitz; On the South by said Greenwich Street; and On the West by property now or late of Jacob Horowitz and wife.

Containing in front on said Greenwich Street in width and breadth thirteen feet six inches (13' 6") and in depth or length or width of equal breadth, ninety-three feet (93') to said ten feet wide alley.

TO BE SOLD AS PROPERTY OF: Ronald Reis and Cheryl Reis

NO. 18-00404

Judgment: \$104,210.54

Attorney: EDWARD J. MCKEE, Esquire

ALL THAT CERTAIN lot or piece of ground together with the two and one-half story semi-detached brick dwelling house erected thereon, situate on the Southwestern side of Alsace Road between Perry Street and the Hampden Park Property of the City of Reading, being No. 1240 Alsace Road, 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 Southwestern side of said Alsace Road, said point being one hundred feet three inches (100' 3") Southeast of the Southwestern building corner of Perry Street and Alsace Road (both sixty feet wide as laid out on the topographical survey of the City of Reading); thence Southeastwardly along the Southwestern building line of said Alsace Road, a distance of twenty feet one inch (20' 1") to a point being in the Northern boundary line of property No. 1238 Alsace Road; thence Southwestwardly along said Northern boundary line at right angles to said last described line, a distance of one hundred feet no inches (100' 0") to a corner; thence Northwestwardly along the Eastern side of a twenty feet wide alley, said Eastern side of said twenty feet wide alley being one hundred feet Southwest of and parallel to the Western building line of Alsace Road, and at right angles to said last described line, a distance of twenty feet one inch (20' 1") to a point, said point being in the Southern boundary line of property No. 1242 Alsace Road; thence Northeastwardly along said Southern boundary line and at right angles to said last described line, a distance of one hundred feet no inches (100' 0") to the place of Beginning.

SUBJECT TO a 20 feet wide reserve building line along said Alsace Road.

THE SAID PARTIES of the second part, their heirs and assigns, to have the right and privilege of ingress, egress and regress over said 20 feet wide alley in rear.

PARCEL ID 17531710372148

MAP PIN 531710372148

ALSO KNOWN AS 1240 Alsace Road, Reading, PA 19604-2031

Fee Simple Title Vested in Rufina Liriano and Rigoberto Paradis, mother-in-law and son-in-law, Tenants in Common, each as to an undivided interest, by deed from, Rufina Liriano, dated 08/15/2006, recorded 08/15/2006, in the Berks County Recorder of deeds in Deed Book 04945, Page 2346.

TO BE SOLD AS THE PROPERTY OF Rufina Liriano and Rigoberto Paradis

NO. 18-01846

Judgment Amount: \$151,224.14

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or tract of land with the Southern portion of a semi-detached brick dwelling house and other buildings thereon erected, situate on the Western side of West Court Boulevard, and being known as No. **12 West Court Boulevard**, between Penn Avenue and Belmont Avenue, in the **Township of Spring**, County of Berks and Commonwealth of Pennsylvania, said lot or tract of the land being shown as Lot No. 11 and twelve and one-half feet of the Southern portion of Lot No. 12, as shown by the map or plan known as Spring Crest Courts, laid out by the Spring Crest Development Company and being recorded in the Recorder's Office in and for Berks County in Plan Book Volume 5A, page 13, said lot or tract of land being more fully bounded and described as follows: On the North by remaining portion of Lot No. 12 on said plan; on the East by said West Court Boulevard; on the South by Lot No. 10 on said plan; and on the West by Lots No. 1, 2 and 3 on said plan.

CONTAINING in front on said West Court Boulevard thirty-seven and five tenths (37.5) feet and in depth to Lots No. 1, 2 and 3 and containing in width along Lots No. 1, 2 and 3, thirty-eight and seventy-six hundredths (38.76) feet.

Thereon erected a dwelling house known as: 12 West Court Boulevard, Reading, PA 19609

Tax Parcel #80438611662426

Account: 80194600

See Deed Book/Page Instrument Number 2019028477

Sold as the property of: JACKLYN HIGHTOWER

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NO. 18-10818

Judgment: \$132,887.74

Attorney: McCabe, Weisberg & Conway, LLC
TAX I.D. #24-5365-13-13-1998

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN AMITY TOWNSHIP, BERKS COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A FINAL PLAN OF ROSECLIFF POINTE SUBDIVISION, DRAWN BY THOMAS R. GIBBONS & ASSOCIATES, INC., DATED FEBRUARY 6, 2001 AND LAST REVISED MARCH 21, 2001, SAID PLAN RECORDED IN BERKS COUNTY IN PLAN BOOK 250 PAGE 16, BERKS COUNTY RECORDS, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT OF TANGENT ON THE NORTHEASTERLY SIDE OF ROSECLIFF DRIVE (60 FEET WIDE), SAID POINT BEING THE ARC DISTANCE OF 33.77 FEET MEASURED ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF 21.50 FEET FROM A POINT OF CURVE ON THE NORTHWESTERLY SIDE OF OVERLOOK POINTE (50 FEET WIDE); THENCE EXTENDING FROM SAID POINT OF BEGINNING ALONG THE NORTHEASTERLY SIDE OF ROSECLIFF DRIVE NORTH 66 DEGREES 56 MINUTES 19 SECONDS WEST 119.46 FEET TO A POINT, A CORNER OF LOT NO. 154 ON SAID PLAN; THENCE EXTENDING ALONG SAME NORTH 23 DEGREES 03 MINUTES 41 SECONDS EAST 120.00 FEET TO A POINT, A CORNER OF LOT NO. 156 ON SAID PLAN; THENCE EXTENDING ALONG SAME NORTH 59 DEGREES 22 MINUTES 47 SECONDS EAST 73.30 FEET TO A POINT ON THE SOUTHWESTERLY SIDE OF OVERLOOK POINTE; THENCE EXTENDING ALONG SAME SOUTH 30 DEGREES 37 MINUTES 13 SECONDS EAST 57.82 FEET TO A POINT OF CURVE ON THE SOUTHWESTERLY SIDE OF OVERLOOK POINTE; THENCE EXTENDING SOUTHEASTWARDLY, SOUTHWARDLY, AND SOUTHWESTWARDLY ALONG THE SOUTHWESTERLY, WESTERLY, AND NORTHWESTERLY SIDE OF OVERLOOK POINTE ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF 125.00 FEET, THE ARC DISTANCE OF 117.12 FEET TO A POINT OF TANGENT ON THE NORTHWESTERLY SIDE OF OVERLOOK POINTE; THENCE EXTENDING ALONG SAME SOUTH 23 DEGREES 03 MINUTES 41 SECONDS WEST 22.60 FEET TO A POINT OF CURVE ON THE NORTHWESTERLY SIDE OF OVERLOOK POINTE; THENCE LEAVING THE NORTHWESTERLY SIDE OF OVERLOOK POINTE ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT,

HAVING A RADIUS OF 21.50 FEET, THE ARC DISTANCE OF 33.77 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

CONTAINING 19,774 SQUARE FEET OF LAND.

BEING LOT 155 AS SHOWN, ON THE ABOVEMENTIONED PLAN.

Being known as: 315 ROSE CLIFF DRIVE, DOUGLASSVILLE, PENNSYLVANIA 19518.

Title to said premises is vested in Robert L. Wiggins, III a/k/a Robert L. Wiggins and Stephanie S. Wiggins 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 June 3, 2002 and recorded July 2, 2002 in Deed Book 3560, Page 1467.

INSTRUMENT NUMBER 2002044827.

TO BE SOLD AS THE PROPERTY OF ROBERT L. WIGGINS, III A/K/A ROBERT L. WIGGINS AND STEPHANIE S. WIGGINS

NO. 18-14537

Judgment Amount: \$63,183.28

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground upon which the same is erected, situate on the West side of North Tenth Street, between Greenwich and Oley Streets, being No. 648 North Tenth Street, in the **City of Reading**, County of Berks, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

On the North by property now or late of Phillip G. Pfeiffer;

On the East by said North Tenth Street;

On the South by property now or late of Mrs. William Kalb; and

On the West by a ten feet wide alley.

CONTAINING in front or width, North and South on said North Tenth Street, 16 feet, more or less, and in depth East and West, 110 feet, more or less.

Theoreon erected a dwelling house known as: 648 North 10th Street, Reading, PA 19604.

Tax Parcel #12531753044080

Account: 12140725

ee Deed Book/Page

Instrument Number 2013000499

Sold as the property of: JOHN L. MANCEBO
A/K/A JOHN MANCEBO

NO. 18-17465

Judgment Amount: \$193,219.16

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the improvements erected thereon, located on the western side of Moonflower Avenue (60.00 feet wide), and being Lot No. 223 as shown on Plan of Lots known as "Lorane Orchards", recorded in Plan Book 33 page 58,

01/30/2020

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

BEGINNING at a point on the western building line of Moonflower Avenue, a corner in common of the herein described lot with Lot No. 224; thence extending in a northwesterly direction along Lot No. 224; thence extending in a northwesterly direction along Lot No. 224 and Lot No. 225, by a line forming an interior angle of 93 degrees minutes 48 seconds with the line to be described last, a distance of 118.00 feet to a point, a corner in common with Lot No. 227; thence extending in a northeasterly direction along Lot No. 227 and Lot No. 222, by a line forming an interior angle of 86 degrees 34 minutes 04 seconds with the last described line, a distance of 78.21 feet to a point, a corner in common with Lot No. 222; thence extending in a southeasterly direction along Lot No. 222, by a line forming an interior angle of 90 degrees 22 minutes 08 seconds with the last described line, a distance of 117.33 feet to a point on the western building line of Moonflower Avenue; thence extending in a southwesterly direction along the western building line of Moonflower Avenue, by a line forming an interior angle of 90 degrees with the last described line, a distance of 72.00 feet to a point, the place of beginning.

CONTAINING in area 8,836.135 square feet of land.

Thereon erected a dwelling house known as: 630 Moonflower Avenue, Reading, PA 19606

Tax Parcel #43532511753831

Account: 43407120

See Deed Book/Page

Instrument Number 2016035705

Sold as the property of: STEVEN B. JOHNSON

NO. 19-00158

Judgment: \$80,678.14

Attorney: McCabe, Weisberg & Conway, LLC

TAX I.D. #54-5306-18-42-0323

ALL THAT CERTAIN LOT OR PIECE OF GROUND, TOGETHER WITH THE IMPROVEMENTS THEREON ERECTED, SITUATE ON THE NORTH SIDE OF FERN AVENUE, KNOWN AS NO. 945 FERN AVENUE, BEING LOT NO. 30 ON PLAN OF SOUTH FAIRVIEW, RECORDED IN PLAN BOOK VOLUME 7 PAGE 9, BERKS COUNTY RECORDS, IN THE BOROUGH OF KENHORST, COUNTY OF BERKS AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

ON THE NORTH BY HAZEL STREET; ON THE SOUTH BY FERN AVENUE; ON THE EAST BY LOT NO. 29 IN SAID PLAN; AND ON THE WEST BY LOT NO. 31 IN SAID PLAN OF SOUTH FAIRVIEW.

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CONTAINING IN FRONT ON FERN AVENUE, 20 FEET AND IN DEPTH OF THAT WIDTH, 150 FEET.

TAX ID/PARCEL NO. 54530618420323, PIN NO. 5306-18-42-0323 AND ACCOUNT NO. 54-043500.

BEING KNOWN AS 945 FERN AVENUE, READING, PA 19607

BEING KNOWN PARCEL #54-5306-18-42-0323

BEING THE SAME PREMISES CONVEYED TO HEATHER L. WOLFE FROM DALE WEYANDT AS TO A 99% INTEREST AND HEATHER L. WOLFE AS TO A 1% INTEREST BY DEED DATED APRIL 17, 2015 AND RECORDED APRIL 23, 2015 AS INSTRUMENT NUMBER 2015012998

Being known as: 945 FERN AVENUE, READING, PENNSYLVANIA 19607.

TO BE SOLD AS THE PROPERTY OF HEATHER L. BEAN A/K/A HEATHER L. WOLFE

NO. 19-00163

Judgment Amount: \$31,937.53

Attorney: Phelan Hallinan Diamond & Jones, LLP

ALL THAT CERTAIN two-story mansard roof brick dwelling house and the one-story cement block garage together with the lot or piece of ground upon which the same are erected situate on the South side of Pike Street, between North Sixth and Church Streets, in the City of Reading, Berks County and Commonwealth of Pennsylvania, said house being city number 554 Pike Street and said lot being more particularly bounded and described as follows, to wit:

ON the North by said Pike Street;

ON the East by property now or late of William E. Fisher; being No. 556 Pike Street;

ON the South by a ten feet wide alley; and

ON the West by property now or late of William E. Fisher, being No. 552 Pike Street.

CONTAINING in front or width on said Pike Street thirteen feet eight inches (13' 8") and in depth of equal width one hundred feet (100') to said ten feet wide alley.

TOGETHER with the use of the joint alley on the East in common with the owners and occupiers of the said property on the East and also together with the use of the ten feet wide alley on the South in common with the owners and occupiers of the properties adjacent to said alley.

TITLE TO SAID PREMISES IS VESTED IN ISABEL M. HERRERA, by Deed from JULIA F. SCHLACHTER, BY HER AGENT JOAN M. FREDERICI, Dated 05/27/2004, Recorded 06/11/2004, in Book 4081, Page 1618.

Being known as 554 Pike Street, Reading, PA 19601-1246.

Residential property

Tax Parcel No: 14530735873719

Tax Account: 14600950

See Deed Book, 4081 Page 1618

To be sold as the property of Isabel M. Herrera.

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NO. 19-00503

Judgment Amount: \$109,491.48

Attorney: RAS Citron, LLC

Attorneys for Plaintiff

Robert Crawley, Esq.

ID No. 319712

Legal Description

ALL THAT CERTAIN lot or piece of ground, being Lot No. 23, as shown on the Final Plan of "Springton Village", Phase 2, made by Robert B. Ludgate & Associates, Engineers, Surveyors and Planners, dated February 7, 1980 and recorded in Plan Book 111, page 18, situate in the Township of Spring, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows to wit:

BEGINNING at a point on the Northerly side of Jefferson Avenue, said point being a corner in common with Lot No. 24 as shown on said plan; thence leaving Jefferson Avenue along said lot by a line radial to the curve to be described last North 12 degrees 31 minutes 09 seconds East 120.74 feet to a point a corner 3.2 feet Eastwardly from the terminus of a twelve feet wide alley; thence along said alley South 86 degrees 48 minutes 10 seconds East 35.09 feet to a point a corner in common with Lot No. 22 on said plan; thence along said lot South 03 degrees 11 minutes 50 seconds West 123.50 feet to a point on the Northerly side of Jefferson Avenue; thence along the Northerly side of Jefferson Avenue the two following courses and distances, viz: (1) North 86 degrees 48 minutes 10 seconds West 1.19 feet to a point, said point being on the arc of a 300 feet radius curve to the right; and (2) along said curve having a central angle of 09 degrees 19 minutes 15 seconds and an arc length of 53.60 feet to the point and place of BEGINNING.

BEING KNOWN AS: 2471 JEFFERSON AVENUE WEST LAWN, PA 19609

PROPERTY ID: 80-4386-16-83-4851

TITLE TO SAID PREMISIS IS VESTED IN SHERRI ALVAREZ A/K/A SHERRI L. WALTERS BY DEED FROM PETER E. ALLBEE AND JENNIFER E. ALLBEE, HUSBAND AND WIFE, DATED May 26, 2006 RECORDED June 8, 2006 IN BOOK NO. 04895 PAGE 0258

TO BE SOLD AS PROPERTY OF: SHERRI ALVAREZ A/K/A SHERRI L. WALTERS

No. 19-01215

Judgment Amount: \$24,350.18

Attorney: POWERS KIRN, LLC

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

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

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

ON the South by Woodvale Avenue; and ON the West by other property now or late of Leo Schaetzle.

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

PIN 64531633579574

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

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

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

See Deed Instrument #2017027172

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

NO. 19-02948

Judgment Amount: \$245,741.49

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of land situate in Windsor Township, Berks County, Pennsylvania, being shown as Lot No. 35 on the "Country Brook Meadows" Final Plan-Phase I Subdivision recorded in Berks County in Plan Book 213, page 44 being more fully bounded and described as follows, to wit:

BEGINNING at a point on the northerly side of Constitution Drive (50' wide), a corner of Lot No. 34 on said Plan; thence along said Constitution Drive, South 78 degrees 39 minutes 18 seconds West, 238.41 feet to a point of curve; thence along said curve to the right having a radius of 7.00 feet and an arc distance of 11.12 feet to a point on the easterly side of Independence Drive (50' wide); thence along same, North 10 degrees 18 minutes 21 seconds West, 170.57 feet to a point, a corner of Lot No. 36 on said Plan; thence along same North 78 degrees 39 minutes 18 seconds East, 245.54 feet to a point in line of Lot No. 34 on said Plan; thence along same, South 10 degrees 18 minutes 21 seconds East, 177.10 feet to a point on the northerly side of Constitution Drive, the above mentioned point and place of BEGINNING.

CONTAINING 1.00 acre.

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TITLE TO SAID PREMISES IS VESTED IN JOSEPH J. SIMON AND MARY J. SIMON, HUSBAND AND WIFE, by Deed from JAMES E. SAUNDERS, AN ADULT INDIVIDUAL, Dated 06/27/1997, Recorded 07/02/1997, in Book 2844, Page 1376.

Being known as 301 Constitution Drive, Hamburg, PA 19526-8453.

Residential property

Tax Parcel No: 94540400756360

Tax Account: 94000154

See Deed Book 2844, Page 1376

To be sold as the property of Joseph J. Simon, Mary J. Simon.

No. 19-04723

Judgment: \$171,029.95

Attorney: Meredith H. Wooters, Esquire

Scott A. Dietterick, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

Justin F. Kobeski, Esquire

Matthew P. Curry, Esquire

Cristina L. Connor, Esquire

Holly N. Wolf, Esquire

Karina Velter, Esquire

LEGAL DESCRIPTION

All that certain tract or piece of land situate in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, to the West of Oley Turnpike Road, LR 916 and to the South of a 30 feet wide private right-of-way and being Lot #2 on the Plan of Lots of C.L. Myers, being more fully bounded and described in accordance with a survey by Andrew F. Kent, Professional Land Surveyor, designated 21-71-83, as follows, to wit:

Beginning at an iron pin in the southern edge of a 30 feet wide right-of-way for access, said pin being a corner of Lot #1; thence leaving said right-of-way along Lot #1, South 59 degrees 08 minutes 07 seconds West, 136.67 feet to an iron pin in line of lands of Earl R. Hoffman and Mae Hoffman, his wife; thence along lands of the same, North 30 degrees 51 minutes 53 seconds West, 394.22 feet to an iron pipe set in concrete in line of Lot #3; thence along Lot #3, North 44 degrees 08 minutes 07 seconds East, 71.51 feet to an iron pin in the Southern edge of a 30 foot wide right-of-way; thence along said right-of-way, South 40 degrees 09 minutes 56 seconds East, 418.23 feet to an iron pin, the place of beginning.

Containing .96 acres.

Being the same property conveyed to Philip M. Dinkelocker and Diane H. Dinkelocker, husband and wife, and Christopher R. Dinkelocker who acquired title, with rights of survivorship, by virtue of a deed from Gary L. Myers and Rose M. Myers, husband and wife, dated December 3, 2015, recorded January 6, 2016, at Instrument Number 2016000491, Office of the Recorder of Deeds, Berks County, Pennsylvania.

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INFORMATIONAL NOTE: Philip M. Dinkelocker died July 9, 2017, and pursuant to the survivorship language in the above-mentioned deed, all his interest passed to Diane H. Dinkelocker.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 5458 OLEY TURNPIKE ROAD, READING, PA 19606.

Parcel No.: 43533704823453

Account: 43024679

See Deed/Instrument #2016 000491

TO BE SOLD AS THE PROPERTY OF PHILIP M. DINKELOCKER AND DIANE H. DINKELOCKER, HUSBAND AND WIFE, AND CHRISTOPHER R. DINKELOCKER

NO. 19-11371

Judgment Amount: \$72,791.89

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

TRACT 1:

THAT CERTAIN lot or piece of ground situate in the Township of Perry and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in a public road from Windsor Castle to Virginville, thence in and by said road South 77-1/2 degrees East 60 feet to a point, thence by other lands of Hattie S. Dreibelbis South 12-1/2 degrees West 166 feet to an iron stake, thence by the same North 77-1/2 degrees West 60 feet to an iron stake, thence still by the same North 12-1/2 degrees East 166 feet to the place of BEGINNING.

CONTAINING 9960 square feet.

TRACT 2:

ALL THAT CERTAIN lot or piece of land situate on the South side of a public road from Virginville to Hamburg, in the Township of Perry, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the middle of the aforesaid road, thence by the same South 77-1/2 degrees East 25 feet to a stake in line of other lands of the grantors, thence by the same South 12-1/2 degrees East 166 feet to a stake, thence by the same North 77-1/2 degrees West 25 feet to a stake in line of lands of the grantee, thence by the same North 12-1/2 degrees West 166 feet to the place of BEGINNING.

CONTAINING 4150 square feet.

TRACT 3:

ALL THAT CERTAIN lot or piece of land situate in the Township of Perry, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the public road from Windsor Castle to Virginville and in line of other lands of Paul R. Balthaser, thence by the same South 12-1/2 degrees West 166 feet to a stake in line of other lands of Hattie S. Dreibelbis,

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thence by the same North 77-1/2 degrees West 15 feet to a stake, thence by the same North 12-1/2 degrees East 166 feet point in the middle of the aforesaid road, thence in and by said road South 77-1/2 degrees East 15 feet to the place of BEGINNING.

CONTAINING 2490 square feet.

TRACT 4:

ALL THAT CERTAIN piece, parcel or tract of land at the rear of present property belonging to Paul R. Balthaser and Mary C. Balthaser, his wife, on the South side of macadam State Highway Legislative Route No. 06125 leading from Virgenville to Windsor Castle, situate in the Township of Perry, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described in accordance with calculations made from Plan No. 474-1-S of a field survey completed on February 11, 1976 by George W. Knehr, Registered Professional Surveyor No. 5260-E of Reading, Pennsylvania, as follows, to wit:

BEGINNING at an iron pin on the Southwesternmost corner of other property belonging to Paul R. Balthaser and Mary C. Balthaser, his wife; thence along the rear lines of said property owners the next two (2) following courses and distances, viz: (1) South seventy-five (75) degrees seven (7) minutes East forty-nine and fifty-seven hundredths (49.57) feet to an iron pin and (2) South seventy-four (74) degrees thirty-nine (39) minutes East one hundred two and twenty-one hundredths (102.21) feet to an iron pin; thence along residue property belonging to Ernest O. Miller and Joyce F. Miller, his wife, of which the herein described premises was formerly a part the next two (2) following courses and distances, viz: (1) South sixteen (16) degrees thirty (30) minutes West thirty-one and seventy-five hundredths (31.75) feet to an iron pin and (2) North seventy-three (73) degrees fifty-seven (57) minutes thirty (30) seconds West one hundred fifty-one and ninety-two hundredths (151.92) feet to an iron pin on the Southeasternmost corner of property belonging to Melvin J. Loy and Mary O. Loy, his wife; thence along same, North sixteen (16) degrees fifty-one (51) minutes East twenty-nine and fifty-two hundredths (29.52) feet to the place of BEGINNING.

CONTAINING in area 4672 square feet of 0.107 of an acre.

TITLE TO SAID PREMISES IS VESTED IN Wendy J. Reber, by Deed from Anna K. Bachman and Alice L. Bollinger, Dated 12/27/2012, Recorded 01/09/2013, Instrument No. 2013000869.

Being known as 8 Virgenville Road, Hamburg, PA 19526-8601.

Residential property

Tax Parcel No: 70-5414-04-90-7742

Tax Account: 70002800

See Deed Instrument 2013000869

To be sold as the property of Wendy J. Reber

NO. 19-11592

Judgment Amount: \$18,503.91

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground upon which the same is erected, situate on the East side of Maple Street, between Cotton and South Streets, being No. 511A Maple Street, in the City of Reading, County of Berks, and State of Pennsylvania, bounded and described as follows, to wit:

On the North by property now or late of Andrew Maciejewski;

On the East by Oliver Street;

On the South by property now or late of Julia Jennings; and

On the West by said Maple Street.

CONTAINING in front or width on said Maple Street, ten feet (10') more or less, and in depth of equal width, to said Oliver Street, one hundred feet (100') more or less.

TITLE TO SAID PREMISES IS VESTED IN DAVID R. BRILL, by Deed from ODILIO LOPEZ, Dated 09/19/2008, Recorded 09/23/2008, in Book 5420, Page 2169.

Mortgagor DAVID R. BRILL died on

07/31/2018 leaving a Will dated 06/19/1994,

Letters of Testamentary were granted to STACEY LIBERTI A/K/A STACEY S. LIBERTI A/K/A STACEY S. BRILL on 09/21/2018 in Leigh County, No. 2018-1620 Decedent's surviving devisees is SHARON BRILL. By executed waiver, SHARON BRILL waived her right to be named as a defendant in the foreclosure action.

Being known as 511A Maple Street, Reading, PA 19602-2533.

Residential property

Tax Parcel No: 10531629078687

Tax Account: 10482800

See Deed Book 5420, Page 2169

To be sold as the property of Stacey Liberti a/k/a Stacey S. Liberti a/k/a Stacey S. Brill, in Her Capacity as Executrix of The Estate of David R. Brill.

NO. 19-11880

Judgment Amount: \$173,201.89

Attorney: RAS Citron, LLC

Attorneys for Plaintiff

Robert Crawley, Esq.

ID No. 319712

Legal Description

ALL THAT CERTAIN tract or piece of ground situate in Douglass Township, Berks County, Commonwealth of Pennsylvania, shown as Lot No. 3 on a subdivision plan West-Three dated November 23, 1971, by A. G. Newbold, P.E., bounded and described as follows:

BEGINNING at a nail in the centerline of Douglass Drive LR-06155, said nail marking the southeasterly corner of Lot No. 2; thence by said centerline of Douglass Drive South 6 degrees 3 minutes West 150.00 feet to a nail;

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thence by other lands of Allegheny Conference and passing through a monument on the right-of-way line North 80 degrees 48 minutes West 299.55 feet to a monument; thence by same North 9 degrees 42 minutes East 150.00 feet to a pin; thence by Lot No. 2 and passing through a pin on the aforementioned right-of-way Line South 80 degrees 45 minutes 30 seconds East 290.00 feet to the place of BEGINNING.

CONTAINING 1.014 Acres, more or less.

BEING THE SAME PREMISES which Allegheny Conference Association of Seventh-Day Adventists, by Deed dated April 28, 1978, and recorded on May 4, 1978, in the Berks County Recorder of Deeds' Office at Reading, Pennsylvania in Deed Book Vol. 1735, page 56, granted and conveyed unto Paul Cantrell, Jr. and Hester Cantrell, his wife. And the said Hester Cantrell died November 3, 1988, whereby title became vested in Paul Cantrell, Jr. by right of survivorship.

TOGETHER with all the singular the improvements, ways, streets, driveways, alleys, passages, waters, water-courses, liberties, privileges, rights, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, rights, title, interest, property claim and demand whatsoever of the said Grantor in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

TO HAVE AND TO HOLD the said tract or piece of ground, hereditaments and premises hereby granted, or Mentioned and intended so to be, with the appurtenances, unto the said Grantee and the survivor of them, and the heirs and assigns of such survivor, to and for the only proper use and behoof of the said Grantees and the survivor of them and the heirs and assigns of such survivor forever.

BEING KNOWN AS: 800 DOUGLASS DRIVE, DOUGLASVILLE, PA 19518
PROPERTY ID: 41537503144260

TITLE TO SAID PREMISIS IS VESTED IN CALVIN E. WALKER AND LINDA WALKER, HIS WIFE AND THE SURVIVOR OF THEM, AND THE HEIRS AND ASSIGNS OF SUCH SURVIVOR BY DEED FROM PAUL CANTRELL, JR. DATED 07/22/1994 RECORDED 08/03/1994 IN BOOK NO. 2562, PAGE 1454

LINDA WALKER DEPARTED THIS LIFE ON 03/06/2005

CALVIN E. WALKER A/K/A CALVIN WALKER A/K/A CALVIN EARL WALKER DEPARTED THIS LIFE ON 05/19/2009

TO BE SOLD AS PROPERTY OF: CALVIN E. WALKER A/K/A CALVIN WALKER A/K/A CALVIN EARL WALKER

No. 19-11897

Judgment: \$37,089.23

Attorney: Leon P. Haller, Esquire

LONG LEGAL:

ALL THAT CERTAIN lot or piece of ground with the frame dwelling house thereon erected, known as No. 1720 Pear Street, situate on the West side of Pear Street, between Exeter and Bern Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

On the North by property now or late of Paul Bialy,

On the East by said Pear Street,

On the South by property now or late of Elmer C. Haines, and

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

CONTAINING in front on said Pear Street, North and South, thirteen feet four inches (13'4"), more or less, and in depth of equal width, East and West, one hundred feet (100') to said ten feet (10') wide alley.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 1720 PEAR STREET READING, PA 19601

Mapped PIN: 5307-25-59-8781

Parcel ID: 15530725598781

Account #15-288800

BEING THE SAME PREMISES which Michele D. Fonte, Administratrix of the Estate of Fern A. Duanowicz, Deceased by deed dated April 19, 2007 and recorded in Berks County Recorder of Deeds Office on April 26, 2007 in Record Book 05121, Page 1899, granted and conveyed unto Ryan P. Baer. Ryan P. Baer died intestate on October 18, 2018, survived by his wife, Deborah L. Baer. Deborah L. Baer died intestate on December 5, 2018. The children of Ryan P. Baer and Deborah L. Baer signed waivers waiving all of their rights and interests in and to the subject property.

TO BE SOLD AS THE PROPERTY OF THE UNKNOWN HEIRS OF DEBORAH L. BAER, DECEASED AND THE UNKNOWN HEIRS OF RYAN P. BAER, DECEASED.

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NO. 19-12321

Judgment Amount: \$54,983.40

Attorney: Phelan Hallinan Diamond & Jones,
LLP

ALL THAT CERTAIN lot or piece of ground and two-story brick dwelling house with a two story brick building attached, situate on the South side of Chestnut Street between Eleventh and Twelfth Streets, No. 114C, in the city of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

On the North by said Chestnut Street;

On the East by property now or late of George Sailing;

On the South by a ten feet wide alley; and

On the West by property now or late of Adam Kurtz.

CONTAINING in front on said Chestnut Street fifteen (15) feet and in depth one hundred and ten (110) feet.

BEING THE SAME PREMISES WHICH Linda S Haas, by Deed dated 1/30/95 and recorded in Record Book Volume 2611, Page 1708, Berks County records, granted and conveyed unto Doris E. Peterson, in fee. And the said Doris E. Peterson has intermarried with Vernon Peterson who joins in this conveyance.

TITLE TO SAID PREMISES IS VESTED IN Martina Estevez Herrera, by Deed from Doris E. Peterson and Vernon Peterson, Dated 12/14/2007, Recorded 01/10/2008, in Book 5286, Page 1714.

Being known as 1140 Chestnut Street, Reading, PA 19602-2075.

Residential property

Tax Parcel No: 10-5316-22-18-4997

Tax Account: 10310405

See Deed Book 5286, Page 1714

To be sold as the property of Martina Estevez Herrera.

NO. 19-12421

Judgment: \$137,773.74

Attorney: McCabe, Weisberg & Conway, LLC
TAX I.D. #85-5473-17-12-1340

ALL THAT CERTAIN TWO-STORY BRICK DWELLING HOUSE AND LOT OR PIECE OF GROUND UPON WHICH THE SAME IS ERECTED ON THE SOUTH SIDE OF SMITH STREET IN THE BOROUGH OF TOPTON, COUNTY OF BERKS AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS TO WIT:

ON THE NORTH BY SMITH STREET;

ON THE EAST BY OTHER PROPERTY NOW OR LATE OF OSWIN MECK;

ON THE SOUTH BY AN EIGHTEEN FEET WIDE ALLEY; AND

ON THE WEST ALSO BY OTHER PROPERTY OF THE SAID OSWIN MECK; BEING THE EASTERN HOUSE OF A BLOCK OF TWIN HOUSES AND CONTAINING IN FRONTAGE ALONG SAID SMITH STREET

TWENTY FOUR FEET AND IN DEPTH OF UNIFORM WIDTH ONE HUNDRED SEVENTY TWO AND FIVE TENTHS (172.5) FEET.

BEING KNOWN AS: 224 EAST SMITH STREET, TOPTON, PENNSYLVANIA 19562.

TITLE TO SAID PREMISES IS VESTED IN MICHAEL R. HAFNER AND REBECCA J. IHLENFELDT, HUSBAND AND WIFE, BY DEED FROM SCOTT T. PASTERSKI AND ABIGAIL J. PASTERSKI, HUSBAND AND WIFE, DATED JULY 31, 2008 AND RECORDED AUGUST 6, 2008 IN DEED BOOK 5399, PAGE 916.

TO BE SOLD AS THE PROPERTY OF MICHAEL R. HAFNER AND REBECCA J. IHLENFELDT

NO. 19-12580

Judgment: \$27,339.63

Attorney: McCabe, Weisberg & Conway, LLC

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN UPPER BERN TOWNSHIP, BERKS COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A FINAL PLAN OF SCENIC RIDGE SUBDIVISION, DRAWN BY WILLIAM W. WITMAN, PROFESSIONAL ENGINEER, DATED 1/12/2001 AND LAST REVISED 8/13/2003 SAID PLAN RECORDED IN BERKS COUNTY IN PLAN BOOK 265 PAGE 51, AS FOLLOWS TO WIT:

BEGINNING AT A POINT ON THE NORTHWESTERLY SIDE OF SECOND STREET (50 FEET WIDE), SAID POINT BEING A CORNER OF LOT NO. 8 ON SAID PLAN, THENCE EXTENDING FROM SAID POINT OF BEGINNING ALONG LOT NO. 8 NORTH 77 DEGREES 13 MINUTES 00 SECONDS WEST 240.00 FEET TO A POINT, A CORNER OF LOT NO 12 ON SAID PLAN, THENCE EXTENDING ALONG SAME NORTH 06 DEGREES 27 MINUTES 14 SECONDS EAST 236.81 FEET TO A POINT, A CORNER OF LOT NO. 6 ON SAID PLAN, THENCE EXTENDING ALONG SAME SOUTH 55 DEGREES 55 MINUTES 27 SECONDS EAST 309.41 FEET TO A POINT OF CURVE ON THE NORTHWESTERLY SIDE OF SECOND STREET, THENCE EXTENDING ALONG SAME THE TWO FOLLOWING COURSES AND DISTANCES:

1. SOUTHWESTWARDLY ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 325.00 FEET THE ARC DISTANCE OF 120.78 FEET TO A POINT OF TANGENT; AND

2. SOUTH 12 DEGREES 47 MINUTES 00 SECONDS WEST 4.99 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

CONTAINING 1.07 ACRES OF LAND

BEING LOT NO. 7 AS SHOWN ON THE ABOVE MENTIONED PLAN

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BEING KNOWN AS: 31 NORTH 2ND STREET, SHARTLESVILLE, PENNSYLVANIA 19554.

BEING PARCEL NUMBER: 28445315646934

TITLE TO SAID PREMISES IS VESTED IN WAYNE S. PARKE AND ANGELA B. ARMIENTI BY DEED FROM SUZANNE C. WATSON DATED NOVEMBER 30, 2005 AND RECORDED JANUARY 27, 2006 IN DEED BOOK 4767, PAGE 748, INSTRUMENT NUMBER 2006008072.

TO BE SOLD AS THE PROPERTY OF WAYNE S. PARKE AND ANGELA B. ARMIENTI

NO. 19-13098

Judgment Amount: \$75,581.88

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-storied stone front brick dwelling house with mansard roof, and lot of ground on which the same is erected, situated on the North side of Douglass Street between Second and Thorn Streets, No. 217 Douglass Street, 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 North side of Douglass Street, one hundred thirty-nine feet three inches (139' 03") East of the Eastern line of Second Street; thence East along Douglass Street twenty feet nine inches (20' 09") to property now or late of Paul M. Kohler; thence along the same at right angle with Douglass Street, North one hundred thirty feet (130') to a corner; thence along property now or late of one Hoffa, West twenty feet nine inches (20' 09") to a corner of property now or late of H. Frank Corbit; thence along the same, through the center of a party wall, South one hundred thirty feet (130') to the place of BEGINNING.

TOGETHER WITH the right of use, at all times hereafter, a cast iron drain pipe, extending from the rear of the dwelling herein described Westward to Second Street, laid for the use of said dwelling and other adjoining dwellings on the West, for the purpose of carrying off water from the roofs of said houses, and surface drainage.

PIN NO. 530758643793

TITLE TO SAID PREMISES IS VESTED IN Albert Sinisi, individually, by Deed from Albert Sinisi and Jennifer Lillian Sinisi, h/w, Dated 05/03/2018, Recorded 06/13/2018, Instrument No. 2018019668.

Being known as 217 Douglas Street, a/k/a 217 Douglass Street, Reading, PA 19601-2511.

Residential property

Tax Parcel No: 14-5307-58-64-3793

Tax Account: 14345875

See Deed Instrument 2018019668

To be sold as the property of Albert Sinisi a/k/a Albert Anthony Sinisi, III.

NO. 19-14204

Judgment Amount: \$48,596.23

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the one and one-half story brick and frame dwelling house with basement garage erected thereon, situate on the western side of and known as No. 304 Brookline Plaza between Sheridan Street and Newport Avenue, in the Eighteenth Ward of the City of Reading, County of Berks and State of Pennsylvania, being a small portion of Lot No. 312 and the greater portion of Lot No. 313, as shown on a map or plan of building lots laid out by E. Richard Meinig in March 1928 and recorded in the office of the Recorder of Deeds in and for Berks County at Reading, Pennsylvania, in Plan Book Volume 8, page 21, bounded on the north by residue portion of Lot No. 312, upon which is erected No. 308 Brookline Plaza, on the east by the aforesaid Brookline Plaza (100 feet wide), on the south by residue portion of Lot No. 313, and on the west by Lot No. 315, upon which is erected No. 1117 Sheridan Street, and being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by an iron pin in the western topographical building line of Brookline Plaza, a distance of seventy feet (70') northwardly from the northwestern topographical building corner of the intersection of the aforesaid Brookline Plaza and Sheridan Street, thence leaving and making a right angle with the aforesaid Brookline Plaza and in a westerly direction along residue portion of Lot No. 313, a distance of one hundred forty feet (140') to a corner marked by an iron pin in line of Lot No. 315, upon which is erected No. 1117 Sheridan Street; thence in a northerly direction along same, making a right angle with the last described line, a distance of fifty-six feet (56') to a corner marked by an iron pin; thence making a right angle with the last described line and in an easterly direction along residue portion of Lot No. 312, upon which is erected No. 308 Brookline Plaza, a distance of one hundred forty feet (140') to a corner marked by an iron pin in the western topographical building line of the aforesaid Brookline Plaza; thence in a southerly direction along same, making a right angle with the last described line, a distance of fifty-six feet (56') to the place of Beginning;

CONTAINING seven thousand eight hundred forty (7,840) square feet;

SUBJECT, HOWEVER, to the following easement or right of way which is hereby reserved, viz:

An easement in and over the rear five feet of the premises for the erection, construction and maintenance of poles, wires and underground conduits and pipes and the necessary attachments

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in connection therewith for the transmission of electric light and power, for telephone, for water, gas, storm water, sewage and for any other public or quasi-public utility;

TITLE TO SAID PREMISES IS VESTED IN FRANK M. TEZAK AND LOTTIE J. TEZAK, HIS WIFE, by Deed from RICHARD H. HARTLIEB AND ROSE M. HARTLIEB, HIS WIFE, Dated 04/17/1964, Recorded 04/21/1964, in Book 1444, Page 468.

FRANK M. TEZAK was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of FRANK M. TEZAK's death on or about 12/10/2002, his ownership interest was automatically vested in the surviving tenant by the entirety.

Being known as 304 Brookline Plaza, Reading, PA 19611-1810.

Residential property

Tax Parcel No: 18-5306-63-23-8396

Tax Account: 18272575

See Deed Book 1444 Page 468

To be sold as the property of Kimberly A. Tezak, in Her Capacity as Executrix and Devisee of The Estate of Lottie J. Tezak, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Lottie J. Tezak, Deceased

NO. 19-14582

Judgment Amount: \$256,372.54

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN plot or piece of ground, together with the dwelling house thereon erected, known as No. 1540 Dauphin Avenue, situate on the South side of said Dauphin Avenue, West of Wyoming Avenue, in the Borough of Wyomissing, county of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in said south side of said Dauphin Avenue, said point being four hundred seventy-five (475) feet west of the Southwest corner of said Dauphin Avenue and said Wyoming Avenue; thence West along said South side of said Dauphin Avenue, forty-five (45) feet to a point; thence South along a line at right angles to said last described line and parallel to and five (5) feet East of the Eastern line of Lot No. 62, in Block 16, one hundred fifteen (115) feet to a point in a twelve (12) feet wide alley; thence East along said alley and at right angles to said last described line, a distance of forty-five (45) feet to a point in the dividing line between Lots Nos. 59 and 60, Block 16; thence North in a line at right angles to said twelve (12) feet wide alley and along the Western side of Lot No. 59 a distance of one hundred fifteen (115) feet to point, the place of BEGINNING.

Said plot of ground comprises the entire Lot No. 60 and the easternmost twenty (20) feet of Lot No. 61, as shown by the map of plan of

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Wyomissing surveyed by William H. Dechant, C.E. and having date of June, 1896, said map or plan having been duly recorded in the Recorder's Office of Berks County in Plan Book Volume 1, page 1.

CONTAINING in front a total or breadth of forty-five (45) feet and extending in length or depth of equal width one hundred fifteen feet to said twelve (12) feet wide alley.

Thereon erected a dwelling house known as: 1540 Dauphin Avenue, Wyomissing, PA 19610

Tax Parcel #96439611577424

Account: 96018700

See Deed Book 2910, Page 1932

Sold as the property of: LINDA A. FOSS and ANDREW L. FOSS

NO. 19-14629

Judgment Amount: \$34,103.76

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground upon which is erected a two-story brick dwelling house, being No. 1530 North 10th Street, in the City of Reading, Berks County, Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of Samuel N. Potteiger, et al; ON the East by North 10th Street; ON the South by property now or late of Tillie B. Abrams; and ON the West by a 20 feet wide alley, being Clover Alley.

CONTAINING in front on said North 10th Street, in width or breadth; 14 feet, more or less, to the middle of a joint alley and in depth or length of equal width or breadth, 100 feet to said Clover Alley.

TITLE TO SAID PREMISES IS VESTED IN Rosa A. Jorge, by Deed from Our City-Reading, Inc., a non-profit corporation, Dated 09/17/2004, Recorded 10/22/2004, in Book 4177, Page 771.

Being known as 1530 North 10th Street, Reading, PA 19604-1808.

Residential property

Tax Parcel No: 17531729084684

Tax Account: 17152600

See Deed Book 4177 Page 771

To be sold as the property of Rosa A. Jorge.

NO. 19-15031

Judgment Amount: \$132,786.76

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

The land referred to herein below is situated in the County of Berks, State of Pennsylvania, and is described as follows:

ALL THAT CERTAIN piece of ground with the two-story frame dwelling house and other buildings erected thereon situate in the township of Richmond, county of Berks, commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

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BEGINNING at a stone in the Public road leading from Walnuttown of Sand Hill, a corner of land late of Solomon King; thence along land late of said Solomon King north 88-1/2 Deg east one hundred thirty three and six tenths feet to a post in line of Late Michael Smith's land; thence by the same south 42 Deg east three hundred feet in line of land now or late of Paul Berg; thence by the same north 80 Deg west three hundred sixty four feet to a point in the said Public road leading from Walnuttown to Sand Hill, thence by the same north 8-1/4 Deg east one hundred fifty eight feet to the place of beginning.

CONTAINING two acres, more or less.

EXCEPTING thereout and therefrom all that certain strip of ground situate in Richmond township, county of Berks, commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a corner in the Public highway leading from the Pricetown road to Walnuttown; thence along same north 8 Deg 15 Min east 20 feet to a corner of other lands of Stephen A. Mitti and Anna A. Mitti, his wife, thence along the same south 80 Deg east 339 feet to a corner in line of other property of Robert W. Hoch; thence along the same south 42 Deg east 32 feet to a corner; thence north 80 Deg west 364 feet to the place of beginning.

CONTAINING 26.1 perches.

THE exact quantity of land or number of acres and/or square feet contained within the property described herein is not guaranteed by this company.

TITLE TO SAID PREMISES IS VESTED IN JUSTIN P. GEHRET, by Deed from JUSTIN P. GEHRET AND MARISA L. GEHRET, FORMERLY HUSBAND AND WIFE, Dated 03/18/2001, Recorded 04/15/2001, Instrument No. 2011014661.

Being known as 65 Walnuttown Road, Fleetwood, PA 19522-8327.

Residential property

Tax Parcel No: 72543117101784

Tax Account: 72028220

See Deed Instrument No. 2011014661

To be sold as the property of Justin P. Gehret.

NO. 19-15113

Judgment Amount: \$105,712.34

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the one and one-half story brick dwelling house thereon erected, being known as No. 305 Sycamore Road, situate on the Eastern side of Sycamore Road, a short distance northwardly from its intersection with West Summit Street, in the Borough of Mohnton, County of Berks and State of Pennsylvania being the whole of Lot No. 1 and a portion of Lot No. 2 as shown on a map or plan of lots as laid out by William W. Slichter and surveyed

by Walter E. Spotts and Associates, Registered Professional Engineers and Land Surveyor, in November 1955, bounded on the North by residue portion of Lot No. 2, on the East by Lot No. 5 and on the South by other property belonging to George H. Strain, Sr., and on the West by the aforesaid Sycamore Road (50') and 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 Sycamore Road, a distance of one hundred five feet zero inches (105' 00") Northwardly from the beginning of a curve having a radius of twenty feet (20') connecting the Eastern topographical building line of the aforesaid Sycamore Road with the Northern topographical building line of West Summit Street; thence in a Northerly direction along the Eastern topographical building line of the aforesaid Sycamore Road, by a curve bearing to the right, having a radius of one hundred eighty seven feet seven-eighths inch (187' 7/8") a central angle of twenty six degrees two minutes twelve seconds (26° 02' 12") a tangent distance of forty three feet three and one-eighths inches (43' 3-1/8") and a distance along the arc of eighty five feet zero inches (85' 00") to a corner marked by an iron pin; thence leaving the aforesaid Sycamore Road and in an Easterly direction by a line being radial to the same, and along residue portion of Lot No. 2 a distance of one hundred forty three feet eleven and one-eighth inches (143' 11-1/8") to a corner marked by an iron pin in line of Lot No. 5; thence in a Southerly direction along same, making an interior angle of ninety two degrees sixteen minutes ten seconds (92° 16' 10") with the last described line, a distance of three feet five and one-half inches (03' 05-1/2") to a corner; thence continuing in a Southerly direction along the aforesaid Lot No. 5 marking an interior angle of one hundred eighty degrees six minutes twelve seconds (180° 06' 12") with the last described line, a distance of seventeen feet two and five-eighths inches (17' 02-5/8") to a corner marked by an iron pin in line of other property belonging to George H. Strain, Sr.; thence in a westerly direction along same, by a line being radial to the aforesaid Sycamore Road and marking an interior angle of one hundred thirteen degrees thirty nine minutes fifty seconds (113° 39' 50") with the last described line, a distance of one hundred forty feet zero inches (140' 00") to the place of BEGINNING.

CONTAINING seven thousand two hundred eight six and ninety six one-hundredths (7,286.96) square feet.

TITLE TO SAID PREMISES IS VESTED IN STEPHEN P. BARRASSO AND SHARON K. BARRASSO, H/W, by Deed from MICHAEL A. GRAVER AND MELISSA M. GRAVER, H/W, Dated 10/11/1996, Recorded 10/16/1996, in Book 2775, Page 1324.

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Being known as 305 Sycamore Street,
Mohnton, PA 19540-1411.

Residential property

Tax Parcel No: 65438520914726

Tax Account: 65055785

See Deed Book 2775, Page 1324

To be sold as the property of Stephen P.
Barrasso, Sharon K. Barrasso.

NO. 19-15209

JUDGMENT Amount \$67,859.41

Kristine M. Anthou, Esquire

ALL THAT CERTAIN lot or piece of ground upon which is erected a two-story brick dwelling house with stone front and mansard roof, situate on the North side of and known as No. 207 Douglass Street, between North Second and North Third Streets, in the City of Reading, Berks County, Pennsylvania, bounded and described as follows, to wit:

ON the North by a four feet (4') wide alley; On the East by property now or late of Mary L. Babcock, being Number 209 Douglass Street, On the South by said Douglass Street, and On the West by property now or late of Edith E. Schlott, being Number 205 Douglass Street.

CONTAINING in front on said Douglass Street in width or breadth, sixteen feet three inches (16' 3"), more or less, and in depth or length of equal width or breadth, one hundred and thirty feet (130'), more or less, to said four feet (4') wide alley.

TOGETHER with the right and privilege of turning water from the yard of the hereby premises into a certain pipe or water drain which is laid into and through said lot from East to West, and running to North Second Street, and using said pipe in common with the owners and occupiers of the properties Eastward and Westward of the hereby conveyed lot, through which properties said pipe runs, and the right of running and maintaining and using said pipe or drain through the hereby conveyed lot by the property owners on the East of this lot in common with the owners and occupiers of the other lots through which it runs it hereby expressly reserved.

TAX PARCEL NO.: 14-5307-58-64-3713

BEING the same premises which Our City-Reading, Inc., a Pennsylvania Non-Profit Corporation, by deed dated November 29, 2012, and recorded in the Office of the Recorder of Deeds of Berks County on December 3, 2012, at Instrument No. 2012050305, granted and conveyed unto Fabian Gonzalez.

To be sold as the property of Fabian Gonzalez.

No. 19-15300

Judgment: \$195,653.78

Attorney: CHRISTINA J. PROSS, ESQUIRE
LEGAL DESCRIPTION

Premises A:

ALL THAT CERTAIN lot or piece of ground situate on the Southern side of College Street and known as Plot 19 (as shown on a plan of Little Farms Development, Pine Forge Institute and known as Plot 19 (as shown on a plan of Little Farms Development, Pine Forge Institute prepared by George F. Shane, R.E., dated May 1947 and recorded in Plan Book Volume 8, page 42, Berks County Records), Little Farms Development, Pine Forge, in the Township of Douglass, Berks County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Southern side of College Street, said point being 300 feet East of the Intersection of the Southern side of College Street, said point being 300 feet East of the Intersection of the Southern side of College Street and the Eastern side of Institute Avenue; thence along the Southern side of College Street South 58 degrees 45 minutes East a distance of 130 feet to a point; thence along the division line between Plot Nos. 19 and 20, South 31 degrees 15 minutes West a distance of 300 feet to a point; thence along the division line between Plot Nos. 19 and 23, North 58 degrees 45 minutes West a distance of 94.45 feet to a point; thence along the division line between Plot Nos. 13, 14, 15 and 19 North 24 degrees 50 minutes East, a distance of 300 feet to the place of Beginning.

Premises B:

ALL THAT CERTAIN parcel or tract of land situate in Douglass Township, County of Berks, Commonwealth of Pennsylvania, bounded and described in accordance with a plan of lots known as Little Farms Development, Pine Forge Institute, prepared by George F. Shamer, Registered Engineer, as of May 1947 and more fully bounded and described as follows, to wit:

BEGINNING at the Northeasterly corner of Lot No. 19 said point being on the Southerly property line of College Street, 40 feet wide and distant along the same from a point marking the Southeasterly property line intersection of the aforesaid College Street and another public road or street known as Douglass Drive (formerly known as Institute Avenue), 40 feet wide, the following two courses and distances to wit: (1) South 65 degrees 10 minutes East, 300.00 feet to a point of deflection; and (2) South 58 degrees 45 minutes East 130.00 feet; thence from said point of beginning continuing along the Southerly property line of College Street, South 58 degrees 45 minutes East 100.00 feet to a corner of Lot No. 21; thence along the latter South 31 degrees 15 minutes West 300.00 feet to a corner on line of rear of Lot No. 24, thence continuing along the rear of a portion of Lot No. 24 and Lot No. 23, North 58 degrees 45 minutes West 100.00 feet

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to a corner of the aforesaid Lot No. 19; thence along the same North 31 degrees 15 minutes East 300.00 feet to a corner and place of beginning.

BEING the same premises conveyed to John Kovitch and Laura Kovitch, Husband and Wife, by deed from Nathanael Lee Medunick, dated February 24, 2005, recorded May 10, 2005 in the Berks County Clerk's/Register's Office in Deed Book 4576, page 2095, Instrument No. 2005024351.

BEING KNOWN AS: 24 College Street, Boyertown, PA 19512.

TAX PARCEL NO. 41-5375-03-24-2964
Residential Property.

TO BE SOLD AS THE property of John Kovitch and Laura Kovitch.

NO. 19-15891

Judgment: \$123,484.57

Attorney: EDWARD J. MCKEE, ESQUIRE

PARCEL NO.: 31534414340440 / (31)
003885

All that certain lot or piece of ground with a brick house erected thereon, situate on the Southern side of East Second Street, between Pine and Water Street in the Borough of Birdsboro, County of Berks and State of Pennsylvania, being the Eastern half of Lot No. 96 and the whole of Lots No. 97, 98 and 99 and the Westerly 15 feet of 100, as shown on a map or plan of a development of building lots known as "Wayne Heights" as laid out by the Inter State Realty Company, which aforesaid map or plan is recorded in the Office for the Recorder of Deeds in and for Berks County, at Reading, in Plan Book Volume 3, Page 8, bounded on the North by the aforesaid East Second Street (40 feet wide), on the East by part of Lot No. 100 property belonging to Thomas M. Pinti and Jean P. Pinti, his wife, on the South by a 20 feet wide alley known as Pike Alley, on the West by the Western half of Lot No. 96 belonging to the Bethel Holiness Christian Church, and being more fully bounded and described as follows, to wit:

Beginning at a corner in the Southern topographical building line of East Second Street, as laid out in the Topographical Survey of the Borough of Birdsboro, a distance of 74 feet and 4-5/8 inches Eastwardly from the Southeastern Topographical building corner of the intersection of the aforesaid East Second Street and Water Street; thence in an Easterly direction along the Southern Topographical building line of the aforesaid East Second Street, a distance of 85 feet to a corner; thence leaving and making a right angle with the aforesaid East Second Street and in a Southerly direction through Lot No. 100, belonging to Thomas M. Pinti and Jean P. Pinti, his wife, a distance of 119 feet and 9-1/4 inches to a corner on the Northern side of Pike Alley; thence in a Westerly direction along same, making a right angle with the last described line, a distance of 85 feet to a corner; thence leaving and making a right angle

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with the aforesaid Pike Alley and in a Northerly direction along the Western one-half on Lot No. 96, property belonging to the Bethel Holiness Christian Church, a distance of 119 feet and 9-1/4 inches to the place of beginning.
Containing 10,157.5 square feet.

Subject to restrictions, reservations, easements, covenants, oil, gas or mineral rights of record, if any.

Fee Simple Title Vested in Darren W. Franks by deed from Darren W. Franks and Maria L. Franks, husband and wife, dated 4/12/2004, recorded 4/12/2004, in the Berks County Clerk's Office in Deed Book 4034, Page 499.

BEING KNOWN AS 418 East 2nd Street , Birdsboro, PA 19508

TO BE SOLD AS THE PROPERTY OF
Darren W. Franks

No. 19-16039

Judgment: \$124,040.99

Attorney: Meredith H. Wooters, Esquire

Scott A. Dietterick, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

Justin F. Kobeski, Esquire

Matthew P. Curry, Esquire

Cristina L. Connor, Esquire

Holly N. Wolf, Esquire

Karina Velter, Esquire

LEGAL DESCRIPTION

All those certain lots or piece of ground together with the two-story frame asbestos single dwelling house erected thereon, being premises No. 108 Heidelberg Avenue, situate and lying in Lower Alsace Township, Berks County, Pennsylvania, being all of Lot No. 317, the Northwestern one-half of Lot No. 316, the Northeastern ten feet (10') of Lot No. 351, and the Northeastern ten feet (10') of the Northeastern half of Lot No. 350 as shown on the Map or Plan of Reading dated 8/5/12 by Al. L. Eliot, C. E. recorded in Plan Book 4 page 8, Berks County Records, more particularly bounded and described as follows:

Northwestwardly by Lot No. 318 and 349 on said Plan;

Northeastwardly by Heidelberg Avenue;

Southeastwardly by residue portions of Lot Nos. 316 and 350 and

Southwestwardly by residues of Lot Nos. 350 and 351, property now or late of Earl J. and Laura L. Deward, his wife.

Containing in front on said Heidelberg Avenue, a distance of 45.00 feet and a depth or length of equal width to residue of Lot Nos. 350 and 351, a distance of eighty feet (80').

Being the same property conveyed to Zachery Watkins, no marital status shown who acquired title by virtue of a deed from William Rhoads and Bonnie Rhoads, husband and wife, dated August 31, 2012, recorded September 4, 2012, at Instrument Number 2012036522, Office of the Recorder of Deeds, Berks County, Pennsylvania.

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HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 108 HEIDELBERG AVENUE, READING, PA 19606.

Parcel No.: 23532714349212

Account: 23032210

See Deed Book Volume/Instrument #2012 036522

TO BE SOLD AS THE PROPERTY OF ZACHERY WATKINS, NO MARITAL STATUS SHOWN

No. 19-16199

Judgment: \$59,788.76

Attorney: Meredith H. Wooters, Esquire

Scott A. Dietterick, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

Justin F. Kobeski, Esquire

Matthew P. Curry, Esquire

Cristina L. Connor, Esquire

Holly N. Wolf, Esquire

Karina Velter, Esquire

LEGAL DESCRIPTION

All that certain piece of ground and the Townhouse erected thereon, being Townhouse Number 2, which is the second house Northwardly in the Townhouse Group Number 1, in the Development of Flying Hills, Section Number 6, together with a 10.00 feet wide strip of land to the East (street side) of said Townhouse, a 15.00 feet wide strip of land to the West (rear) of said Townhouse, situate on the Westerly side of Pinehurst Court, a 20.00 feet wide private drive in the Development of Flying Hills, Section Number 6, Township of Cumru, County of Berks, and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

On the West (rear) by common space; on the North (side) by Townhouse No. 3; on the East (front) by common space and Pinehurst Court; and on the South (side) by Townhouse No. 1.

Containing a lot width of 20.50 feet, more or less, as measured from the center of the party wall between Townhouse Number 3, and the herein described Townhouse Number 2, in a Southwardly direction to a point in the center of the party wall between Townhouse Number 1, and the herein described Townhouse Number 2 and containing a lot depth of 62.00 feet, more or less, as measured from a point 10.00 feet Eastwardly from the front of said Townhouse to a point 15.00 feet Westwardly from the rear of said Townhouse; the Southwest corner of the physical structure known as Townhouse Group Number 1, has a coordinate reference of Latitude 4230.9138, Departure 3314.7887, with reference to a marble monument on the Northerly side of Green Number 17, which marble monument has a coordinate reference of Latitude 4238.579, Departure 3202.931, all as shown on Mast Engineering Co., Inc., Drawing No. B-3214-191.

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

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

Being the same property conveyed to David F. Weisser, Jr. and Susan R. Weisser, husband and wife, who acquired title by virtue of a deed from Donald J. Fromuth, dated April 28, 1995, recorded May 4, 1995, at Official Records Volume 2631, Page 1633, Office of the Recorder of Deeds, Berks County, Pennsylvania.

INFORMATIONAL NOTE: David F. Weisser, Jr. died November 20, 2013 and pursuant to the survivorship language in the above-mentioned deed, all his interest passed to Susan R. Weisser.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 2 PINEHURST COURT, READING, PA 19607.

Parcel No.: 39531517103009

Account: 39541502

See Deed Book Volume 2631, Page 1633

TO BE SOLD AS THE PROPERTY OF DAVID F. WEISSER, JR. AND SUSAN R. WEISSER, HUSBAND AND WIFE

NO. 19-16227

Judgment Amount: \$110,770.97

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

All that certain lot or piece of ground together with a two-story stone front, brick dwelling house with mansard roof, situate on the South side of Spring Street, between Front and Pear Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, and house being City No. 110 Spring Street, and the lot or piece of ground and which the same is erected being more particularly bounded and described as follows, to wit:

On the North by Spring Street; On the East by property now or late of Andrew Lockhart;

On the South by property now or late of William K. Fisher, and

On the West by property now or late of Elmer E. Deppen, and others.

Containing in front on said Spring Street, nineteen feet (19') and in depth of equal width one hundred twenty feet.

Thereon erected a dwelling house known as: 110 Spring Street, Reading, PA 19601

Tax Parcel #15530749558612

Account: 15637700

See Deed Book 2255, Page 650

Sold as the property of: NANCY S. AVILA

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NO. 19-16460

Judgment Amount: \$27,670.30

Attorney: Phelan Hallinan Diamond & Jones,
LLPLEGAL DESCRIPTION

ALL THAT CERTAIN two-story, brick dwelling house and a lot of piece of ground upon which the same is erected situate on the northwest corner of Chestnut and Pearl Street, Being No. 521 Chestnut Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows to wit:

On the North by property now or late of A.C. Detweiler;

On the East by said Pearl Street;

On the South by said Chestnut Street; and

On the West by property now or late of Mary Close.

CONTAINING in front on said Chestnut Street twenty feet (20') and in depth sixty feet (60') More or less.

TITLE TO SAID PREMISES IS VESTED IN Mynor Ruben Mayen, the son of Mynor Mayen, by Deed from Inocencia Abreu and Mynor Mayen, h/w, at the time they bought the property and now ex-husband and wife, Dated 11/18/2016, Recorded 02/14/2017, Instrument No. 2017005829.

Being known as 521 Chestnut Street, Reading, PA 19602-1820.

Residential property

Tax Parcel No: 04530627891102

Tax Account: 04305500

See Deed Instrument 2017005829

To be sold as the property of Mynor Estuardo Mayen a/k/a Mynor E. Mayen a/k/a Mynor Mayen, Mynor Ruben Mayen.

NO. 19-16667

Judgment Amount: \$111,485.13

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the one and one-half story cinder block with stucco bungalow thereon erected, situate on the Northwestern side of Madison Street, between Chestnut Street and Oneil Street, in the Borough of Mohnton, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner marked by an iron pin in the Northwestern topographical building line of Madison Street, a distance of 12 feet 8-3/4 inches Northeastwardly from a point in the aforesaid topographical building line opposite from and at right angles to the Southwestern topographical building corner of the intersection of said Madison Street with Chestnut Street; thence along the said Northwestern topographical building line of Madison Street, South 54 degrees 8 minutes West 84 feet 4-7/8 inches to a corner marked by an iron pin at the beginning of a curve; thence continuing

along the Northwestern topographical building line of Madison Street, by a curve bearing to the left, having a radius of 655 feet 10-1/4 inches and a central angle of 9 degrees 7 minutes along the arc of said curve 73 feet 3-1/8 inches, more or less, to a corner; thence along property now or late of Stephen and Lillie Kramer, North 48 degrees 45 minutes West 296 feet, more or less, to a corner; thence along property now or late of the Howard S. Leininger Estate, North 50 degrees 7 minutes East 157 feet, more or less, to a corner marked by an iron pin; thence continuing along property now or late of said Howard S. Leininger Estate, South 48 degrees 45 minutes East 300 feet to the place of BEGINNING.

EXCEPTING therefrom, however, ALL THAT CERTAIN lot or piece of ground, situate on the Northwestern side of Madison Street, in the Borough of Mohnton, County of Berks and State of Pennsylvania, bounded and described as follows:

BEGINNING at a corner in the Northwestern topographical building Line of Madison Street, said corner being the Northeasterly corner of premises belonging to Stephen Kramer and Lillie Kramer, his wife, as described in Deed Book Volume 901, page 674, Berks County records, and said corner also being the Southeasterly corner of property belonging to Lizzie Kramer, as described in Deed Book Volume 901, page 672, Berks County records; thence along said property belonging to Stephen Kramer and Lillie Kramer, his wife, North 48 degrees 45 minutes West, a distance of 296 feet, more or less, to a corner; thence along property now or late of the Howard S. Leininger Estate, North 50 degrees 7 minutes East, a distance of 10 feet, more or less, to a point; thence along residue property being retained by Lizzie Kramer, South 48 degrees 45 minutes East, a distance of 296 feet, more or less, to a point in the Northwestern topographical building line of Madison Street aforesaid; thence along the Northwestern topographical building line of Madison Street, being a curve bearing to the left, a radius of 655 feet 10-1/4 inches and a central angle of 9 degrees 7 minutes along the arc of said curve, the distance of 10 feet to the place of beginning;

Thereon erected a dwelling house known as: 63 West Madison Street, Mohnton, PA 19540

Tax Parcel #65439513125976

Account: 65025500

Instrument Number 2014014814

Sold as the property of: MELVIN TORRES

No. 19-16792

Judgment: \$208,421.52

Attorney: Daniel Jones, Esquire

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Sinking Spring, Berks County, Pennsylvania, bounded and described according to a Final Plan of Lenape Valley recorded in Plan Book 220, Page 42, Berks County Records, as follows:

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BEGINNING at a point on the southwest side of Sioux Court (54' wide) a corner in common with Open Space on the above-mentioned Plan; thence along the southwest side of Sioux Court South 18° 50' East a distance of 80.00 feet to a point a corner in common with Lot 26 on the above-mentioned Plan; thence along Lot 26 South 71° 10' West a distance of 142.90 feet to a point on line of Lot 25 on the above-mentioned Plan and in a 20 ft wide storm drainage easement; thence along Lot 25 and in and through said 20 ft. wide storm drainage easement North 33° 39' West a distance of 82.79 feet to a point a corner in common with the aforementioned Open Space; thence along said Open Space North 71° 10' East a distance of 164.07 feet to a point on the southwest side of Sioux Court, the place of Beginning.

CONTAINING 12,279 square feet.

BEING Lot 27 on the above-mentioned Plan.

Parcel No. 79438613126989 and Map PIN No. 438613126989

BEING known as 396 Sioux Court, Sinking Spring, PA 19608

BEING the same premises which George C. Stauffer and Joanne H. Stauffer, husband and wife, by Deed dated July 25, 2003 and recorded in the Office of Recorder of Deeds of Berks County on August 26, 2003 at Book 3848, Page 1764 Instrument No. 65190 granted and conveyed unto William K. Buck III and Christine Buck, husband and wife.

TO BE SOLD AS THE PROPERTY OF William K. Buck III and Christine Buck

No. 19-16833

Judgment Amount: \$121,190.63

Attorney: POWERS KIRN, LLC

ALL THAT CERTAIN message, tenement, house and lot of ground situate in the Village of Mertztown, Township of Longswamp, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the East by the Philadelphia Road; on the South by property now or late of George O. Romig; on the North by land now or late of John G. Miller; and on the West by a ten feet wide alley.

CONTAINING in front on said Philadelphia Road, fifty eight and one half feet and in depth of the same width one hundred and sixty feet.

BEING 356 Chestnut Street

UNDER AND SUBJECT to the covenants, conditions, restrictions and easements as set forth in the chain of title.

BEING THE SAME PREMISES which William J. McIlldoon and Rebecca A. McIlldoon, by Deed dated March 29, 2016 and recorded April 05, 2016 in the Office of the Recorder of Deeds in and for Berks County in Deed Instrument No. 2016010846 granted and conveyed unto Pattie A. Dittus and Betty Dittus, as Joint Tenants with the Right of Survivorship and not as Tenants in

Common. And the said Betty Dittus departed this life on October 16, 2016. Title to the property passed to Pattie A. Dittus by operation of law.

BEING KNOWN AS 356 CHESTNUT STREET, MERTZTOWN, PA 19539.

TAX PARCEL No. 59-5473-16-94-3023

See Deed Instrument No. 2016010846

To be sold as the property of PATTIE A. DITTUS A/K/A PATTIE KOBESKI

No. 19-16834

Judgment: \$75,459.74

Attorney: Stephen M. Hladik, Esq.

Bradley J. Osborne, Esq.

Lauren L. Schuler, Esq.

ALL THAT CERTAIN lot or piece of ground together with the two and one-half story semi-detached brick dwelling, one-story brick garage and other improvements erected thereon, being number 313 on the Northeasterly side of State Street, and occupying the whole of Lot No. 228 between Reading Avenue and Pennsylvania Avenue, as shown on plan of building lots known as Allendale, laid out by Allen E. Hildebrand in July 1912, in the Borough of Shillington, County of Berks and Commonwealth of Pennsylvania, said lot or piece of ground being bounded and described as follows, to wit:

BEGINNING at a point in the Northeasterly building line of said State Street 135 feet Northwesterly from the Northwesterly building corner of said State Street and Reading Avenue in the division lot line between the herein described lot and Lot No. 227 of said plan; thence in a Northeasterly direction at right angles to said State Street, passing through the division party wall between the herein described premises and premises No. 315 State Street, 135 feet to the Westerly side of a 20 feet wide alley; thence along same in a Southeasterly direction parallel with said State Street, 20 feet to a point in line of Lot No. 229 on said plan; thence along same in a Southwesterly direction at right angles to said 20 feet wide alley and along the division property line between the herein described premises and premises No. 311 State Street, 135 feet to a point in the said Northeasterly building line of State Street; thence along same in a Northwesterly direction at right angles to the last described line, 20 feet to the place of BEGINNING.

CONTAINING 2,700 square feet.

BEING THE SAME PREMISES which Helen J. Siegle by Deed dated August 8, 1997 and recorded on August 12, 1997, in the Berks County Recorder of Deeds Office at Deed Book Volume 2859 at Page 959, granted and conveyed unto Karen G. Koehler.

Being Known as 313 North State Street a/k/a 313 State Street, Reading, PA 19607

Parcel I.D. No. 77439619704029

To be sold as the property of Karen G. Koehler.

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NO. 19-16841

Judgment Amount: \$193,242.36

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in the Township of Cumru, County of Berks, Commonwealth of Pennsylvania, described in accordance with a Plan of Pine Knoll, made by Andrew F. Kupiszewski, Jr., dated 10/23/1973 and recorded in Berks County, in Plan Book 54 page 15, as follows, to wit:

BEGINNING at a point at the Southwesterly building line of Fritz Avenue, a corner of Lot No. 36 on said plan, said point being formed by the Northeasterly corner of Lot No. 36 and the Southeasterly corner of the herein described premises; thence extending from said beginning point, along Lot No. 36, in a Southwesterly direction, a distance of 110 feet to a point; thence extending in a Northwesterly direction, on a line forming an interior angle of 90 degrees with the last described line, a distance of 60 feet to a point in the center of a 15 feet wide drainage easement; thence extending through the same, in a Northeasterly direction, on a line forming an interior angle of 90 degrees with the last described line, a distance of 110 feet to a point on the Southeasterly building line of Fritz Avenue; thence extending along the same, in a Southeasterly direction, of a line forming an interior angle of 90 degrees with the last described line, a distance of 60 feet to the place of beginning.

BEING Lot No. 35 on said plan

Thereon erected a dwelling house known as: 725 Fritz Avenue, Reading, PA 19607

Tax Parcel #39530506479663

Account: 39338550

See Deed Book/Page INSTRUMENT NO: 2018010715

Sold as the property of: LISA JOHNSTON and MATTHEW L. JOHNSTON

NO. 19-16876

Judgment Amount: \$69,279.29

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN one-story asphalt single bungalow, with front or width of twenty feet four inches (20 feet 4 inches) and length or depth of twenty-two feet four inches (22 feet 4 inches) and one car sheet iron garage and five lots, tract or parcels of land and premises hereinafter particularly described situate, lying and being in the City of Reading (formerly in the Township of Bern), County of Berks, and State of Pennsylvania, being Lots Nos. 14, 15, 16, 17 and 18 in Block 34 on a Plan of Building Lots known as Glenside, formerly a suburb of said City of Reading, drawn and surveyed by William H. Dechant, C.E., upon which the same is erected, said lots being one hundred five feet (105 feet) front and rear and one hundred fifteen feet (115 feet) deep, and bounded as follows, to wit:

ON the North by said Lot No. 13, on the South by Warren Street (formerly Adams Street), on the East by Wayne Street, and on the West by a fifteen feet (15 feet) wide alley.

Thereon erected a dwelling house known as: 1406 Wayne Street, Reading, PA 19601

Tax Parcel #19439712969378

Account: 19680400

See Deed Book/Page

Instrument Number 2015044090

Sold as the property of: KAREN COLON

NO. 19-16893

Judgment Amount: \$67,618.47

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or parcel of land together with the two and one-half story frame dwelling house number 120 Wyomissing Avenue, thereon erected, situate on the south side of said Wyomissing Avenue, in the Borough of Mohnton, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the south building line of said Wyomissing Avenue (as shown on the topographical survey of said Borough of Mohnton) 163 feet 1-114 inches east of the southeast building corner of Wyomissing Avenue and Main Street, said point of beginning being also in line of land now or late of Nu-Craft Hosiery Mills, Inc., thence in a northeasterly direction along said south building line of said Wyomissing Avenue, a distance of 91 feet 11-1/4 inches to a point; thence in a southeasterly direction forming an interior angle of 92 degrees 03 minutes with the last described line and passing through a partition wall between House No. 120 and 122 Wyomissing Avenue, a distance of 42 feet 0-1/8 inch to a point in the Wyomissing Creek, thence in a westerly direction the following three distances: 1) by a line forming an interior angle of 80 degrees 48 minutes with the last described line a distance of 30 feet 7-7/16 inches to a point; 2) by a line forming an interior angle of 172 degrees 59 minutes with the last described line a distance of 48 feet 6-1/2 inches to a point and 3) by a line forming an interior angle of 187 degrees 18 minutes with the last described line a distance of 16 feet 3 inches to a point in said creek and in line of land of said now or late Nu-Craft Hosiery Mills, Inc., by a line forming an interior angle of 96 degrees 25 minutes with the last described line, a distance of 24 feet 4-1/2 inches to a point, the place of BEGINNING.

Thereon erected a dwelling house known as: 120 East Wyomissing Avenue, Mohnton, PA 19540

Tax Parcel #65439518316886

Account: 65065800

See Deed Book/Page

Instrument #2016012283

Sold as the property of: ANTICVS LLC

01/30/2020

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NO. 19-16923

Judgment: \$310,507.73

Attorney: Katherine M. Wolf, Esquire

ALL THAT CERTAIN lot or piece of land situate in Caernarvon Township, Berks County, Pennsylvania, as shown on the Plan of Highcroft Estates recorded in Berks County in Plan Book 247, Page 24, more fully bounded and described as follows, to wit:

BEGINNING at a point on the Easterly side of Highcroft Drive, a corner of Lot No. 39, thence along Highcroft Drive, North 10 degrees 17 minutes 11 seconds East, 80.00 feet to a point, a corner of Lot No. 41 on said Plan thence along same, South 79 degrees, 42 minutes 49 seconds East, 81.25 feet to a point in line of Open Space, thence along same, South 10 degrees 17 minutes 11 seconds West, 80.00 feet to a point, a corner of Lot No. 39 on said Plan, thence along same, North 79 degrees 42 minutes 49 seconds West, 81.25 feet to the above mentioned point and place of beginning.

BEING Lot No. 40 as shown on the above mentioned Plan.

PARCEL ID #35532002571041

BEING KNOWN AS (for informational purposes only): 49 Highcroft Drive, Morgantown, PA 17025

BEING THE SAME PREMISES which Heritage-Highcroft Estates, L.P. by Deed dated April 16, 2003 and recorded April 25, 2003 in the Office of the Recorder of Deeds in and for the County of Berks, Pennsylvania in Book 3747, Page 128, granted and conveyed unto William H. Carter, as Sole Owner.

TAX PARCEL NO. 35532002571041

BEING KNOWN AS 49 Highcroft Drive, Morgantown, PA 19543

Residential Property

To be sold as the property of William H. Carter

NO. 19-16937

Judgment Amount: \$51,324.14

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story mansard roof brick dwelling house and the lot or piece of ground upon which the same is erected, situate on the East side of Church Street, between Perry and Pike Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, said house No. 1323 Church Street and said lot being more particularly bounded and described as follows, to wit:

ON the North by property now or late of Charles A. Ritner and wife,

ON the East by twenty (20) feet wide ally,

ON the South by the property now or late of John B. Otts and Harry O. Lowe,

ON the West by said Church Street.

CONTAINING in front or width on said Church Street thirteen (13) feet and in depth of equal width one hundred (100) feet, to said twenty (20) feet alley, together with the use of

joint alley on the North in common with the owners and occupiers of the property on the North and together also with the use of the twenty (20) feet wide alley on the East in common with the owners and occupiers of the other properties adjacent thereto.

TOGETHER WITH all and singular improvements, ways, streets, alleys, driveways, passages, waters, watercourses, right, liberties, privileges, hereditaments and appurtenances, whatsoever and here granted premises belonging or in any way appertaining, and the reversions and remainders, rents, issues and profits thereof and all the estate, right, title interest property, claim and demand whatsoever of the said Grantor, as well at law as equity, of, in and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground described herein with the building and improvements thereon erected, the hereditaments and premises hereby granted or mentioned, and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns forever.

UNDER AND SUBJECT TO the easements, restrictions and encumbrances of record to the extent valid and enforceable.

Thereon erected a dwelling house known as: 1323 Church Street, Reading, PA 19601

Tax Parcel #14530735872507

Account: 14318875

See Deed Book/Page

Instrument No. 2018039252

Sold as the property of: ANTICVS LLC and PERKING FINANCIAL LLC, A DELAWARE LIMITED LIABILITY COMPANY

NO. 19-17204

Judgment Amount: \$356,376.54

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or lot of ground situate on the southern side of Brassie Circle in the Township of Cumru, Berks County, Pennsylvania, being known as Lot No. 15, Block 'D' of the Flying Hills Subdivision, recorded in Plat Book Volume 36, page 16, and being more fully bounded and described as follows to wit:

BEGINNING at a point on the southern right-of-way line of Brassie Circle, a corner of Lot No. 14; thence in a southerly direction, leaving said right-of-way line and along Lot No. 14, being radial to the last described line, a distance of 125.52 feet to a point in line of other lands of Flying Hills Company; thence in a westerly direction along lands of same by an Interior angle of 85 degrees 18 minutes 06 seconds with the last described line, a distance of 96.44 feet to a point, a corner of Lot No. 16;

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thence in a northerly direction along Lot No. 16 by an interior angle of 86 degrees 13 minutes 05 seconds with the last described line, being radial to the next described curve, a distance of 124.74 feet to a point on the southern right-of-way line of Brassie Circle; thence in an easterly direction along the southern right-of-way line of Brassie circle by a curve to the left, having a radius of 527.00 feet, a central angle of 08 degrees 28 minutes 49 seconds and an arc distance of 78.00 feet to the place of beginning.

CONTAINING 10,804 square feet.

UNDER AND SUBJECT NEVERTHELESS to the terms and conditions of a certain Indenture dated November 1, 1971, entitled 'Trust Deed and Agreement-Flying Hills-Open Space', between Flying Hills Company, Grantor and Settlor, and National Central Bank and William B. Whitman, Grantees and Trustees, recorded in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania, in Deed Book Volume 1600, Page 1371, said Indenture having been amended by Agreements of Amendment dated March 15, 1973, November 15, 1973, July 28, 1976, and October 6, 1998, recorded in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania, in Miscellaneous Book Volume 306, Page 262, Miscellaneous Book Volume 312, Page 1251, Miscellaneous Book Volume 332, Page 458, and Record Book 3027, Page 001, respectively.

ALSO UNDER AND SUBJECT TO the following additional express conditions and restrictions:

1. No structure other than one single family residential dwelling shall be erected upon any lot contained in the premises and any such single family residential dwelling shall:

a. First be approved as to design and all construction specifications by Flying Hills Company and Berkshire Greens, Inc., their successors and assigns. Such design and such construction specification shall be prepared by a registered architect.

b. Have a minimum of 1,600 square feet of heated living space (excluding garages, basements and porches) and 12,800 cubic feet of heated living space (excluding garages, basements, and porches).

c. Have an exterior of brick or stone from ground level to the first floor ceiling level on all outside walls, the balance of such exterior to be wood (which shall be stained with quartz, gold, or brown stain only), glass, brick or stone.

d. Have a roof color which shall be chocolate brown, light brown or black.

e. Be completely constructed and finished (including, without being limited to, the planting of foundation shrubbery) within one (1) year from the date of commencement of construction thereof.

2. No addition shall be made to the structure now erected or to be erected upon the within premises which alters the height of said structure, the area of said structure, or the use (which shall be limited to residential use) of said structure provided, however, that such prohibition as to area shall not be deemed to apply to any additions which add up to ten percent (10%) additional floor area, if the written consent of the Trustees or their successors, under the above Trust Deed and Agreement, is first obtained and such additions do not violate any regulations or ordinances of the Township of Cumru.

3. No object or thing shall be used upon the premises which creates noise, smoke, odor, soot, or vibrations in such a manner as to disturb any owner or lawful user of any premises situate in the Development of Flying Hills.

4. No television antenna or other reception device shall be erected or maintained upon the premises or any structure erected thereon.

5. Exterior wood on any structure now or hereafter erected upon the within premises shall be stained with quartz, gold, or brown stain only.

THE COVENANTS, CONDITIONS AND RESTRICTIONS as above referenced shall be covenants running with the land and shall be binding upon the Grantor, Grantees, their respective heirs, successors and assigns, and upon all lots on Brassie Circle Section No. 4, Flying Hills, Cumru Township, Berks County, Pennsylvania, in perpetuity.

NOTICE: The within premises are located in the Village (the 'Village') of Flying Hills, Cumru Township, Berks County, Pennsylvania. Flying Hills is a planned unit development which exists pursuant to the authority of and is regulated by applicable ordinances of the Township of Cumru. The Village consists, among other things, of area in which single family residences, attached residences (townhouses), apartment building, condominium units, commercial enterprises (including shops, a golf course, a restaurant and a swimming pool); recreation facilities, and limited industrial facilities are permitted uses.

TITLE TO SAID PREMISES IS VESTED IN JOSEPH M GUIDO AND SANDRA D GUIDO, HUSBAND AND WIFE, by Deed from JOSEPH M GUIDO, Dated 01/28/2008, Recorded 01/31/2008, in Book 5296, Page 2101.

Being known as 15 Brassie Circle, Reading, PA 19607-3362.

Residential property

Tax Parcel No: 39531409175488

Tax Account: 39001343

See Deed Book 5296, Page 2101

To be sold as the property of Joseph M. Guido, Sandra D. Guido.

01/30/2020

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No. 19-17230

Judgment: \$179,317.42

Attorney: Leon P. Haller, Esquire

LONG LEGAL:**PREMISES A:**

ALL that certain lot or piece of ground situate on the northeastern side of a public road known as Ironstone Drive, in Colebrookdale Township, Berks County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron spike, a point in the middle of the aforesaid Ironstone Drive, a corner of other property of Eva Moyer; thence along residue property of Eva Moyer, and passing through an iron pin on the fence line, North 67 degrees 15 minutes East, a distance of 155 feet to a point a corner; thence still along residue property of Eva Moyer, South 22 degrees 45 minutes East, a distance of 100 feet to an iron pin, a corner; and still along the same, South 67 degrees 15 minutes West, passing through an iron pin on the fence line, a distance of 155 feet to a point in the middle of Ironstone Drive; thence along the same, North 22 degrees 45 minutes West, a distance of 100 feet to the place of beginning.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 212 SOUTH IRONSTONE DRIVE BOYERTOWN, PA 19512

Mapped PIN: 5387-18-32-6120

Parcel ID: 38538718326120

Account #38-069245

BEING THE SAME PREMISES WHICH the Estate of Constance L. Stoudt, by deed dated January 27, 2011 and recorded February 2, 2011, Berks County Instrument No. 2011004758, granted and conveyed unto Tod J. Cashatt.

TO BE SOLD AS THE PROPERTY OF TOD J. CASHATT

PREMISES B:

ALL that certain tract or piece of land situate in Colebrookdale Township, Berks County, Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at an existing iron pin an interior point on the property line between lands now or late of Arthur D. Stoudt and hereinafter described tract of ground said iron pin being located from an existing bolt at the intersection of the center line of Iron Stone Drive (Old Route #73) with the center line of Funk Road on the 2 following courses and distances, viz: South 24 degrees 0 minutes East, 182.49 feet along the center line of Iron Stone Drive to an existing bolt and North 66 degrees 0 minutes East, 155 feet along lands now or late of Arthur D. Stoudt to an existing iron pin;

thence from the iron pin at point of beginning along lands now or late of Jackie M. Smith, North 50 degrees 43 minutes East, 87.40 feet to an existing iron pin; thence along Tract 1, South 25 degrees 35 minutes East, 122.50 feet to an iron pin; thence along Tract 4, South 65 degrees 45 minutes West, 87.69 feet to an existing iron pin; thence along lands now or late of Arthur D. Stoudt, North 24 degrees 0 minutes West, 99.78 feet to an iron pin and the place of beginning.

BEING A VACANT LOT OF LAND LOCATED ON SOUTH IRONSTONE DRIVE BOYERTOWN, PA 19512

Mapped PIN: 5387-18-32-7126

Parcel ID: 38538718327126

Account #38-069246

BEING THE SAME PREMISES WHICH the Estate of Constance L. Stoudt, by deed dated January 27, 2011 and recorded February 2, 2011, Berks County Instrument No. 2011004758, granted and conveyed unto Tod J. Cashatt.

TO BE SOLD AS THE PROPERTY OF TOD J. CASHATT

No. 19-17323

Judgment Amount: \$71,794.78

Attorney: POWERS KIRN, LLC

ALL THAT CERTAIN THREE-STORY STONE FRONT DWELLING HOUSE, BEING KNOWN AS NO. 1035 ROBESON STREET, AND THE LOT OF GROUND, SITUATE ON THE NORTH SIDE OF ROBESON STREET, BETWEEN MULBERRY AND NORTH ELEVENTH STREETS, IN THE CITY OF READING, COUNTY OF BERKS AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE NORTHERLY BUILDING LINE OF ROBESON STREET, EIGHTY-FIVE (85) FEET FROM THE NORTHEAST CORNER OF MULBERRY STREET AND ROBESON STREET; THENCE IN A NORTHERLY DIRECTION ALONG PROPERTY NOW OR LATE OF AARON D. EGOLF, A DISTANCE OF NINETY-FIVE (95) FEET TO A FIVE (05) FEET WIDE ALLEY; THENCE IN A WESTERLY DIRECTION ALONG THE SAID FIVE (05) FEET WIDE ALLEY, A DISTANCE OF FIFTEEN (15) FEET TO A POINT, A CORNER OF PROPERTY NOW OR LATE OF DEBORAH DUNLAP; THENCE IN A SOUTHERLY DIRECTION ALONG THE SAME, A DISTANCE OF NINETY-FIVE (95) FEET TO THE NORTHERLY BUILDING LINE OF ROBESON STREET; THENCE IN A EASTERLY DIRECTION ALONG THE SAME A DISTANCE OF FIFTEEN (15) FEET TO THE PLACE OF BEGINNING.

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BEING THE SAME PREMISES which Alexander Betances, by Deed dated July 12, 2007 and recorded July 17, 2007 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 5180, Page 871, Instrument No. 2007043461, granted and conveyed unto Stanley Blair.

BEING KNOWN AS 1035 ROBESON STREET, READING, PA 19604.

TAX PARCEL NO. 13531737069333

See Deed Book 5180, Page 871

Instrument No. 2007043461

To be sold as the property of STANLEY BLAIR

NO. 19-17413

Judgment Amount: \$25,916.91

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground upon which is erected a three-story, stone front, brick dwelling house, situate on the East side of North Tenth Street between Marion and Perry Streets, being No. 1205-A North Tenth Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by property of Edith M. Ritter;

ON the East by Hickory Alley;

ON the South by property now or late of Charles D. Reinhart and Mary Reinhart, his wife; and

ON the West by said North Tenth Street.

CONTAINING in front on said North Tenth Street, in width or breadth, thirteen feet six inches (13' 6") and in depth or length of equal width or breadth, one hundred feet (100'), more or less.

TITLE TO SAID PREMISES IS VESTED IN ORLANDO GARCIA, by Deed from RONALD D. SHOWERS, Dated 12/22/2003, Recorded 01/28/2004, in Book 3977, Page 1886.

Being known as 1205A North 10th Street, Reading, PA 19604-2003.

Residential property

Tax Parcel No.: 17-5317-37-06-6847

Tax Account: 17147550

See Deed Book 3977, Page 1886

To be sold as the property of Orlando Garcia.

NO. 19-17751

JUDGMENT: \$42,644.71

BARRY W. SAWTELLE, ESQUIRE

ALL THAT CERTAIN two-story brick dwelling house and lot of ground situate on the North side of Chestnut Street, between Second and Third Avenues, in the Borough of West Reading, Berks County, Pennsylvania, known as 237 Chestnut Street, bounded and described, as follows:

BEGINNING at a point on the North side of Chestnut Street, 67 feet east of Third Avenue, thence along said Chestnut Street east 15 feet to a corner of property now or late of William W. Matz; thence along the same North 125 feet to a 25 feet wide alley; thence along the south side of said alley west 15 feet to property now or late of the William W. Matz; thence along the same south 125 feet to the place of BEGINNING.

TOGETHER with the use and enjoyment of a joint alley 2-1/2 feet wide and 36 feet deep and one story high, laid out along said dwelling house on the east jointly on this and the adjoining lot for the joint use of both properties.

HAVING A DWELLING thereon erected known as 237 Chestnut Street, West Reading, PA 19611.

BEING the same premises which Lori Weidenhammer, by Deed dated November 15, 2003 and recorded December 9, 2003 in the Office of the Recorder of Deeds, in and for the County of Berks in Record Book 3943 Page 145 conveyed unto David Weidenhammer, Jr. and Lori Weidenhammer, his wife. Lori Weidenhammer died on April 15, 2010.

BEING KNOWN AS 237 Chestnut Street, West Reading, Pennsylvania 19611-1351.

TAX PARCEL NUMBER: 93-5306-06-39-4308

ACCOUNT NO. 93031700

See Deed Book 3943, Page 145

TO BE SOLD as the property of DAVID A. WEIDENHAMMER, JR.

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, March 6, 2020 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.

ACTION IN DIVORCE

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY, PENNSYLVANIA
CIVIL ACTION
DIVORCE
NO. 19-16701

MY H. NGUYEN, Plaintiff
V.

FRANKIE LEE GRAHAM, JR., Defendant
NOTICE TO DEFEND
AND CLAIM RIGHTS

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take prompt action. You are warned that if you fail to do so, the case may proceed without you and a decree of divorce or annulment may be entered against you by the court. A judgment may also be entered against you for any other claim or relief requested in these papers by the plaintiff. You may lose money or property or other rights important to you, including custody or visitation of your children.

When the ground for the divorce is indignities or irretrievable breakdown of the marriage, you may request marriage counseling. A list of marriage counselors is available in the Office of the Prothonotary at County Services Center, Sixth and Court Streets, Reading, Pennsylvania, 19601.

IF YOU DO NOT FILE A CLAIM FOR ALIMONY, DIVISION OF PROPERTY, LAWYER'S FEES OR EXPENSES BEFORE A DIVORCE OF ANNULMENT IS GRANTED, YOU MAY LOSE THE RIGHT TO CLAIM ANY OF THEM.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lawyer's Referral Service of the
Berks County Bar Association
544 Court Street
Reading, Pennsylvania 19601
Telephone: (610) 375-4591
RRS LEGAL, LLC
Attorneys for: Plaintiff
By: Frank N. D'Amore, Esquire
Identification No. 322970
627 N. 4th St.
P.O. Box 902
Reading, PA 19601
(610) 372-5588

**ARTICLES OF INCORPORATION
NONPROFIT**

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, 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: **Learning to Find GoD in Everything, Inc.**

The Erb Law Firm, PC

20 S. Valley Road
Suite 100
Paoli, PA 19301

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 following accounts have been filed and may be examined in the Clerk of the Orphans' Court office. If you desire to object, you must file objections in writing with the Clerk on or before the close of business of the last business day (February 4, 2020) before submission to the Court. The accounts will be filed by the Clerk of the Orphans' Court Division with the Court for adjudication and confirmation on February 5, 2020 and distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

BAILEY, JR., CHARLES - Christine A. Bailey, Extx., Jonathan B. Batdorf, ESq.
FELL, SR., CHARLES EDWARD a/k/a CHARLES E. FELL, SR. a/k/a CHARLIE FELL - Karen R. Fell, Extx., Brian F. Boland, Esq.
HAAG, CHARLES H. - Wells Fargo Bank, N.A. (formerly American Bank and Trust Company), Trustee under the Will, F/B/O Various Charities, Kendra D. McGuire, Esq.
NITTI, ANTHONY J.V. - Jane M. Nitti, Admx., Brian F. Boland, Esq.

Last day for filing Accounts for March 2020 is February 3, 2020.

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

CIVIL ACTION

COURT OF COMMON PLEAS
BERKS COUNTY, PA
CIVIL ACTION-LAW
No. 19-18665

Santander Bank, N.A., Plaintiff
vs.

Joseph P. LeVan, Solely in His Capacity
as Heir of Johanna A. LeVan, Deceased and
Unknown Heirs, Successors and/or Assigns of
Johanna A. LeVan, Deceased, Defendant(s)

ACTION IN MORTGAGE FORECLOSURE
Involving Premises 2348 Berkley Road,
Reading, PA 19605

NOTICE BY PUBLICATION

A Complaint in Action of Mortgage
Foreclosure and a Praecepto to Reinstate the
Complaint has been filed with the Court of
Common Pleas of Berks County.

**NOTICE TO DEFEND
AND CLAIM RIGHTS:**

You, Unknown Heirs, Successors and/or
Assigns of Johanna A. LeVan, Deceased, have
been sued in court. If you wish to defend against
the claims set forth in the Complaint, you must
enter a written appearance personally or by an
attorney and file your defenses or objections in
writing with the Court. You are warned that if
you fail to do so within twenty (20) days of this
Publication, the case may proceed without you
and a judgment may be entered against you for the
relief requested in the Complaint by the plaintiff.
You may lose money or property or other rights
important to you.

**YOU SHOULD TAKE THIS PAPER TO
YOUR LAWYER AT ONCE. IF YOU DO NOT
HAVE A LAWYER, 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.**

Lawyers' Referral Service of the
Berks County Bar Assn.
544 Court St.

Reading, PA 19601
610.375.4591

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MICHAEL S. BLOOM, ESQ.,

Atty. for Plaintiff

PRESSMAN & DOYLE, LLC

712 W. MacDade Blvd.

Milmont Park, PA 19033

610.532.4222

mbloom@pressmandoyle.com

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**CHARNOFF, LORETTA E. also known as
CHARNOFF, LORETTA, dec'd.**

Late of Spring Township.

Executor: BENJAMIN A. LEISAWITZ,

2755 Century Boulevard,

Wyomissing, PA 19610.

ATTORNEY: WILLIAM R. BLUMER,
ESQ.,

LEISAWITZ HELLER ABRAMOWITZ
PHILLIPS, P.C.,

2755 Century Boulevard,

Wyomissing, PA 19610

**CONDON, MARIAN J. also known as
CONDON, MARIAN JOAN, dec'd.**

Late of 720 Candy Road, Mohnton.

Executrix: MARGARET R. CONDON-
VANCE,

5083 Lakewood Drive,

Mohnton, PA 19540.

ATTORNEY: KEVIN A. MOORE, ESQ.,
LEISAWITZ HELLER ABRAMOWITZ

PHILLIPS, P.C.,

2755 Century Boulevard,

Wyomissing, PA 19610

FOULK, LARRY D., dec'd.

Late of Heidelberg Township.

Executrix: JENNIFER C. RIVERA,

c/o ATTORNEY: GARY R. SWAVELY, JR.,
ESQ.,

38 North Sixth Street,

P.O. Box 1656,

Reading, PA 19603-1656

**FRANKHOUSER, MARY LOU C. also
known as
FRANKHOUSER, MARY LOU
CARRIE, dec'd.**

Late of Muhlenberg Township.

Executors: LISA R. KERSCHNER,

505 School House Road,

Bernville, PA 19805 and

STEVEN K. FRANKHOUSER,

707 Pine Hill Road,

Andreas, PA 18211.

ATTORNEY: WILLIAM R. BLUMER,
ESQ.,

LEISAWITZ HELLER ABRAMOWITZ
PHILLIPS, P.C.,

2755 Century Boulevard,

Wyomissing, PA 19610

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GARVEY, MARK C., dec'd.

Late of Longswamp Township.
 Administratrix: SUSAN K. GARVEY,
 c/o Susan E. Piette, Esq.,
 375 Morris Rd.,
 P.O. Box 1479,
 Lansdale, PA 19446-0773.
 ATTORNEY: SUSAN E. PIETTE, ESQ.,
 Hamburg, Rubin, Mullin, Maxwell & Lupin,
 375 Morris Rd.,
 P.O. Box 1479,
 Lansdale, PA 19446-0773

JOHNSTON, JOHN R., dec'd.

Late of Boyertown.
 Executor: JOHN P. JOHNSTON a/k/a
 JOHN PETER JOHNSTON and
 JANE M. SWAN,
 c/o ATTORNEY: SALLY L.
 SCHOFFSTALL, ESQ.,
 Schoffstall Elder Law,
 2987 Corporate Court, Suite 200,
 Orefield, PA 18069

JONES, ROBERT J., JR also known as**JONES, ROBERT ALLEN, JR., dec'd.**

Late of Borough of Fleetwood.
 Executrices: CELESTE L. YANKOWSKY,
 1534 Reading Blvd.,
 Wyomissing, PA 19610 or
 CYNTHIA LOU AHEARN,
 907 Spring Garden St.,
 Easton, PA 18042.
 ATTORNEY: SCOTT C. PAINTER, ESQ.,
 906 Penn Avenue,
 P.O. Box 6269,
 Wyomissing, PA 19610

KOLLAR, THERESA JANET, dec'd.

Late of Borough of Exeter.
 Executrix: CYNTHIA D. CLOUSER,
 390 Evans Road,
 Pottstown, PA 19464.

KRICK, DORIS J., dec'd.

Late of 24 Charlemont Court,
 Cumru Township.
 Executrix: DONNA MCGLINN,
 15 Jeffrey Road,
 Reading, PA 19601.
 ATTORNEY: TERRY D. WEILER, ESQ.,
 1136 Penn Avenue,
 Wyomissing, PA 19610

KRIEG, FREDERICK R., JR., dec'd.

Late of 2101 Buckman Ave.,
 Spring Township.
 Executrix: SHARON A. KRIEG,
 2101 Buckman Ave.,
 Wyomissing, PA 19610.
 ATTORNEY: SEAN D. CURRAN, ESQ.,
 222 N. Kenhorst Boulevard,
 Reading, PA 19607

LEIDICH, RUTH M., dec'd.

Late of Exeter Township.
 Executrix: STACY B. KILLINGER,
 1400 Girard Avenue,
 Wyomissing, PA 19610.
 ATTORNEY: FREDERICK R. MOGEL,
 ESQ.,
 MOGEL, SPEIDEL, BOBB &
 KERSHNER,
 520 Walnut Street,
 Reading, PA 19601-3406

MASON, JAMES F., III, dec'd.

Late of Washington Township.
 Executrix: MARGARET S. MASON,
 556 Lenape Rd.,
 Bechtelsville, PA 19505.
 ATTORNEY: JEFFREY C. KARVER,
 ESQ.,
 BOYD & KARVER, P.C.,
 7 East Philadelphia Avenue, Ste. 1,
 Boyertown, PA 19512

MICHAEL, ESTHER R., dec'd.

Late of 632 Leesport Avenue,
 Borough of Leesport.
 Executor: ALAN J. MICHAEL,
 1516 N. Boundary Road,
 Bernville, PA 19506.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

MICKA, JOHN C., dec'd.

Late of Tulpehocken Township.
 Executrices: BARBARA ANN KREISER,
 1119 South Street,
 Reading, PA 19602 and
 CHERYL MICKA OLINGER,
 954 Sycamore Lane,
 Hummelstown, PA 17036.
 ATTORNEY: ELIZABETH ROBERTS
 FIORINI, ESQ.,
 Fiorini Law, P.C.,
 1150 W. Penn Avenue,
 Womelsdorf, PA 19567

MILLER, ROBERT H., SR., dec'd.

Late of Borough of Mohnton.
 Executor: ROBERT H. MILLER, JR.,
 108 W. Fairview Street,
 Mohnton, PA 19540.
 ATTORNEY: VICTORIA A. GALLEN
 SCHUTT, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

MOYER, JOHN S., dec'd.

Late of 1011 Barberry Avenue,
 Muhlenberg Township.
 Executors: JON S. MOYER and
 STEVEN M. MOYER,
 c/o ATTORNEY: BRIAN F. BOLAND,
 ESQ.,
 KOZLOFF STODT,
 2640 Westview Drive,
 Wyomissing, PA 19610

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MYERS, ETHEL EDITH also known as MYERS, ETHEL E., dec'd.
Late of 65 Opperman Lane, Reading.
Executor: JAY W. WALDMAN,
501 N. Park Road,
Wyomissing, PA 19610.

NICHOLS, MARIAN also known as NICHOLS, MARIAN EDITH, dec'd.
Late of 140 South Spruce Street,
Borough of Birdsboro.
Executor: DAVID NICHOLS,
4 Beaver Valley Court,
Birdsboro, PA 19508.
ATTORNEY: ROBIN S. LEVENGOOD,
ESQ.,
1136 Penn Avenue,
Wyomissing, PA 19610

SCHWOYER, ELIZABETH S. also known as

SCHWOYER, ELIZABETH M., dec'd.
Late of Borough of Hamburg.

Executrix: SHERYL L. MILLER,
559 South 6th St.,
Hamburg, PA 19526.

ATTORNEY: RICHARD L.
GESCHWINDT, ESQ.,
203 East Noble Avenue,
Shoemakersville, PA 19555

STOUDT, LOUISE D., dec'd.
Late of 2000 Cambridge Avenue,
Borough of Wyomissing.
Executrix: MARGARET S. WAWROUSEK,
1344 Wyomissing Road,
Mohnton, PA 19540.
ATTORNEY: C. THOMAS WORK, ESQ.,
STEVENS & LEE,
111 N. Sixth Street,
P.O. Box 679,
Reading, PA 19603-0679

ULRICH, DARLIE Y. also known as ULRICH, DARLIE YVONNE, dec'd.
Late of 40 Old Gibraltar Road, Birdsboro.
Executrix: PATRICIA A. BARKER,
40 Old Gibraltar Road,
Birdsboro, PA 19508.
ATTORNEY: WILLIAM R. BLUMER,
ESQ.,
LEISAWITZ HELLER ABRAMOWITZ
PHILLIPS, P.C.,
2755 Century Boulevard,
Wyomissing, PA 19610

Second Publication

ADAMS, JOSEPHINE C., dec'd.
Late of Borough of Boyertown.
Executor: MICHAEL J. HIRIAK, JR.,
257 Beacon Drive,
Phoenixville, PA 19460.
ATTORNEY: TIMOTHY B. BITLER,
ESQ.,
3115 Main Street,
Birdsboro, PA 19508-8319

BEYER, LAWRENCE, dec'd.

Late of 3339 Marion St.,
Borough of Laureldale.
Executrix: TAMMY ETZEL,
3341 Marion Street,
Laureldale, PA 19605.

BICKEL, J. RAY also known as BICKEL, JONATHAN R., SR. and BICKEL, JONATHAN RAY, dec'd.

Late of 1200 Katterman Hill Road,
Richland, Marion Township.
Executor: JONATHAN R. BICKEL,
118 North Railroad Street,
Myerstown, PA 17067.
ATTORNEY: REBECCA BATDORF
STONE, ESQ.,
301 E. Lancaster Avenue,
Shillington, PA 19607

BRICKER, JAMES H., dec'd.

Late of 401 Elmer Circle,
Muhlenberg Township.
Executrix: VERONICA MARTIN,
204 Wellington Road,
Reading, PA 19607.
ATTORNEY: DAWN M. L. PALANGE,
ESQ.,
PALANGE, ENDRES & MARKS, P.C.,
720 Centre Avenue,
Reading, PA 19601

CITRULLO, THERESA, dec'd.

Late of 713 Georgia Avenue,
Muhlenberg Township.
Executrix: DIANE BIEHL,
c/o ATTORNEY: AMANDA O'DRISCOLL,
ESQ.,
SHER & ASSOCIATES, P.C.,
15019 Kutztown Road,
Kutztown, PA 19530

CLAY, CORY A., dec'd.

Late of 71 Moravian School Road,
Oley Township.
Executrix: KATHLEEN R. CLAY,
71 Moravian School Road,
Oley, PA 19547.
ATTORNEY: DAVID S. SOBOTKA, ESQ.,
519 Walnut Street,
Reading, PA 19601

COTE, JOANNE E., dec'd.

Late of 1033 Mahlon Drive,
Bern Township.
Executor: CHRISTOPHER J. COTE,
1288 Trolley Road,
Mohrsville, PA 19541.
ATTORNEY: TERRY D. WEILER, ESQ.,
1136 Penn Avenue,
Wyomissing, PA 19610

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CUSTER, ALICE C. also known as**CUSTER, ALICE K., dec'd.**

Late of Amity Township.

Executrix: HELEN J. LAUSCHER,

P.O. Box 811,

Pocono Summit, PA 18346.

ATTORNEY: TIMOTHY B. BITLER,

ESQ.,

3115 Main Street,

Birdsboro, PA 19508-8319

FISHKIN, JAY H. also known as**FISHKIN, JAY, dec'd.**

Late of 510 Hoch Road,

Maidencreek Township.

Executrix: MARSHA DORNES,

1410 Frederick Blvd.,

Reading, PA 19605.

ATTORNEY: DAVID S. SOBOTKA, ESQ.,

519 Walnut Street,

Reading, PA 19601

FRANK, JEFFREY B., dec'd.

Late of 1541 Farr Road,

Borough of Wyomissing.

Executrix: DEBORAH L. FRANK,

1541 Farr Road,

Wyomissing, PA 19610.

ATTORNEY: C. THOMAS WORK, ESQ.,

STEVENS & LEE,

111 N. Sixth Street,

P.O. Box 679,

Reading, PA 19603-0679

FREY, DAVID R., dec'd.

Late of 16502 Pottsville Pike,

Hamburg.

Executor: MICHAEL D. FREY,

3225 Joyce Street,

Lebanon, PA 17046.

ATTORNEY: JAMES E. SHER, ESQ.,

SHER & ASSOCIATES, P.C.,

15019 Kutztown Road,

Kutztown, PA 19530

FUNK, SANDRA LEE also known as**FUNK, SANDRA L., dec'd.**

Late of Amity Township.

Executor: STEPHEN FUNK,

c/o ATTORNEY: CAROLYN M.

MARCHESANI, ESQ.,

Wolf, Baldwin & Associates, P.C.,

P.O. Box 444,

Pottstown, PA 19464

GARRIGAN, PATRICIA A., dec'd.

Late of 701 Hain Avenue,

City of Reading.

Executrix: AMY GARRIGAN,

701 Hain Avenue,

Reading, PA 19605.

ATTORNEY: RAYMOND

BUTTERWORTH, ESQ.,

1105 Berkshire Boulevard, Suite 312,

Wyomissing, PA 19610

HALADJIAN, ANNA, dec'd.

Late of 79 New Hope Blvd.,

Oley.

Executrix: DENISE HALADJIAN,

79 New Hope Blvd.,

Oley, PA 19547

KIESER, WILLIAM P., JR., dec'd.

Late of 3 Sunset Lane,

Morgantown, Robeson Township.

Executrix: LESLIE F. KIESER,

3 Sunset Lane,

Morgantown, PA 19543.

ATTORNEY: GILBERT M. MANCUSO,

ESQ.,

BRUMBACH, MANCUSO & FEGLEY,

P.C.,

11 East Lancaster Avenue,

P.O. Box 500,

Shillington, PA 19607-0500

KULP, RONALD WILLIAM, JR. also known as**KULP, RONALD W., JR. and****KULP, RONALD W., dec'd.**

Late of Borough of Boyertown.

Administrators: JESUP B. KULP,

316 Fancy Hill Road,

Boyertown, PA 19512 and

ROBERT A. KULP,

316 Fancy Hill Road,

Boyertown, PA 19512.

ATTORNEY: THOMAS D. LEIDY, ESQ.,

42 East Third Street,

Boyertown, PA 19512

LOGUE, RAYMOND KEITH, dec'd.

Late of Borough of Boyertown.

Executrix: CYNTHIA D. DAVISON,

c/o Kelly C. Hayes, Esq.,

1223 N. Providence Rd.,

Media, PA 19063.

ATTORNEY: KELLY C. HAYES, ESQ.,

McNichol, Byrne & Matlawski, P.C.,

1223 N. Providence Rd.,

Media, PA 19063

LONG, MARILYN C., dec'd.

Late of 28A Douglas House,

Douglassville, Amity Township.

Executor: DONALD R. GRUBB,

305 South Third Avenue,

Royersford, PA 19468-2502.

MADDALONI, JEANNE D., dec'd.

Late of 169 Valley Greene Circle,

Borough of Wyomissing.

Executor: NICHOLAS J. MADDALONI,

150 Spruce Court,

Annville, PA 17003.

ATTORNEY: FREDERICK M. NICE,

ESQ.,

LEISAWITZ HELLER ABRAMOWITZ

PHILLIPS, P.C.,

2755 Century Boulevard,

Wyomissing, PA 19610

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NYE, EDITH I., dec'd.

Late of Robeson Township.
 Executor: RONALD L. NYE, JR.,
 166 Seyfert Drive,
 Birdsboro, PA 19508.
 ATTORNEY: TIMOTHY B. BITLER,
 ESQ.,
 3115 Main Street,
 Birdsboro, PA 19508-8319

**OHLINGER, SADIE also known as
OHLINGER, BEB, dec'd.**

Late of 464 Park Road,
 Borough of Fleetwood.
 Executrix: PEARL E. OHLINGER.
 8891 Kings Hwy.,
 Kempton, PA 19529.

RIEGEL, LEAH A., dec'd.

Late of 855 N. Park Road,
 Wyomissing.
 Executors: CYNTHIA EISENBISE,
 330 Saddlebrook Drive,
 Wernersville, PA 19565 and
 RODNEY RIEGEL,
 110 Springside Drive,
 Reading, PA 19607.
 ATTORNEY: RUSSELL E. FARBIARZ,
 ESQ.,
 ANTANAVAGE FARBIARZ, PLLC,
 64 N. 4th Street,
 Hamburg, PA 19526

**ROSSER, WILLIAM M. also known as
ROSSER, WILLIAM MORGAN, dec'd.**

Late of 562 Pike Street,
 City of Reading.
 Executrix: JANIS LEE ROSSER,
 c/o ATTORNEY: SCOTT G. HOH, ESQ.,
 LAW OFFICE OF SCOTT G. HOH,
 606 North 5th Street,
 Reading, PA 19601

RUTKOWSKI, JOHN F., dec'd.

Late of Amity Township.
 Executor: DAVID M. RUTKOWSKI,
 c/o ATTORNEY: CAROLYN M.
 MARCHESANI, ESQ.,
 Wolf, Baldwin & Associates, P.C.,
 P.O. Box 444,
 Pottstown, PA 19464

**SALGADO, CARRIE THELMA SARA also
known as**

SALGADO, CARRIE T., dec'd.
 Late of 318 North Front Street,
 City of Reading.
 Administratrix: EMMA A. LANTZ,
 318 North Front Street,
 Reading, PA 19601.
 ATTORNEY: REBECCA BATDORF
 STONE, ESQ.,
 301 E. Lancaster Avenue,
 Shillington, PA 19607

**SIMCOX, ERMA J. also known as
SIMCOX, ERMA JEAN, dec'd.**

Late of Borough of Wyomissing.
 Executor: JEFFREY ALAN SIMCOX,
 709 Old Fritztown Road,
 Sinking Spring, PA 19608.
 ATTORNEY: CHARLES J. PHILLIPS,
 ESQ.,
 LEISAWITZ HELLER ABRAMOWITZ
 PHILLIPS, P.C.,
 2755 Century Boulevard,
 Wyomissing, PA 19610

**SITLINGER, RUTH F. also known as
SITLINGER, RUTH FERN, dec'd.**

Late of 1349 Moss Street,
 City of Reading.
 Executrix: DEBORAH M. WOODRING,
 3823 Royena Avenue,
 Reading, PA 19605.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

**SMITH, MARY JEANETTE also known as
SMITH, MARY J., dec'd.**

Late of Berks Heim,
 1011 Berks Road,
 Leesport, Bern Township.
 Executor: ROBERT R. KREITZ, ESQUIRE.
 KREITZ GALLEN-SCHUTT,
 Attorneys,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

TIEHL, MARY, dec'd.

Late of 334 Penn Avenue,
 Borough of West Reading.
 Executor: JONATHAN B. BATDORF,
 317 East Lancaster Avenue,
 Shillington, PA 19607.
 ATTORNEY: JONATHAN B. BATDORF,
 ESQ.,
 317 E. Lancaster Avenue,
 Shillington, PA 19607

TIRADO, KAREN A., dec'd.

Late of Exeter Township.
 Executor: TIMOTHY M. TIRADO,
 355 Lackawanna Street, Apt. 8-12,
 Reading, PA 19601.
 ATTORNEY: EUGENE ORLANDO, JR.,
 ESQ.,
 ORLANDO LAW OFFICES, P.C.,
 2901 St. Lawrence Avenue, Suite 202,
 Reading, PA 19606

WATERS, RALPH B., dec'd.

Late of Oley Township.
 Executor: RALPH G. WATERS,
 c/o ATTORNEY: MARK E. HALBRUNER,
 ESQ.,
 Halbruner, Hatch & Guise, P.C.,
 2109 Market Street,
 Camp Hill, PA 17011

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Third and Final Publication**BERRY, THEODORE D. also known as
BERRY, THEODORE DAVID, dec'd.**

Late of 2125 Elizabeth Avenue,
Muhlenberg Township.
Executrix: DONNA MARIE SELL,
234 Northview Road,
Fleetwood, PA 19522.
ATTORNEY: CHRISTOPHER C. MUVDI,
ESQ.,
MASANO BRADLEY, LLP,
1100 Berkshire Boulevard, Suite 201,
Wyomissing, PA 19610

BINNER, JOSEPH E., dec'd.

Late of 88 Pearl Road, Bernville.
Executrix: RACHEL BLACKWELL,
98 Pearl Road,
Bernville, PA 19506.
ATTORNEY: RUSSELL E. FARBIARZ,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

BOWMAN, CHARLES EDWARD, dec'd.

Late of Robeson Township.
Executrix: MICHELLE DIANE DEEDS,
1217 White Bear Road,
Birdsboro, PA 19508.
ATTORNEY: MAHLON J. BOYER, ESQ.,
BINGAMAN, HESS, COBLENTZ &
BELL, P.C.,
Treeview Corporate Center,
2 Meridian Boulevard, Suite 100,
Wyomissing, PA 19610

DEWALD, JANICE L., dec'd.

Late of 5877 Berne Road,
Centre Township.
Executrix: LISA YATES,
35531 Army Navy Drive,
Mechanicsville, MD 20659.
ATTORNEY: LAWRENCE J.
VALERIANO, JR., ESQ.,
HARTMAN VALERIANO MAGOVERN &
LUTZ, P.C.,
1025 Berkshire Boulevard, Suite 700,
Wyomissing, PA 19610

DIEFENDERFER, JOAN A., dec'd.

Late of 10 Tranquility Lane,
Cumru Township.
Executrix: KRISTIN A. KEARNEY,
31 Spring Meadow Lane,
Reading, PA 19606.
ATTORNEY: C. THOMAS WORK, ESQ.,
STEVENS & LEE,
111 N. Sixth Street,
P.O. Box 679,
Reading, PA 19603-0679

**DOUTRICH, MARLIN EUGENE also
known as****DOUTRICH, MARLIN E., dec'd.**

Late of Bethel Township.
Administrators: MICHAEL J. DOUTRICH,
MICHELLE L. PERKINS and
MARK G. DOUTRICH,
c/o ATTORNEY: CALEB J.
ZIMMERMAN, ESQ.,
Zimmerman Law Office,
466 Jonestown Road,
Jonestown, PA 17038

**FENSTERMACHER, JANET M. also
known as****FENSTERMACHER, JANET
MADELINE, dec'd.**

Late of 328 Fisher Road,
Bern Township.
Executors: ROBERT E.
FENSTERMACHER,
455 Tower Road,
Mohrsville, PA 19541;
KAYLE S. BECKER,
332 Parkview Road,
Reading, PA 19606 and
DEBRA J. SCHWENK,
23 Longview Drive,
Birdsboro, PA 19508.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

FIUCCI, CYNTHIA M., dec'd.

Late of Exeter Township.
Executor: RONALD HALL,
123 Anderson Avenue,
Reading, PA 19606.
ATTORNEY: WILLIAM R. BLUMER,
ESQ.,
LEISAWITZ HELLER ABRAMOWITZ
PHILLIPS, P.C.,
2755 Century Boulevard,
Wyomissing, PA 19610

FRITZ, CLAUDE S., dec'd.

Late of Maxatawny Township.
Executrices: CLAUDIA R. FRANCESCHI
and
SUSAN F. DETURK,
c/o 2045 Westgate Drive, Suite 404,
Bethlehem, PA 18017.
ATTORNEY: TIMOTHY J.
DUCKWORTH, ESQ.,
Mosebach, Funt, Dayton & Duckworth, P.C.,
2045 Westgate Drive, Suite 404,
Bethlehem, PA 18017

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HODGE, MARGARET F., dec'd.

Late of 8 Ash Lane,
Oley Township.
Executors: MICHAEL L. HODGE,
8 Ash Lane,
Oley, PA 19547 and
MARY E. CARL,
5323 Egypt Road,
Laurys Station, PA 18059.
ATTORNEY: LAWRENCE J.
VALERIANO, JR., ESQ.,
HARTMAN VALERIANO MAGOVERN &
LUTZ, P.C.,
1025 Berkshire Boulevard, Suite 700,
Wyomissing, PA 19610

**HOESCHELE, DAVID F., JR. also known as
HOESCHELE, DAVID F., dec'd.**

Late of Pike Township.
Executrix: VIRGINIA A. NORQUEST,
493 Estate Rd.,
Boyertown, PA 19512.
ATTORNEY: JEFFREY C. KARVER,
ESQ.,
BOYD & KARVER, P.C.,
7 East Philadelphia Avenue, Suite 1,
Boyertown, PA 19512

**KLOPP, FRANK D., SR. also known as
KLOPP, MOE, dec'd.**

Late of Cumru Township.
Executors: JUDITH A. ALBERT,
229 Bard Avenue,
Sinking Spring, PA 19608 and
WILLIAM H. KLOPP,
1576 Welsh Road,
Reading, PA 19607.
ATTORNEY: ALLEN R.
SHOLLENBERGER, ESQ.,
LEISAWITZ HELLER ABRAMOWITZ
PHILLIPS, P.C.,
2755 Century Boulevard,
Wyomissing, PA 19610

KOCHEL, WALTER LEROY, dec'd.

Late of 974 Elverson Road,
Morgantown, Caernarvon Township.
Executrix: LINDA K. LEISEY,
1165 Elverson Road,
Morgantown, PA 19543.

LUDY, PHYLLIS J., dec'd.

Late of 1152 Ben Franklin Hwy. E,
Douglassville.
Executrix: JAN REISS,
1493 Evans Road,
Pottstown, PA 19465.

NYMAN, VIOLET M., dec'd.

Late of 282 Kulps Rd.,
Washington Township.
Executrix: DOREEN Y. CECHAK,
c/o E. Kenneth Nyce Law Office, LLC,
105 East Philadelphia Avenue,
Boyertown, PA 19512.
ATTORNEY: NICOLE MANLEY, ESQ.,
E. KENNETH NYCE LAW OFFICE, LLC,
105 E. Philadelphia Avenue,
Boyertown, PA 19512

PICCONI, RUTH C., dec'd.

Late of 1206 Oley Street,
City of Reading.
Executor: ROCCO E. PICCONI,
1523 N. 14th Street,
Reading, PA 19604.
ATTORNEY: WILLIAM R. BLUMER,
ESQ.,
LEISAWITZ HELLER ABRAMOWITZ
PHILLIPS, P.C.,
2755 Century Boulevard,
Wyomissing, PA 19610

**ROTKISKE, WALTER A. also known as
ROTKISKE, WALTER A., SR., dec'd.**

Late of Muhlenberg Township.
Executrix: LINDA L. REYNOLDS,
98 Martin Drive,
Reinholds, PA 17569.
ATTORNEY: SEAN J. O'BRIEN, ESQ.,
MOGEL, SPEIDEL, BOBB &
KERSHNER,
520 Walnut Street,
Reading, PA 19601-3406

SCHUMO, MARGARET K., dec'd.

Late of Spring Township.
Executrix: CYNTHIA S. LYNN,
c/o ATTORNEY: MICHAEL L. MIXELL,
ESQ.,
BARLEY SNYDER LLP,
50 N. 5th Street, 2nd Fl.,
P.O. Box 942,
Reading, PA 19603-0942

TAYLOR, RITA E., dec'd.

Late of 1608 Olive St.,
City of Reading.
Executrix: ANNE M. PYNE,
325 S. Franklin St.,
Fleetwood, PA 19522.
ATTORNEY: RUSSELL E. FARBIARZ,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 N. 4th Street,
Hamburg, PA 19526

THOMPSON, MARGARET, dec'd.

Late of Tilden Township.
Executrices: ANNETTE M. HUSSMANN
and
VICTORIA M. SCHULTHEIS,
c/o ATTORNEY: BRIAN R. OTT, ESQ.,
BARLEY SNYDER LLP,
50 N. 5th Street, 2nd Fl.,
P.O. Box 942,
Reading, PA 19603-0942

01/30/2020

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FICTITIOUS NAME

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

Endeavor Chimney and Chase with its principal place of business at 563 Old Swede Rd., Douglassville, PA 19518.

The name and address of the person owning or interested in said business is: Andrew Stephen, 563 Old Swede Rd., Douglassville, PA 19518.

The application was Filed on October 22, 2019.

SALE OF REAL ESTATE

SHAPIRO & DeNARDO, LLC
 BY: CHRISTOPHER A. DeNARDO,
 PA I.D. NO. 78447
 KRISTEN D. LITTLE,
 PA I.D. NO. 79992
 LILY CALKINS, PA
 I.D. NO. 327356
 KEVIN S. FRANKEL,
 PA I.D. NO. 318323
 MICHELLE L. McGOWAN,
 PA I.D. NO. 62414
 LESLIE J. RASE,
 PA I.D. NO. 58365
 MORRIS A. SCOTT,
 PA I.D. NO. 83587
 ALISON H. TULIO,
 PA I.D. NO. 87075
 3600 HORIZON DRIVE, SUITE 150
 KING OF PRUSSIA, PA 19406
 TELEPHONE: (610) 278-6800
 S&D FILE NO. 18-060875

COURT OF COMMON PLEAS

CIVIL DIVISION

BERKS COUNTY

NO: 18-18663

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

Nationstar Mortgage LLC d/b/a Mr. Cooper,
 PLAINTIFF
 VS.

Carisa Civiello, known Heir of Christopher M. Civiello, Deceased and C.J. C., Minor, known Heir of Christopher M. Civiello, Deceased and R. C., Minor, known Heir of Christopher M. Civiello, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Christopher M. Civiello, Deceased,
 DEFENDANTS

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Christopher M. Civiello, Deceased.

431 Woodglen Road, Birdsboro, PA 19508

Your house (real estate) at: 431 Woodglen Road, Birdsboro, PA 19508, 88533202990856 is scheduled to be sold at Sheriff's Sale on April 9, 2020 at: Court Room #3, 3rd Floor, Berks County, Courthouse, 633 Court Street, Reading, PA 19601, at 10:00AM to enforce the court judgment of \$304,595.95 obtained by Nationstar Mortgage LLC d/b/a Mr. Cooper against you.

NOTICE OF OWNER'S RIGHTS

**YOU MAY BE ABLE TO
 PREVENT THIS SHERIFF'S SALE**

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

1. The sale will be cancelled if you pay back to Nationstar Mortgage LLC d/b/a Mr. Cooper the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.

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

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

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

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

5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (610) 278-6800.

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

7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call 610-478-6240.

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

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

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10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Berks County Bar Association
544 Court Street
P.O. Box 1058
Reading, PA 19603
610-375-4591

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

ALL THAT CERTAIN lot or piece of ground situate in Union Township, Berks County, Pennsylvania on the Eastern side of Woodglen Road, and being Lot 39 of Plan of Lots of "Forest Meadow", recorded in Plan Book volume 46, Page 24, Berks County Records and Commonwealth of Pennsylvania and being more fully bounded and described as follows, to wit:

BEGINNING at an iron pin in the Eastern edge of Woodglen Road, a corner of Lot 38; thence along Woodglen Road in a Northerly direction, 150.00 feet to an iron pin, a corner of Lot 40; thence along Lot 40 in Easterly direction by a line making a right angle with the last described line, 293.00 feet to an iron pin in line of Lot 46; thence along Lot 46 and Lot 47 in Southerly direction by a line making a right angle with the last described line, 150 feet to an iron pin, a corner of Lot 38; thence along Lot 38 in a Westerly direction by a line making a right angle with the last described line, and right angle with the first described line 293.00 feet to an iron pin, the place of BEGINNING.

BEING Lot 39, as shown on the abovementioned plan.

BEING known as 431 Woodglen Road, Birdsboro, Pennsylvania
Parcel ID No. 88533202990856

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BEING THE SAME PREMISES which Roy L. Russell and Lana J. Russell, Husband and Wife, by Deed dated September 27, 2017 and recorded September 28, 2017 in the Office of the Recorder in and for the County of Berks, Pennsylvania in Instrument Number 2017035837, granted and conveyed unto Christopher M. Civiello, an Adult Individual, in fee.

AND THE SAID Christopher M. Civiello departed this life on or about May 1, 2018 thereby vesting title unto Carisa Civiello, C.J.C. Minor and R.C. Minor, Known Heirs of Christopher M. Civiello, deceased, and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Christopher M. Civiello, Deceased.

TRUST NOTICES

Second Publication

TRUST NOTICE

The Wayne B. Seidel Family Trust
Wayne B. Seidel, Deceased
Late of Oley Township, Berks County
Trustee: BARRY W. SEIDEL
c/o ATTORNEY: JAMES R. CLARK,
ESQUIRE

277 Millwood Road
Lancaster, PA 17603

NOTICE OF TRUSTEE

Beata M. Villanueva, Deceased
Late of Borough of Wyomissing
Berks County, Pennsylvania

NOTICE is hereby given that the Villanueva Family Trust, dated June 7, 1999, Onofre Q. Villanueva and Beata M. Villanueva, Trustors and/or Trustees is in existence and is being administered by the Trustee.

All persons indebted to the Trust or to the above-named Decedent are requested to make payment, and those having claims or demands against the Trust or the Decedent to present the same without delay to:

Trustee: SANDRA A. VILLANUEVA
35 Lee Drive
Stevens, PA 17578
Or to her Attorney,
Victoria Gallen Schutt, Esquire
Kreitz Gallen-Schutt Attorneys
1210 Broadcasting Road, Suite 103
Wyomissing, PA 19610