

LEGAL NOTICES

SHERIFF'S SALES

*By virtue of various executions issued out of the Court of Common Pleas of Berks County, Pa. to me directed there will be sold at Public Vendue or Outcry, on **December 6, 2019** at 10:00 o'clock A.M. .*

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

The following described Real Estate. To wit:

Second Publication

No. 15-01364

Judgment Amount: \$210,101.07

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Maidencreek Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of Shadow Ridge, Phase 3, drawn by Stackhouse, Seitz & Bensinger, dated January 9, 2002 and last revised February 21, 2002, said Plan recorded In Berks County in Plan Book 258, page 88, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Monaco Lane (53 feet wide), said point being a corner of Lot No. 77 on said Plan; thence extending from said point of beginning along Lot No. 77 south 48 degrees 19 minutes 26 seconds West 125.00 feet to a point in line of Lot No.64 on said Plan; thence extending partly along same and partly along Lot No. 65 North 41 degrees 40 minutes 34 seconds West 80.00 feet to a point, a corner of Lot No. 75 on said Plan; thence extending along same North 48 degrees 19 minutes 26 seconds east 125.00 feet to a point on the Southwesterly side of Monaco Lane; thence extending along same South 41 degrees 40 minutes 34 seconds East 80.00 feet to the first mentioned point and place of Beginning.

CONTAINING 10,000 square feet of land.

BEING Lot No. 76 as shown on the abovementioned plan.

Thereon erected a dwelling house known as: 310 Monaco Lane, Blandon, PA 19510

Tax Parcel #61542117111441

Account: 61001288

See Deed Book 4147, Page 0238

Sold as the property of: THOMAS H. DAVIES, JR. and JENNIFER L. DAVIES

No. 15-05762

Judgment Amount :\$242,174.51

Attorney: Roger Fay, Esquire

ALL THAT CERTAIN lot or parcel of ground situate in Amity Township, Berks County, Pennsylvania bounded and described according to a Final Plan of "Westridge Subdivision", Phase 4 & 5, recorded in Plan Book 223, Page 9, Berks County Records, as follows:

BEGINNING at a point on the Southeast side of North Monocacy Creek Road (60' wide) a corner in common with Lot 137 on the abovementioned Plan; thence Northeasterly along the Southeast side of North Monocacy Creek Road along the arc of a circle curving to the right having a radius of 320.00 feet an arc distance of 181.50 feet to a point a corner in common with Lot 139 on the above mentioned Plan; thence along Lot 139 South 43 degrees 08' 37" East a distance of 170.90 feet to a point on line of Lot 135 on the abovementioned Plan; thence along Lot 135 South 65 degrees 25' 45" West a distance of 9.63 feet to a point a corner in common with Lot 136 on the abovementioned Plan; thence along Lot 136 South 49 degrees 57' 15" West a distance of 84.50 feet to a point a corner in common with the aforementioned Lot 137; thence along Lot 137 North 77 degrees 51' 48" West, a distance of 137.68 feet to a point on the Southeast side of North Monocacy Creek Road, the place of beginning.

CONTAINING 21,106 square feet.

BEING Lot 138 on the above reference plan.

Title to said Premises vested in Heidi Johannessen by Deed from Anthony Barretta and Michelle A. Baretta dated September 5, 2014 and recorded on September 10, 2014 in the Berks County Recorder of Deeds as Instrument No. 2014029634.

Being known as: 402 Monocacy Creek Road N. a/k/a 402 N. Monocacy Creek Road, Douglassville, PA 19518

Tax Parcel Number: 24-535412776168

To be sold as the property of Heidi Johannessen

No. 17-12265

Judgment Amount: \$125,663.52

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick, two-family dwelling and business stand and the lot or piece of ground upon which the same is erected, situate at the Southwest corner of North Eleventh Street and Exeter Street, being No. 1632 North Eleventh Street and No. 1632-A North Eleventh Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

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ON the North by said Exeter Street;
 ON the East by said North Eleventh Street;
 ON the South by property now or late of
 George W. Peschell and Anna Peschell, his
 wife; and

ON the West by an alley.

CONTAINING in front or width on said North
 Eleventh Street, thirty-five feet (35 feet) and in
 depth or length of equal width, one hundred ten
 feet (110) to said alley.

SINGLE-FAMILY residential dwelling.

TITLE TO SAID PREMISES IS VESTED IN
 ENRIQUE URBINA, by Deed from KEVIN D.
 DECK, Dated 05/01/2013, Recorded 05/06/2013,
 Instrument No. 2013018614.

Being known as 1632 North 11th Street,
 Reading, PA 19604-1714.

Residential property

Tax Parcel No: 17531721190434

Tax Account: 17179800

See Deed Instrument No. 2013018614

To be sold as the property of Enrique Urbina.

No. 17-13945

Judgment: \$210,663.30

Attorney: Andrew J. Marley, Esquire

ALL THAT CERTAIN lot or piece of ground
 together with the split level brick veneer dwelling
 house thereon erected, known as No. 3113 Linda
 Lane, situate on the Northwestern side of Linda
 Lane (53 feet wide), in the Township of Spring,
 County of Berks and State of Pennsylvania, being
 Lot No. 100 on plan of Wilshire Hills, Section 4,
 recorded in Plan Book Volume 24, page 14,
 Berks County records, bounded on the Northeast
 by Lot No. 99, on the Southeast by the aforesaid
 Linda Lane, on the Southwest by Lot No. 101,
 and on the Northwest by Lots Nos. 106 and 105,
 and being more fully bounded and described as
 follows, to wit:

BEGINNING at a corner in the Northwestern
 building line of the aforesaid Linda Lane, said
 corner also being in the center of a ten feet (10')
 wide reservation for public utilities, said corner
 being three hundred thirty feet (330') from the
 P.C of a twenty (20) foot radius joining in the
 Northwestern building line of Linda Lane with
 the Southwestern building line of Sunset Drive
 measured in a Southwesterly direction; thence
 leaving the aforesaid Northwestern building line
 of Linda Lane and along the center line of a ten
 feet (10') wide reservation for public utilities
 in a Northwesterly direction, forming an angle
 of ninety degrees (90 degrees) with the last
 described line, a distance of one hundred forty-
 three and forty-one hundredths feet (143.40')
 to a corner in the center line of another ten feet
 (10') wide reservation for public utilities, thence
 in a Northeasterly direction along the same and
 Lot No. 106, forming an angle of seventy-three
 degrees forty-six minutes nine seconds (73
 degrees 46' 09") with the last described line,
 a distance of sixty-five and eighty-two one-
 hundredths feet (65.82') to a corner, thence still

in a Northeasterly direction along Lot No. 105,
 forming an interior angle of one hundred ninety-
 six degrees thirteen minutes fifty-one seconds
 (196 degrees 13' 51") with the last described
 line, a distance of sixteen and eighty one-
 hundredths feet (16.80') to a corner, thence in a
 Southeasterly direction along Lot No. 99, forming
 an angle of ninety degrees (90 degrees) with the
 last described line, a distance of one hundred
 twenty-five feet (125') to a corner in the aforesaid
 Northwestern building line of Linda Lane, thence
 in a Southwesterly direction, forming an interior
 angle of ninety degrees (90 degrees) with the last
 described line, a distance of eighty feet (80') to
 the place of beginning.

CONTAINING ten thousand five hundred
 eighty-one and forty-four one-hundredths
 (10,581.44) square feet.

Parcel No. 80438606387353 and

Map Pin No. 438606387353

Being Known as 3113 Linda Lane, Sinking
 Spring, PA 19608

Fee Simple Title Vested in Edgar Weitzel
 and Jennifer Weitzel, husband and wife by deed
 from, E. Willard Filer, dated 6/27/2005, recorded
 9/16/2005, in the Berks County Recorder of deeds
 in Deed Book 4667, Page 1362 Instrument No.
 2005055199.

TO BE SOLD AS THE PROPERTY OF Edgar
 Weitzel and Jennifer Weitzel

No. 17-15618

Judgment: \$44,513.36

Attorney: McCabe, Weisberg & Conway, LLC

TAX I.D. #06-5307-73-52-5339

ALL THAT CERTAIN TWO STORY BRICK
 MANSARD ROOF DWELLING HOUSE AND
 LOT OR PIECE OF GROUND UPON WHICH
 THE SAME IS ERRECTED, SITUATE ON THE
 SOUTH SIDE OF WEST BUTTONWOOD
 STREET, BEING NO. 112, IN THE CITY OF
 READING, COUNTY OF BERKS AND STATE
 OF PENNSYLVANIA, BETWEEN FRONT
 AND MCKNIGHT STREETS, BOUNDED
 AND DESCRIBED AS FOLLOWS, TO WIT:

ON THE NORTH BY THE SAID WEST
 BUTTONWOOD STREET.

ON THE EAST BY PROPERTIES NOW
 OR LATE OF MARIA S. CRAUMER, DR. F.
 W. SEIDEL, ELIWOOD S. LESHER, ADAM
 S. MEYER, GEORGE F. HAGEMAN AND
 CHARLES MOORE,

ON THE SOUTH BY A TEN FEET WIDE
 ALLEY, AND

ON THE WEST BY PROPERTY NOW OR
 LATE OF MORRIS R. KEEN.

CONTAINING IN FRONT ALONG SAID
 WEST BUTTONWOOD STREET SIXTEEN
 FEET AND IN DEPTH OF EQUAL WIDTH
 ONE HUNDRED TEN FEET TO SAID ALLEY.
 BEING KNOWN AS: 112 WEST BUTTON-
 WOOD STREET, READING, PENNSYLVANIA
 19601.

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TITLE TO SAID PREMISES IS VESTED IN MARIA MORALES BY DEED FROM MARITZA ROMAN AND BRENDA M. ROMAN, HUSBAND AND WIFE DATED AUGUST 22, 2007 AND RECORDED AUGUST 22, 2007 IN INSTRUMENT NUMBER 2007051978. THE SAID MARIA MORALES DIED ON FEBRUARY 9, 2017 WITHOUT A WILL OR APPOINTMENT OF AN ADMINISTRATOR, THEREBY VESTING TITLE IN JOSE ARCE, KNOWN SURVIVING HEIR OF MARIA MORALES, RUBEN BRACERO, KNOWN SURVIVING HEIR OF MARIA MORALES, AND UNKNOWN SURVIVING HEIRS OF MARIA MORALES BY OPERATION OF LAW.

TO BE SOLD AS THE PROPERTY OF JOSE ARCE, KNOWN SURVIVING HEIR OF MARIA MORALES, RUBEN BRACERO, KNOWN SURVIVING HEIR OF MARIA MORALES, AND UNKNOWN SURVIVING HEIRS OF MARIA MORALES

No. 17-15777

Judgment Amount: \$189,704.50

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

All that certain lot or piece of ground thereon erected, situated in the Borough of Topton, Berks County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on Franklin Street in line of property now or late of Stephen B. Smith and Martin S. Croll and extending thence along the same Southward 165 feet to an 18 feet wide alley, thence along the same Eastward 50 feet to a corner in line of lands now or late of Charles B. Miller, thence along the same Northward 165 feet to said curb line of Franklin Street, and thence along the same Westward 50 feet to the place of beginning.

Thereon erected a dwelling house known as:

42 East Franklin Street, Topton, PA 19562

Tax Parcel #85547313020787

Account: 85009700

See Deed Book 5152, Page 1547

Sold as the property of: CATRINA ALDERFER and ERIC B. ALDERFER

No. 17-17292

Judgment: \$183,350.95

Attorney: Matthew C. Samley, Esquire

ALL THAT CERTAIN three-story brick house and lot of ground situate on the same side of South Eleventh Street, between Muhlenberg and Cotton Streets, No. 433 in the City of Reading, Berks County, Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of James Malivoy;

ON the South by property now or late of Clarinda Good;

ON the East by a three feet wide alley; and ON the West by said South Eleventh Street.

CONTAINING in front and width, thirteen feet and in depth eighty-seven feet, more or less, to said alley.

BEING known as 433 S. 11th St. Reading, Pa 19602

BEING THE SAME PREMISES WHICH Barry J. Jozwiak, Sheriff of Berks County, by Deed Poll bearing date June 11, 2004 and recorded in the Office of the Recorder of Deeds in and for the County of Berks, Commonwealth of Pennsylvania in Deed Book 4105 page 1161 granted and conveyed unto Andrew S. Heifer, in fee.

BEING PARCEL NUMBER: 10531629171960

TO BE SOLD AS THE PROPERTY OF: Marcelino De Los Santos, Maciel De Los Santos, and Henderson Medrano, in their capacity as heirs of Elsa M. Lopez-De Rosa, deceased, and unknown heirs, successors, assigns, and all persons, firms or associations claiming right, title or interest from or under Elsa M. Lopez-De Rosa, deceased

No. 17-17302

Judgment: \$183,350.95

Attorney: Matthew C. Samley, Esquire

ALL THAT CERTAIN two-story brick stand and dwelling house and the lot or piece of ground upon which the same is erected, situate on the northeast corner of North Tenth Street, and Marion Street, being No. 1201 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 George W. Hetrick and Aramunta M. Hetrick, his wife, being No. 1203 North Tenth Street;

ON the East by Hickory Alley;

ON the South by Marion Street; and

ON the West by said North Tenth Street.

CONTAINING in front along said North Tenth Street, twenty feet (20?) and in depth to said Hickory Alley one hundred feet (100?) the same being Lot Number Seventeen (17) in the Plan of Building Lots laid out by H. H. and H. A. Muhlenberg.

BEING PARCEL NUMBER: 17531737066843

BEING THE SAME PREMISES WHICH Saul Lopez and Juana Lopez, husband and wife, by Deed dated 8/11/2005 and recorded in Berks County in Record Book 468 Page 2093, granted and conveyed unto Henderson Medrano, in fee.

TO BE SOLD AS THE PROPERTY OF: Marcelino De Los Santos, Maciel De Los Santos, and Henderson Medrano, in their capacity as heirs of Elsa M. Lopez-De Rosa, deceased, and unknown heirs, successors, assigns, and all persons, firms or associations claiming right, title or interest from or under Elsa M. Lopez-De Rosa, deceased

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No. 17-17306

Judgment: \$183,350.95

Attorney: Matthew C. Samley, Esquire

ALL THAT CERTAIN two-story brick dwelling house, with mansard roof, and the lot or piece of ground on which the same is erected, situate on the east side of South 11th Street, between Muhlenberg and Cotton Streets, being No. 431 South 11th Street, in the City of Reading, County of Berks, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of George M. Lutz;

ON the East by a three feet wide alley;

ON the South by property now or late of Christian W. Kutz; and

ON the West by said South 11th Street.

CONTAINING in front on said South 11th Street, fourteen feet and in depth, eighty-seven feet more or less.

BEING PARCEL NUMBER: 10531629171971

BEING THE SAME PREMISES WHICH Eric M. Crawley, by Deed dated 10/27/2000 and recorded in Berks County in Record book 3261 page 1787, granted and conveyed unto Henderson Medrano in fee.

TO BE SOLD AS THE PROPERTY OF: Marcelino De Los Santos, Maciel De Los Santos, and Henderson Medrano, in their capacity as heirs of Elsa M. Lopez-De Rosa, deceased, and unknown heirs, successors, assigns, and all persons, firms or associations claiming right, title or interest from or under Elsa M. Lopez-De Rosa, deceased

NO. 17-19708

Judgment Amount: \$68,246.08

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 Number 1018 Moss Street, situate on the West side of said Moss Street, between Spring and Robeson Streets, in the City of Reading, County of Berks, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

On the North by property now or late of Techla Schuler, being No. 1020 Moss Street;

On the East by said Moss Street;

On the South by property now or late of Sarah A. Shanaman, being No. 1016 Moss Street; and On the West by a twenty (20?) feet wide alley.

CONTAINING in front on said Moss Street, in width or breadth, thirteen (13?) feet more or less, and in depth or length, of equal width or breadth, one hundred (100?) feet more or less.

TITLE TO SAID PREMISES IS VESTED IN Lixender R. Martinez, by Deed from Gerardo Valentin-Vazquez, Dated 01/23/2014, Recorded 01/24/2014, Instrument No. 2014002603.

Being known as 1018 Moss Street, Reading, PA 19604-2214.

Residential property

Tax Parcel No: 13-5317-45-05-2921

Tax Account: 13513525

See Deed Instrument: 2014002603

To be sold as the property of Lixender R. Martinez.

NO. 18-00541

Judgment: \$111,822.30

Attorney: Andrew J. Marley, Esquire

ALL THAT CERTAIN plot or piece of ground and the eastern half of the twin dwelling house erected thereon, Situate in Cumru Township, now the Borough of Kernhorst and known as 308 New Holland Avenue, in the County of Berks and State of Pennsylvania, and being further known as the Western ten (10) feet of lot number 176 and the eastern fifteen (15) feet of lot number 177, as shown on the plan of lots known and recorded as South Fairview, surveyed by E. Kurtz Wells and bearing date October, 1918, more particularly bounded and described as follows:

BEGINNING at a point in the Northern building line of New Holland Avenue as laid out on the plan of lands known and recorded as South Fairview, said point being one hundred and ten (110) feet West of the intersection of said Northern building line of New Holland Avenue and the Western building line of Baker Avenue as laid out on the aforementioned plan of lots; thence in a Northerly direction along other property of John Brungard and Gottlieb Wingert by a line at right angles to the said Northern building line of New Holland Avenue, a distance of hundred and ten (110) feet to a point in the Southern line of a fifteen feet wide alley; Thence in a westerly direction along said Southern line of said alley by a line at right angles to the left described line, a distance of twenty-five (25) feet to a point, a corner in common with property of John Brungard and Gottlieb Wingert; thence in a Southerly direction along the same by a line at right angles to said Southern line of said alley and passing through the center of a party wall of twin dwelling, a distance of one hundred and ten (110) feet to a point in the aforementioned Northern Building line of New Holland Avenue; thence in an Easterly direction along said Northern building line of New Holland Avenue, a distance of Twenty-Five (25) feet to the place of beginning.

CONTAINING in front of said New Holland Avenue twenty-five (25) feet and in depth one hundred and ten (110) feet

Commonly known as: 111 New Holland Road, Reading, PA 19607

Fee Simple Title Vested in Michael T. Stout and Amy C. Stout, husband and wife, by deed from, Michael T. Stout and Amy C. Griffith, n/k/a Amy C. Stout, Husband and Wife, dated

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06/24/2003, recorded 08/18/2003, in the Berks County Recorder of deeds in Deed Book 3841, Page 754.

No. 18-03964

Judgment: \$287,702.77

Attorney: Richard M. Squire & Associates, LLC

PARCEL NO. 54-5306-18-31-7491
BEING KNOWN AS 111 New Holland Road, Reading, PA 19607

TO BE SOLD AS THE PROPERTY OF Michael T. Stout and Amy C. Stout

NO. 18-01402

Judgment Amount: \$159,059.94

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the one-story brick ranch type dwelling house thereon erected, situate to the North of the Borough of Shoemakersville, Township of Perry, County of Berks and State of Pennsylvania, said Lot being further known as Lot No. K-1 which is on the Northern side of Hall Road between the Old Centre Turnpike and Perry Road as shown on Plan of Building Lots as laid out by Arenal Farms Development on the former Echler and Heckman Plots, said Lot being more particularly bounded and described as follows:

BEGINNING at a point in the Northern line of Hall Road, thirty-three (33) feet wide, said point being the Southwestern corner of Lot No. K-12 and said point being five hundred fifty and seventy-seven hundredths (550.77) feet West of the center line of the Old Centre Turnpike Road as measured along the Northern line of said Hall Road; thence Westwardly along the Northern line of said Hall Road, a distance of eighty (80) feet to a point a corner of Lot No. K-14; thence Northwardly along the same by a line making a right angle with the line of Hall Road, a distance of two hundred fifty (250) feet to a point in line of property now or late of Curtin Heckman; thence Eastwardly along the same by a line making a right angle with the last described line, a distance of eighty (80) feet to a point a corner of Lot No. K-12; thence Southwardly along the same by a line making a right angle with the last described line, a distance of two hundred fifty (250) feet to the place of Beginning, this last described line making a right angle with Hall Road.

CONTAINING in area: 20,000.00 square feet.

TITLE TO SAID PREMISES IS VESTED IN Michael Geisinger, by Deed from Michael Geisinger and Robin L. Geisinger, formerly Robin L. Baker, Dated 04/23/2013, Recorded 05/07/2013, Instrument No. 2013019078.

Being known as 57 Hall Road, Shoemakersville, PA 19555-1103.

Residential property

Tax Parcel No: 70449303435955

Tax Account: 70012230

See Deed Instrument No. 2013019078

To be sold as the property of Michael Geisinger a/k/a Michael W. Geisinger.

ALL THAT CERTAIN tract or piece of land, together with the buildings thereon erected, situate along the northerly side of the Public Township Road leading from Longsdale to Hancock in the Township of Longswamp, County of Berks and State of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at an iron pin at the intersection of the aforesaid public Township Road leading from Longsdale to Hancock and Mabry Road, thence in and along Mabry Road, North twenty-six (26) degrees fifty-two (52) minutes East a distance of one hundred thirty-five (135) feet to an iron pin; thence leaving the aforesaid Mabry Road and along property now or late of Minerva Gracely the next two (2) courses and distances, viz: (1) South sixty-three (63) degrees eight (8) minutes East a distance of one hundred sixty-five (165) feet to an iron pin; and (2) North twenty-six (26) degrees fifty-two (52) minutes East a distance of ninety-two and forty hundredths (92.40) feet to an iron pin; thence along property now or late of Glenroy Rhode, South forty-nine (49) degrees twenty-eight (28) minutes East a distance of three hundred thirty-four (334) feet to an iron pin; thence along property now or late of Claude Fairchild, South forty-two (42) degrees fifteen (15) minutes West a distance of two hundred ninety-seven (297) feet to an iron pin in the Public Township Road leading from Longsdale to Hancock; thence in and along the same the next three (3) courses and distances, viz: (1) North sixty-two (62) degrees fifteen (15) minutes West a distance of one hundred fifty (150) feet to an iron pin; (2) North thirty-nine (39) degrees fifty-two (52) minutes West a distance of one hundred twenty (120) feet to an iron pin; and (3) North thirty-eight (38) degrees twenty-eight (28) minutes West a distance of two hundred four (204) feet to the place of beginning.

CONTAINING two (2) acres, one hundred three and fifty-nine hundredths (103.59) perches, more or less.

Being the same premises which John R. Bright by deed dated 10/25/2006, recorded 10/31/2006 in the office of the Recorder of Deeds in and for Berks County, in Book 5001, page 481, conveyed unto John R. Bright and Beverly A. Bright, husband and wife, Grantees herein.

Tax Parcel 59-5483-0310-4900

Account No. 59093300

See Deed Book 2951, Page 1269

To be sold as the property of Patrick S. Coine and Kathy A. Coine, husband and wife

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No. 18-04122

Judgment: \$110,874.02

Attorney: McCabe, Weisberg & Conway, LLC
TAX I.D. #
UPI #35531012955490

ALL THAT CERTAIN LOT SITUATE IN THE VILLAGE OF MORGANTOWN, CAERNARVON TOWNSHIP, BERKS COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE NORTHEAST CORNER THEREOF, A POINT IN THE STATE HIGHWAY LEADING TO READING, BEING A CORNER OF LAND OF WHICH THESE PREMISES WAS A PART; THENCE ALONG IN SAID HIGHWAY, SOUTH 9 DEGREES EAST, 55 FEET TO A POINT IN SAID HIGHWAY; THENCE BY LAND RETAINED BY THE GRANTORS, OF WHICH THESE PREMISES WAS A PART, SOUTH 78 DEGREES AND 30 MINUTES WEST, 165 FEET TO AN IRON PIN; THENCE BY LAND OF DAVID HARTZ, NORTH 9 DEGREES WEST, 55 FEET TO AN IRON PIN; THENCE BY LAND OF THE CAERNARVON CEMETERY, NORTH 78 DEGREES AND 30 MINUTES EAST, 165 FEET TO THE PLACE OF BEGINNING.

BEING KNOWN AND NUMBERED AS 6280 MORGANTOWN ROAD, MORGANTOWN, PENNSYLVANIA 19543.

BEING UPI NUMBER: 35531012955490

TITLE TO SAID PREMISES IS VESTED IN JAMES W. BYRNE AND DAWN L. BYRNE, HUSBAND AND WIFE, BY DEED FROM LUIS CAMARA, AKA LUIS E. CAMARA VARGAS AND NAYDA CAMARA, AKA NAYDA DOLORES ALVAREZ DATED AUGUST 25, 2014 AND RECORDED AUGUST 27, 2014 IN INSTRUMENT NUMBER 2014027935.

TO BE SOLD AS THE PROPERTY OF JAMES W. BYRNE AND DAWN L. BYRNE

NO. 18-12035

Judgment: \$156,507.68

Attorney: Katherine M. Wolf, Esquire

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate on the northwestern side of Chestnut Street between North Seventh Street and North Eighth Street in the Borough of Bally, County of Berks and Commonwealth of Pennsylvania, bounded on the northeast by property belonging to David F. Hottenstein and Mary Alice, his wife, and other property belonging to James H. Albitz and Julia P., his wife, on the southeast by Chestnut Street (forty-six feet wide), and on the southwest and northwest by other property belonging to James H. Albitz and Julia P., his wife, and being more fully bounded and described, as follows, to wit:

BEGINNING at a corner on the northwestern topographical building line of Chestnut Street, a distance of one hundred ninety-eight feet five and seven-eighths inches (198' 5-7/8") measured along the northwestern topographical building line of the aforesaid Chestnut Street in a northeastwardly direction from a point of curve, having a radius of twenty feet (20'), connecting the northwestern topographical building line of the aforesaid Chestnut Street with the northeastern topographical building line of north Seventh Street as laid out on the topographical survey of the Borough of Bally; thence along other property belonging to James H. Albitz and Julia P., his wife, the two (2) following courses and distances, viz: (1) leaving and making a right angle with the aforesaid Chestnut Street in a northwesterly direction, a distance of two hundred feet no inches (200' 00") to a corner, and (2) thence in a northeastwardly direction, making a right angle with the last described line, a distance of seventy feet no inches (70' 0") to a corner; thence in a southeasterly direction along property belonging to David F. Hottenstein and Mary Alice, his wife, and along other property belonging to James H. Albitz and Julia P., his wife, and making a right angle with the last described line, a distance of two hundred feet no inches (200' 0") to a corner on the northwestern topographical building line of the aforesaid Chestnut Street; thence along same in a southwestwardly direction, making a right angle with the last described line, a distance of seventy feet no inches (70' 0") to the place of BEGINNING.

BEING KNOWN as 725 Chestnut Street, Bally PA 19503

PIN NO. 256309-09-27-2412

BEING THE SAME premises which Stella M. Stoudt by her Agent in Fact, Dennis Stoudt and Stephanie Stoudt, by Deed dated April 21, 2009 and recorded May 1, 2009 in Instrument #2009019352 in the Office of the Recorder of Deeds in and for the County of Berks, granted and conveyed unto Shawn D. Lawrence and Kimberly L. Lawrence, in fee.

TAX PARCEL NO 256309-09-27-2412

BEING KNOWN AS 725 Chestnut Street, Bally, PA 19503

Residential Property

To be sold as the property of Shawn D. Lawrence and Kimberly L. Lawrence

No. 18-12836

Judgment: \$92,641.88

Attorney: Robert L. Saldutti, Esquire

LEGAL DESCRIPTION

(3114 Pricetown Road, Temple, PA 19560)

ALL THAT CERTAIN tract of parcel of land, together with the two and one-half story frame asbestos shingled dwelling house and one-story concrete block garage thereon erected, Situate along the Northwesterly side of Pennsylvania State Highway Legislative Route No. 06113,

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known as the Pricetown Road, leading from Reading to Pricetown in the Township of Alsace, County of Berks and Commonwealth of Pennsylvania, and being more fully bounded and described in accordance with a corrected plot Plan, prepared by H. R. Lutz, Registered Surveyor, as follows, to wit:

BEGINNING at a point in the middle of Pennsylvania State Highway Legislative Route No. 06113, known as the Pricetown Road, a corner of the property now or late of Harry W. Rothermel and Elsie M. Rothermel, his wife; thence extending along property now or late of Harry W. Rothermel and Elsie M. Rothermel, his wife, the three (3) following courses and distances: (1) leaving said Pennsylvania State Highway Legislative Route No. 06113, known as the Pricetown Road, North 34 degrees 50 minutes West, a distance of 57.00 feet to a point; (2) North 53 degrees 40 minutes East, a distance of 13.00 feet to a point; (3) North 33 degrees 40 minutes West, a distance of 59.40 feet to a point in line of property now or late of Kenneth D. Newpher and Eva C. Newpher, his wife; thence extending along said property the two (2) following courses and distances: (1) North 44 degrees 13 minutes East, a distance of 32.00 feet to an iron pin at the base of a stone wall; (2) North 47 degrees 44 minutes East, a distance of 36.48 feet to a point; thence extending along property now or late of Harvey F. Miller and Hilda B. Miller, his wife, South 38 degrees 54 minutes East, a distance of 125.96 feet to a point in the middle of Pennsylvania State highway Legislative Route No. 06113, known as the Pricetown Road; thence extending along the middle of the same, South 54 degrees West, a distance of 90.00 feet to the place of BEGINNING.

PIN 22532915538941

BEING the same premises which Kevin P. Breidigan, by Deed dated 08/04/2016 and recorded 08/05/2016 in the Office of the Recorder of Deeds in and for the County of Berks as Instrument No. 2016027216, granted and conveyed unto James Steven Yost, Jr. and Kerrie Lynn Yost, husband and wife.

See Deed Book Instrument #2016027216

To be sold as the property of Kerrie Lynn Yost and James Steven Yost, Jr.

No. 18-17775

Judgment Amount: \$75,991.85

Attorney: Michael S. Bloom, Esquire

PRESSMAN & DOYLE, LLC

Legal Description

ALL THAT CERTAIN piece or tract of land, situate in the North Ward in the Borough of Hamburg, known as 511 William Street, in the County Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake on the South side of a 15 feet wide street or alley; thence along the same, North 10-1/4 degrees East, 150 feet to a stake, at the intersection of said street and land now or late of Thomas Fink; thence along said Thomas Fink's land, South 87-3/4 degrees West, 250 feet to a stake; thence along said land now or late of Thomas Yoder (and of which this is a part), South 10-1/4 degrees West, 150 feet to a stake; thence along the same land, North 87-3/4 degrees East, 250 feet to a stake, the place of beginning.

BEING the same premises which Nicole A. Letsche, Rudolph Letsche, III and Lauren S. Letsche by Deed dated 9/11/2002 and recorded 10/16/2002 in Berks County in Record Book 3624, Page 345 conveyed unto Linda A. Rehrig, in fee.

Tax ID/Parcel No. 46448516938178, PIN No. 4485-16-93-8178 and Account No. 46-152400

TO BE SOLD AS THE PROPERTY OF: Linda A. Rehrig.

No. 18-19094

Judgment Amount: \$40,169.81

Attorney: Michael S. Bloom, Esquire

PRESSMAN & DOYLE, LLC

Legal Description

ALL THAT CERTAIN two-story mansard roof brick dwelling and other improvements being House No. 129 Mulberry Street together with the lot or piece of ground upon which the same is erected, situate on the Easterly side of Mulberry Street, between Washington and Walnut Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point on the Easterly building line of Mulberry Street (27.31 feet wide as shown on the topographical survey of the City of Reading, Northwardly a distance of 254.09 feet from the intersection of the Easterly building line of Mulberry Street with the Northerly building line of Washington Street (60 feet wide as shown on the aforesaid topographical survey); thence extending in a Northerly direction along the Easterly building line of Mulberry Street, a distance of 16.20 feet to a point; thence extending in an Easterly direction along House No. 131 Mulberry Street, the property now or late of Joseph J. Grim and Elizabeth M. Grim, his wife, forming a right angle with the Easterly building line of Mulberry Street a distance of 102.69 feet to a point; thence extending in a Southerly direction along House No. 128 North Eleventh Street, the property now or late of Cora L. Williams and partly along House No. 126 North Eleventh Street, the property now or late of Elsie R. Fry, wife of Samuel G. Fry, forming a right angle with the last described line, a distance of 16.20 feet to a point; thence extending in a Westerly direction along House No. 127 Mulberry Street, the property now or late of Harriet M. Fidler forming a right angle with the last described line,

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passing through the wall between House No. 129 and House No. 127 Mulberry Street, a distance of 102.69 feet to the place of beginning, the last described line forming a right angle with the Easterly building line of Mulberry Street.

BEING the same premises which Mary C. Sarge, widow by Deed dated 12/11/1991 and recorded 12/12/1991 in Berks County in Record Book 2258 Page 1785 conveyed unto Arlene M. Fox, widow, in fee.

TO BE SOLD AS THE PROPERTY OF:
Arlene M. Fox

No. 18-19434

Judgment Amount: \$196492.27

Attorney: Edward J. McKee, Esquire

Legal Description

ALL THAT CERTAIN two lots or pieces of ground, together with one-story cement-block garage erected thereon, located along the Township Road No. 445 leading from State Highway Route No. 422 to the Gibraltar Road, being Lots No. 11 and 12, Section "E" on Plate 2, of Plan of Building Lots known as "Sun Valley" in Exeter Township, Berks County, Pennsylvania, laid out by Charles E. Seidel for Lola E. Schmidt, bounded and described as follows, to wit:

BEGINNING at a state in the Southern lot line, said point being two hundred (200) feet from a range stone located at the intersection of Blue Ridge Road in said Township Road No. 445, thence Northeastwardly direction along Lot No. 13 in said plan by a line two hundred (200) feet to a service street; thence in a Northwestwardly direction by a line bounding said service street, one hundred (100) feet to a steak at a corner lot No. 10 in said plan; thence in a Southwestwardly direction by a line along Lot No. 10 in said plan two hundred (200) feet to a stake, thence in a Southeastwardly direction and following the Southern lot line and bordering on the abovementioned Township Road No. 445, one hundred (100) feet to the place of BEGINNING.

UNDER AND SUBJECT, NEVERTHELESS, to the same conditions, restrictions, exceptions and reservations as exist by virtue of prior recorded instruments, deeds and conveyances.

BEING THE SAME PREMISES AS THE Estate of Anna Tylka, by Deed dated March 8, 2016, and recorded on March 10, 2016 by the Berks County Recorder of Deeds as Deed Instrument No. 2016007888, granted and conveyed unto Tomothy J. Sugalski and Kelly Anne Stewart, as Tenants in Common.

BEING KNOWN AND NUMBERED AS 4225 Painted Sky Road, Reading, PA 19606.

MAP PIN: 532510361616

ACCOUNT: 43065109

TO BE SOLD AS THE PROPERTY OF
Timothy J. Sugalski and Kelly Anne Stewart.

No. 18-19979

Judgment: \$30,245.25

Attorney: Richard M. Squire & Associates,
LLC

ALL THAT CERTAIN brick dwelling house and the lot or piece of ground situate on the South side of Oley Street, and being numbered 932, in the City of Reading, County of Berks, and Commonwealth of Pennsylvania, said property bounded and described as follows, to wit:

ON the North by said Oley Street; on the South by a 10-foot wide alley; on the East by property now or late of Charles Lego; on the West by property now or late of Caroline Reigel.

CONTAINING in front on said Oley Street, 14 feet, 02-inches, and in depth North and South 100 feet.

BEING Parcel ID 12-5317-53-04-3061 (PIN: 531753043061)

BEING KNOWN for informational purposes only as 932 Oley Street, Reading, PA

BEING THE SAME PREMISES which was conveyed to Miguel A. Echevarria by Deed of Zoraida Hillaka Zoraida Hill Garcia dated 02/19/2004 and recorded 02/25/2004 in BK 3999, PG 910 in the Berks County Recorder of Deeds Office, in fee.

Parcel ID 12-5317-53-04-3061

Account No. 531753043061

See Deed Book 3999, Page 910

To be sold as the property of Miguel A. Echevarria

No. 19-01195

Judgment: \$89,164.32

Attorneys: Caryn Pincus, Esq. and
Paul J. Fanelli, Esq.

LEGAL DESCRIPTION

Being County Parcel No. 4492-17-11-8112

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground upon which the same is erected; situate in the Township of Centre, County of Berks and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the middle of a public road leading from Mohrsville to Centerport; thence along land now or late of Adam H. Potteiger North 75-1/2 degrees East 200 feet to a point at the side of a 15 feet wide alley thence along said alley North 15-1/4 degrees West 60 feet to a point in line of land now or late of Howard Bechtel; thence along the same South 75-1.2 degrees West, 200 feet to a point in the middle of the aforesaid public road; thence along the middle of said road South 15-1/4 degrees East 60 feet to the place of BEGINNING.

CONTAINING 12,000 square feet.

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BEING the same premises which Darryl L. Weaver and Carl L. Weaver by Indenture bearing date June 09, 1999 and recorded in the Office of the Recorder of Deeds in and for the County of Berks, State of Pennsylvania in Deed Book 3090 page 862 granted and conveyed unto Rachel A. Stout, in fee.

Tax Parcel: 4492-17-11-8112

To be sold as the property of Shelly L. Wagner.

NO. 19-02028

Judgment Amount: \$137,929.78

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

All that parcel of land in the County of Berks, State of PA, and being more particularly described as follows:

ALL THAT CERTAIN lot or parcel of land, together with the dwelling thereon erected, situate on the west side of Oak Lane between Bern Street and Exeter Street, in the City of Reading, County of Berks and State of Pennsylvania, described as follows:

BEGINNING at a point 200 feet from the southwest corner of Oak Lane and Bern Street; thence extending southwardly along the western building line of Oak Lane a distance of 134 feet 1-3/4 inches to a point in the city of Reading property; thence westerly along the same 155 feet to a point in the property now or late of Samuel R. Lurio; thence northwardly along the same and property now or late of Paul M. Vogt and E. Rebecca Vogt 134 feet 1-3/4 inches to a point in the property now or late of Irwin Kins and Freda Kins; thence eastwardly along the same 155 feet to the place of beginning.

CONTAINING in front on Oak Lane 134 feet 1-3/4 inches and extending in depth 155 feet.

TITLE TO SAID PREMISES IS VESTED IN RANDALL S. REICH, by Deed from BANK OF PENNSYLVANIA, DIVISION OF DAUPHIN DEPOSIT BANK AND TRUST COMPANY, Dated 03/28/1996, Recorded 04/12/1996, in Book 2720, Page 480.

Mortgagor RANDALL S. REICH died on 07/13/2018, and upon information and belief, his surviving heirs are JESSE R. REICH and EMILY B. STEVENSON.

Being known as 1726 Oak Lane, Reading, PA 19604-1640.

Residential property
Tax Parcel No: 17531724498358
Tax Account: 17547325
See Deed Book 2720, Page 480

To be sold as the property of Jesse R. Reich, in His Capacity as Heir of Randall S. Reich, Deceased, Emily B. Stevenson, in Her Capacity as Co-Administrator and Heir of The Estate of Randall S. Reich, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Randall S. Reich, Deceased.

NO. 19-02612

Judgment Amount: \$492,953.72

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground in the Township of Amity, County of Berks, and Commonwealth of Pennsylvania as shown on the plan of ?Overall Plan of Pleasant Meadows?, recorded in Plan Book Volume 258, page 16, Berks County records, and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Easterly side of Harmony Lane (50 feet wide) at a corner in common with Lot 14, as shown on said Plan; thence along said Harmony Lane, along a 175 feet radius curve to the left, having a central angle of 32 degrees 44 minutes, 26 seconds and an arc length of 100 feet to a corner of Lot 16; thence along said Lot 16, North 76 degrees, 43 minutes 22 seconds East 275.90 feet to a point in line of Pleasant Meadows, Phase 1 PBV 239, page 61, thence along the same, South 17 degrees 45 minutes 44 seconds West at 429.66 feet to a corner in common with Lot 14, aforesaid; thence along the same Lot 14, North 70 degrees 32 minutes 12 seconds West 211.51 feet to the first mentioned point and place of beginning.

BEING Lot 15 as shown on said Plan.

TITLE TO SAID PREMISES IS VESTED IN HOWARD SCOTT, III AND SUSAN SCOTT, AS TENANTS BY THE ENTIRETY, by Deed from SCOTT R. AYERS AND PATRICIA L. AYERS, Dated 05/25/2006, Recorded 06/06/2006, in Book 04893, Page 2261.

Being known as 413 Harmony Lane, Douglassville, PA 19518-8986.

Residential property
Tax Parcel No: 24536604450341
Tax Account: 24001792

See Deed Book 04893, Page 2261

To be sold as the property of Howard Scott, III, Susan Scott.

NO. 19-02653

Judgment Amount: \$122,810.44

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or tract of land and 2-1/2 story townhouse erected thereon, known as Unit 45 of Georgetown Village, situate in the Maiden creek Township, County of Berks, Commonwealth of Pennsylvania, being bounded and described in accordance with the final plan of Georgetown Village, Phases Two and Three prepared by System Design Engineering, Inc., Wyomissing, Pennsylvania and recorded in the Office of the Recorder of Deeds, County of Berks, Commonwealth of Pennsylvania in Plan Book Volume 175, Page 29, and in accordance with a survey made in May, 1991, by Grosser/Erich, Inc. Reading, Pennsylvania as follows to wit:

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BEGINNING at a point, said point being the most Northwesterly corner of Unit 44 and the most Northeasterly corner of Unit 45, and being located the three following courses and distances from the intersection of the Southern line of Independence Court with the Western line of Constitution Avenue; (1) along a curve to the left, having a radius of 25.00 feet, a length of 45.33 feet and a chord of 39.37 feet bearing North 61 degrees 32 minutes 44 seconds West to a point of tangency; (2) thence continuing along the Southern line of Independence Court South 66 degrees 30 minutes 25 seconds West a distance of 109.72 feet to a point in the Southern line of Independence Court; (3) thence along a line perpendicular to course No. 2 South 23 degrees 29 minutes 35 seconds East a distance of 23.50 feet to the point of beginning; thence continuing in a Southerly direction and passing through the party wall dividing Units 44 and 45 South 23 degrees 29 minutes 35 seconds East a distance of 52.70 feet to a point; thence in a Westerly direction and running parallel with the Southern line of Independence Court South 66 degrees 30 minutes 25 seconds West a distance of 35.00 feet to a point; thence in a Northerly direction and perpendicular to the last course, North 23 degrees 29 minutes 35 seconds West a distance of 52.70 feet to a point; thence in an Easterly direction along the building line and running parallel with the Southern line of Independence Court North 66 degrees 30 minutes 25 seconds East a distance of 35.00 feet to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN GEORGE R. ZIEGLER, JR., by Deed from CHRISTY L. GREENER, F/K/A CHRISTY L. MEITZLER, Dated 07/08/2016, Recorded 07/12/2016, Instrument No. 2016024090.

Being known as 600 Independence Court, Blandon, PA 19510-9688.

Residential property

Tax Parcel No: 61541119724351

Tax Account: 61000795

See Deed Instrument No. 2016024090

To be sold as the property of George R. Ziegler, Jr.

No. 19-03215

Judgment Amount: \$142,799.79

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

All That Certain Two-Story Brick Dwelling House And Lot of Ground, Situated on The East Side of Walnut Street, Being No. 142 N. Walnut Street, Between West Fifth And West Sixth Streets, In The Borough of Boyertown, In Berks County And State Of Pennsylvania, Bounded On The North By A Ten Feet Wide Alley, On The South By Property Of Leinbach, Mengel And Company, On The East By An Eighteen Feet Wide Alley, And On The West By Walnut Street.

Containing In Front Twenty Feet Six and Five Eighth Inches and In Depth One Hundred And Fifty Feet Ten Inches. The Northern Line Of This Property Is One Hundred And Twenty Feet South From The Building Line Of West Sixth Street.

Thereon erected a dwelling house known as: 142 North Walnut Street Boyertown, PA 19512
Tax Parcel #33538720922437

Account: 33118100

See Deed Book/Page Instrument Number 2008058041

Sold as the property of: STEPHANIE MCCARTHY and PHILIP S. MCCARTHY

NO. 19-03519

Judgment: \$132,024.65

Attorney: Katherine M. Wolf, Esquire

ALL THAT CERTAIN lots or pieces of ground being Lots numbered 88, 89, 90, 91, 92, 93, and the southeasterly 5 feet of Lot No. 94, together with the improvements erected thereon and being known and numbered as No. 134 (formerly 217) Oak Lane, as shown on the Plan of "Sylvan Dell", said plan recorded in Plan Book Volume 1, page 35, Berks County records, situate on the southwesterly side of Oak Lane, between Roosevelt and Sterling Avenues, in the Township of Lower Alsace, County of Berks, and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at an iron pin on the southwesterly lot line of Oak Lane northwestwardly a distance of 45 feet from the intersection of the southwesterly lot line of Oak Lane with the northwesterly lot line of Sterling Avenue; thence in a southwesterly direction along Lot No. 87, the property now or late of Charles H. Lengel and Margaret H. Lengel, his wife, forming right angle with the southwesterly lot line of Oak Lane, a distance of 120 feet to an iron pin; thence in a northwesterly direction along the Lot Development of "Melrose", said plan recorded in Plan Book Volume 2, page 25, Berks County Records, forming a right angle with the last described line a distance of 125 feet to an iron pin; thence in a northeasterly direction along the northwesterly 15 feet of Lot No. 94, the property now or late of Dwane D. Shannon and Madeline M. Shannon, his wife, forming a right angle with the last described line, a distance of 120 feet to an iron pin on the southwesterly lot line of Oak Lane; thence in a southeasterly direction along the southwesterly lot line of Oak Lane, forming a right angle with the last described line, a distance of 125 feet to the place of Beginning.

PARCEL No. 23532714337434

FOR INFORMATIONAL PURPOSES ONLY: Being known as 134 Oak Lane, Reading, PA 19606

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BEING the same premises which Michael B. Uliasz and Beverly A. Uliasz, his wife, (formerly Beverly A. Wolf), by Deed dated November 30, 1999 and recorded in the Berks County Recorder of Deeds Office on December 7, 1999 in Deed Book 3152, page 88, granted and conveyed unto Michael R. Houck, Jr. and Jessica J. Houck, husband and wife.

TAX PARCEL NO. 23532714337434

BEING KNOWN AS 134 Oak Lane, Reading, PA 19606

Residential Property

To be sold as the property of Michael R. Houck, Jr. and Jessica J. Houck

Being known as 127 West 3rd Street, Bernville, PA 19506.

Residential property

Tax Parcel No.: 29445015546364

Tax Account: 29000115

See Deed Instrument No. 2017040705

To be sold as the property of Anthony Matthew Rozinski.

No. 19-04091

Judgment Amount: \$82,886.94

Attorney: POWERS KIRN, LLC

ALL THAT CERTAIN tract or piece of ground, together with the dwelling house thereon erected, situate in the Township of Muhlenberg, County of Berks and State of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the center line of the Mt. Laurel Creek, a corner of property of Temple Iron Company, and being the Southeast corner of property of Charles M. Bauer of which this is a part; thence along property now or late of Temple Iron Company, North 04 degrees 30' West, a distance of 145.30' to a corner of residue property of Charles M. Bauer, thence along the same, North 76 degrees 24' West, a distance of 121.88' to a point; South 06 degrees, 06' West, a distance of 115.14' to a point in the center of Mt. Laurel Creek; thence in and along the same, South 87 degrees 15' East a distance of 10.24' to a point, South 73 degrees 45' East, a distance of 54' to a point; and South 61 degrees 30' East, a distance of 91' to the place of Beginning.

BEING THE SAME PREMISES which Michael A. Weister and Jessie L. Weidenhammer, adult individuals and sui juris by Deed dated 08/28/1998 and recorded 09/21/1998 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 2981, Page 1469, granted and conveyed unto Carolyn H. Freeman, an adult individual and sui juris.

BEING KNOWN AS 5135 FOREST AVENUE, TEMPLE, PA 19560.

TAX PARCEL NO. 66-5319-06-28-8604

See Deed Book 2981, Page 1469

To be sold as the property of CAROLYN H. FREEMAN

No. 19-04246

Judgment Amount: \$174,568.33

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

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

NO. 19-03752

Judgment Amount: \$79,203.02

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or parcel of land together with a 2-1/2 story semi-detached brick dwelling situate thereon, situate on the South side of Third Street and known as 127 West Third Street, in the Borough of Bernville, County of Berks and State of Pennsylvania, being bounded and more fully described in accordance with a survey by Grube and Vonneida Associates, Inc. and designated Plan Number 16-4, as follows, to wit:

BEGINNING at a p.k. spike corner of Southern topographical building line of Third Street (50 feet wide), said corner being a corner in common with property belonging to Gladys C. Stoyer and being the Northwest corner of herein described tract; thence (1) along the Southern topographical building line of Third Street, a distance of 15.11 feet to a point on the Southern topographical building line of Third Street; thence (2) leaving Third Street and along the residue property of herein described grantor, passing through a partition wall of the 2-1/2 story semi-detached brick dwelling, forming an interior angle of 90 degrees with the last described line a distance of 161.00 feet to an iron pin on the North side of a 15 feet wide alley; thence (3) along the North side of the 15 feet wide alley, forming an interior angle of 90 degrees with the last described line, a distance of 15.11 feet to an iron pin on the North side of the 15 feet wide alley; thence (4) along property belonging to Gladys C. Stoyer, forming an interior angle of 90 degrees with the last described line, a distance of 161.00 feet forming an interior angle of 90 degrees with the first described line, to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN ANTHONY MATTHEW ROZINSKI, AN ADULT INDIVIDUAL, by Deed from JESSICA EMORE NOW KNOWN AS JESSICA ADAMS, AN ADULT INDIVIDUAL, Dated 10/27/2017, Recorded 11/01/2017, Instrument No. 2017040705.

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BEGINNING at a point on the South right of way line of Sugar Maple Road, a corner of Lot 2 as shown on said Plan, thence from said point of beginning along the South right of way line of Sugar Maple Road, North 87 degrees 47 minutes 47 seconds East 22.00 feet to a point a corner of Lot 4, thence along said Lot 4, South 02 degrees, 12 minutes, 13 seconds East 134.79 feet to a point in line of Open Space B, thence along Open Space B, South 87 degrees, 47 minutes, 47 seconds West 22.00 feet to a point a corner of Lot 2, thence along Lot 2, North 02 degrees, 12 minutes, 13 seconds West 134.79 feet to the point and place of beginning.

BEING Lot 3

UNDER AND SUBJECT to a Certain Declaration of Covenants, Easements and Restrictions for the Meadow Brook Community as recorded in Record Book 5280 page 1021.

TITLE TO SAID PREMISES IS VESTED IN ANDREW DEMPSEY, by Deed from STEVEN SCHOLL, Dated 11/22/2016, Recorded 12/06/2016, Instrument No. 2016043554.

Being known as 41 Sugar Maple Road, Barto, PA 19504-9147.

Residential property
Tax Parcel No: 89539903415485
Tax Account: 89000519
See Deed Instrument No. 2016043554
To be sold as the property of Andrew Dempsey.

No. 19-04861

Judgment Amount: \$148,713.38

Attorney: RAS Citron, LLC

Robert Crawley, Esq.

ID No. 319712

Legal Description

ALL THAT CERTAIN plot or piece of ground. SITUATE at the Southeast corner of North Sixteenth and Rockland Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, containing one hundred feet along the East side of North Sixteenth Street and extending along the Southern side of Rockland Street, a distance of one hundred five feet, more particularly described as follows to wit:

BEGINNING at a point at the intersection of the Eastern building line of North Sixteenth Street and the Southern building line of Rockland Street; thence extending Eastwardly along the Southern building line of Rockland Street, a distance of one hundred five feet to a point; thence extending Southwardly at right angles to last described line, a distance of one hundred feet to a point; thence extending Westwardly at right angles to last described line, a distance of one hundred five feet to a point in the Eastern building line of North Sixteenth Street; thence extending Northwardly along the Eastern building line of North Sixteenth Street at right angles to last described line, a distance of one hundred feet to a point the place of beginning.

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

BEING Pin No. 5318-80-31-9007
Account No. 224580 (17)
BEING Parcel #17-5318-80-31-9007
BEING KNOWN AS: 1945 NORTH 16TH STREET READING, PA 19604
PROPERTY ID: 17-5318-80-31-9007

TITLE TO SAID PREMESIS IS VESTED IN DONALD L. HUGGINS BY DEED FROM KEITH A. ZIELASKOWSKI DATED November 24, 2015 RECORDED November 25, 2015 INSTRUMENT NUMBER 2015041791. DONALD L. HUGGINS DEPARTED THIS LIFE ON 08/24/2018.

TO BE SOLD AS PROPERTY OF: DONALD L. HUGGINS

No. 19-05375

Judgment: \$157,696.08

Attorney: Martha E. Von Rosenstiel, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Amity Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of 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 on the northeasterly side of Rising Sun Drive (50 feet wide) said point being a corner of Lot No. 65 on said Plan; thence extending from said point of beginning along Lot No. 65 North 77 degrees 32 minutes 35 seconds East 132.19 feet to a point in line of Lot No. 46 on said Plan; thence extending partly along same and partly along Lot No. 45 South 15 degrees 30 minutes 22 seconds East 100.14 feet to a point a corner of Lot No. 67 on said Plan; thence extending along same South 77 degrees 32 minutes 35 seconds West 137.52 feet to a point on the northeasterly side of Rising Sun Drive; thence extending along same North 12 degrees 27 minutes 25 seconds West 100.00 feet to the first mentioned point and place of BEGINNING.

CONTAINING 13,485 square feet of land.

BEING Lot 66 as shown on the abovementioned Plan.

UNDER AND SUBJECT TO the Declaration of Covenants, Conditions, and Restrictions Covering Development Known as Rosecliff Pointe Subdivision recorded in Record Book 3477, page 1784, Berks County records.

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Being the same premises which Forino Co., L.P. a Pennsylvania Limited Partnership, by it's attorney-in-fact, John G. Smith, dated 7/28/2003 and recorded 8/28/2003 in Deed Book 3852, page 339 conveyed unto Dennis L. Korn and Jennifer Korn.

PARCEL IDENTIFICATION NO: 24-5365-0915-6061

TAX ID #24000603

To be sold as the property of Dennis L. Korn and Jennifer Korn

No. 19-11742

Judgment Amount: \$83,651.34

Attorney: Joseph P. Schalk, Esquire

ALL THAT CERTAIN two-story brick dwelling house and restaurant and the lot or piece of ground whereon the same is erected, situate on the Southwest corner of North Ninth and Buttonwood Streets, being known as No. 352 North Ninth Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described, to wit:

On the North by said Buttonwood Street;

On the South by property now or late of John Sauer;

On the East by said North Ninth Street; and

On the West by property now or late of Barbey Real Estate Company.

CONTAINING in front on said North Ninth Street twenty-two (22) feet, and in depth eighty-eight (88) feet nine (9) inches more or less.

BEING the same premises which Bryon N. Scheib, by Deed dated October 25, 2007, and recorded in the Office of the Recorder of Deeds for Berks County on October 25, 2007 in Book 5245, Page 2336, granted and conveyed unto Luis L. Garcia and Gloria Garcia.

PARCEL IDENTIFICATION NO.: 09-5307-7692-9453

TAX ID #09116755

To BE SOLD AS THE PROPERTY OF LUIS L. GARCIA AND GLORIA GARCIA

No. 19-11903

Judgment Amount: \$158,314.16

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, situate along Mail Route Road (T-390) in the Township of Spring, County of Berks and Commonwealth of Pennsylvania, and being Lot No. 2 as shown on the "Final Plan of Steven L. Delp" recorded in Plan Book 134, page 42, Berks County Records, and being more fully bounded and described as follows, to wit:

BEGINNING at a point in Mail Route Road (T-390), said point being on the division line between Lot No. 1 and No. 2 on the aforementioned Plan and also being the Southeast corner of the hereindescribed lot; thence in and along Mail Route Road (T-390) the two following

courses and distances: (1) South 59 degrees 11 minutes 49 seconds West, 200.61 feet to a p. k. spike; and (2) South 43 degrees 30 minutes 19 seconds West, 138.40 feet to a point; thence in and along Mail Route Road (T-390) and along now or formerly Pennsylvania State Game Lands #142 North 39 degrees 23 minutes 40 seconds East, 200.48 feet to an iron pin; thence continuing along said Pennsylvania State Game Lands #142, the two following courses and distances: (1) North 23 degrees 55 minutes 35 seconds West, 1,032.48 feet to an iron pin; and (2) North 54 degrees 55 minutes 28 seconds East, 214.06 feet to an iron pin; thence along said Pennsylvania State Game Lands #142 and land now or formerly of Raymond F. and Loretta Orbach South 19 degrees 22 minutes 33 seconds East, 743.73 feet to an iron pin in line of Lot No. 1 on the aforementioned plan; thence along lands of said Orbach, North 50 degrees 35 minutes 28 seconds East, 143.40 feet to an iron pin; thence along said Lot No. 1 South 23 degrees 52 seconds East, 345.38 feet to a point in Mail Route Road (T-390), being the place of beginning.

Thereon erected a dwelling house known as: 300 Mail Route Road, Reading, PA 19608

Tax Parcel #80437401391637

Account: 80356400

See Deed Book Page

Instrument Number 2014038306

Sold as the property of: BRAD M. CONCORDIA

No. 19-12005

Judgment: \$75,114.19

Attorney: McCabe, Weisberg & Conway, LLC

TAX I.D. #5344-15-73-4230 and 5344-15-73-4252

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND, UPON WHICH IS ERRECTED A TWO AND ONE-HALF STORY FRAME DWELLING HOUSE, BEING KNOWN AS LOTS NO. 72, 73 AND THE SOUTHERN 10 FEET OF LOT NO. 74 ON PLAN OF LOTS CALLED ARLINGTON PLACE, UNION TOWNSHIP, COUNTY OF BERKS AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

ON THE NORTH BY THE NORTHERN 10 FEET OF LOT NO. 74, ON THE EAST BY A 10 FEET WIDE ALLEY, ON THE SOUTH BY PROPERTY NOW OR LATE OF CHESTER BOWER AND ON THE WEST BY SAID WASHINGTON STREET. CONTAINING IN FRONT ON SAID WASHINGTON STREET, 50 FEET AND IN DEPTH OR LENGTH OF EQUAL WIDTH OR BREADTH, 125 FEET, MORE OR LESS.

TAX ID/PARCEL NO. 5344-15-73-4230 AND

ACCOUNT NO. 88-008500 (LOT 72) AND 5344-15-73-4252 AND ACCOUNT NO. 88-008550 (LOT 73 AND LOT 74 P/O)

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Being known as: 17 WASHINGTON STREET, DOUGLASSVILLE, PENNSYLVANIA 19518.

Title to said premises is vested in Richard K. Hawley a/k/a Richard Hawley and Mary T. Depue by deed from Deborah L. Depue dated May 8, 2015 and recorded May 15, 2015 in Instrument Number 2015015997.

TO BE SOLD AS THE PROPERTY OF RICHARD K. HAWLEY A/K/A RICHARD HAWLEY AND MARY T. DEPUE

No. 19-12190

Judgment: \$89,666.35

Attorney: McCabe, Weisberg & Conway, LLC TAX I.D. #94-4494-03-31-0988

ALL THAT CERTAIN LOT OR PIECE OF GROUND, TOGETHER WITH THE DWELLING THEREON ERECTED, SITUATE IN THE TOWNSHIP OF WINDSOR, COUNTY OF BERKS AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT 7 FEET FROM THE CONCRETE OF POTTSVILLE PIKE AND IN LINE OF LANDS OF HERBERT HIMMELBERGER; THENCE BY THE SAME, SOUTH 86 DEGREES WEST, 184 FEET TO A STAKE; THENCE BY LANDS OF ELLEN S. WANNER, NORTH 9-1/2/ DEGREES EAST, 40 FEET TO A POINT IN LINE OF LANDS OF OLIVER HIMMELBERGER AND ANNIE HIMMELBERGER, HIS WIFE; THENCE BY THE SAME, NORTH (ERRONEOUSLY STATED AS SOUTH IN PRIOR DEED) 83 DEGREES EAST, 185 FEET TO A POINT; THENCE BY THE SAID POTTSVILLE PIKE, SOUTH 5-1/2 DEGREES WEST, 40 FEET TO THE PLACE OF BEGINNING.

BEING KNOWN AND NUMBERED AS: 16447 POTTSVILLE PIKE, WINDSOR PA 19526, A/K/A 16447 POTTSVILLE PIKE, HAMBURG, PA 19526, A/K/A 16447 POTTSVILLE PIKE, WINDSOR CASTLE, PA 19526

BEING PARCEL NUMBER: 94-4494-03-31-0988

BEING THE SAME PREMISES CONVEYED TO DENNIS PAUL WALTERS, AS SOLE AND SEPARATE PROPERTY FROM JAMES D. SPIECE AND KIMBERLY A. SPIECE, HUSBAND AND WIFE, BY DEED DATED 6/29/2018 AND RECORDED 7/2/2018.

SEE DEED BOOK: INSTRUMENT NUMBER 2018022012

TO BE SOLD AS THE PROPERTY OF DENNIS PAUL WALTERS

No. 19-12482

Judgment: \$187,414.68

Attorney: McCabe, Weisberg & Conway, LLC TAX I.D. #25-6309-10-25-9611

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE BOROUGH OF BALLY, COUNTY OF BERKS, COMMONWEALTH OF PENNSYLVANIA DESIGNATED AS LOT 25 ON A PLAN OF LOTS MADE FOR TWIN COUNTY COMPANY ON JULY 12, 1976 AND REVISED SEPTEMBER 15, 1976 BY URWILER AND WALTER INC. PROFESSIONAL ENGINEERS, AND RECORDED IN BERKS COUNTY PLAN BOOK 61 PAGE NO. 16, AND BEING BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE EAST SIDE OF POPLAR STREET (46 FEET WIDE) A CORNER OF LAND OF OSCAR KEPPLER, JR.: THENCE ALONG SAID LANDS SOUTH 50 DEGREES 09 MINUTES 09 SECONDS EAST THE DISTANCE OF 65.84 FEET TO A POINT, A CORNER OF LOT 20; THENCE EXTENDING ALONG SAME AND LOT 21 SOUTH 51 DEGREES 31 MINUTES 10 SECONDS EAST THE DISTANCE OF 105.89 FEET TO A POINT, A CORNER IN LINE OF LOT 22; THENCE ALONG SAME SOUTH 35 DEGREES 15 MINUTES WEST THE DISTANCE OF 40.45 FEET TO A POINT, A CORNER OF LOT 26; THENCE ALONG THE SAME NORTH 56 DEGREES 43 MINUTES 56 SECONDS WEST THE DISTANCE OF 169.46 FEET TO A POINT, A CORNER ON THE EAST SIDE OF POPLAR STREET; THENCE ALONG THE SAME NORTH 33 DEGREES 16 MINUTES 04 SECONDS EAST THE DISTANCE OF 57.59 FEET TO THE PLACE OF BEGINNING.

BEING KNOWN AND NUMBERED AS: 540 POPLAR STREET, BALLY, PA 19503

BEING PARCEL NUMBER: 25-6309-10-25-9611

BEING THE SAME PREMISES CONVEYED TO GLADYS A. CROTZER FROM JOHN TODD BAZEMORE, JR. AND GERTRUDE R. BAZEMORE, INDIVIDUALS BY DEED DATED DECEMBER 9, 1987 AND RECORDED DECEMBER 17, 1987 IN DEED BOOK 1979, PAGE 709. THE SAID GLADYS A. CROTZER DIED ON APRIL 8, 2018. ON MAY 7, 2018, LETTERS OF TESTAMENTARY WERE GRANTED TO BONITA Y. HENRY, NOMINATING AND APPOINTING HER AS THE EXECUTRIX OF THE ESTATE OF GLADYS A. CROTZER.

TO BE SOLD AS THE PROPERTY OF BONITA Y. HENRY, EXECUTRIX OF THE ESTATE OF GLADYS A. CROTZER

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No. 19-12586

Judgment: \$202,518.91

Attorney: Daniel Jones, Esquire

ALL THAT CERTAIN lot or tract of ground, situate in Exeter Township, Berks County, Pennsylvania, being the exterior limits of Unit 20C as shown on a plan set entitled in part "Land Development Plans prepared for Woodgate, Elliot Building Group" as prepared by Van Cleef Engineering Associates, dated January 21, 2005, said exterior limits being verified by an as-built survey performed by Van Cleef Engineering Associates on October 27, 2006, being more particularly described as follows, to-wit:

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

THENCE (1) along the lands now or formerly of Neversink Road, Inc., South 40 degrees 40' 27" East, a distance of 456.24 feet to a point;

THENCE (2) through the lands now or formerly of WV Associates, L.P., South 49 degrees 19' 33" West, a distance of 139.89 feet to a corner of Building 20 (Unit 200);

THENCE (3) along the face of Building 20, South 38 degrees 52' 54" West, a distance of 20.06 feet to a point at the projection of the center of the party wall between Units 200 and 20C, and from said point running;

THENCE along the face of Building 20, the following five (5) courses and distances:

- (1) South 38 degrees 52' 54" West, a distance of 0.32 feet to a point;
- (2) North 51 degrees 7' 6" West, a distance of 4.00 feet to a point;
- (3) South 38 degrees 52' 54" West, a distance of 19.36 feet to a point;
- (4) South 51 degrees 7' 6" East, a distance of 2.67 feet to a point;
- (5) South 38 degrees 52' 54" West, a distance of 0.32 feet to a point at the projection on the center of the party wall between Units 20C and 20B;

THENCE (6) along the center of the party wall between Units 20C and 20B, North 51 degrees 7' 6" West, a distance of 32.67 feet to a point on the face of Building 20;

THENCE (7) along the face of Building 20, North 38 degrees 52' 54" East, a distance of 19.68 feet to point;

THENCE (8) continuing along the same, North 51 degrees 7' 6" West, a distance of 4.00 feet to a point;

THENCE (9) still along the same, North 38 degrees 52' 54" East, a distance of 0.32 feet to a point at the projection of the center of the party wall between Units 20C and 200;

THENCE (10) along the center of the party wall between Units 20C and 200, South 51 degrees 7' 6" East, a distance of 38.00 feet to the place of beginning.

HAVING ERECTED THEREON a Residential Dwelling

Tax Parcel No. 43532506373616 and

Map Pin No. 532506373616

Being Known as 2003 Orchard View Road, Reading, PA 19606

BEING the same premises which NVR, Inc., a Virginia Corporation trading as Ryan Homes, by Deed dated December 11, 2006 and recorded in the Office of Recorder of Deeds of Berks County on May 9, 2007 at Book 5132, Page 57, Instrument No. 2007028000, granted and conveyed unto Jamie L. Ware.

TO BE SOLD AS THE PROPERTY OF Jamie L. Ware

NO. 19-12765

Judgment Amount: \$42,519.25

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground with a two and one-half story brick dwelling house thereon erected, situate on the West side of Mulberry Street, between Union and Exeter Streets, being numbered 1652 Mulberry Street, in the City of Reading, County of Berks and State of Pennsylvania.

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

TITLE TO SAID PREMISES IS VESTED IN LUIS LUSARDO GARCIA, by Deed from GEORGE SEIFRIT AND CARLA SEIFRIT, HUSBAND AND WIFE, Dated 08/25/2006, Recorded 09/06/2006, in Book 4959, Page 1886.

Being known as 1652 Mulberry Street, Reading, PA 19604-1710.

Residential property

Tax Parcel No.: 17531721097366

Tax Account: 17541875

See Deed Book 4959, Page 1886

To be sold as the property of Luis Lusardo Garcia a/k/a Luis L. Garcia.

No. 19-14133

Judgment: \$288,869.27

Attorney: McCabe, Weisberg & Conway, LLC

TAX I.D. #49-4376-08-79-7193

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN LOWER HEIDELBERG TOWNSHIP, BERKS COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A FINAL PLAN OF GREEN VALLEY ESTATES, PHASE X, DRAWN BY STACKHOUSE, SEITZ & BENSINGER, DATED 6/10/2002 AND LAST REVISED 3/24/2003, SAID PLAN RECORDED IN BERKS COUNTY IN PLAN BOOK 262, PAGE 28, AS FOLLOWS, TO WIT:

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BEGINNING AT A POINT OF CURVE ON THE NORTHWESTERLY SIDE OF ILLINOIS AVENUE (54 FEET WIDE), SAID POINT BEING A CORNER OF LOT NO. 232 ON SAID PLAN; THENCE EXTENDING FROM SAID POINT OF BEGINNING ALONG LOT NO. 232 NORTH 67 DEGREES 29 MINUTES 45 SECONDS WEST 200.22 FEET TO A POINT IN LINE OF LOT NO. 23 ON SAID PLAN; THENCE EXTENDING PARTLY ALONG SAME AND PARTLY ALONG LOT NO. 13 NORTH 11 DEGREES 54 MINUTES 57 SECONDS EAST 89.12 FEET TO A POINT, A CORNER OF LOT NO. 228 ON SAID PLAN; THENCE EXTENDING ALONG SAME AND ALONG LOT NO. 230 SOUTH 65 DEGREES 40 MINUTES 20 SECONDS EAST 219.77 FEET TO A POINT OF CURVE ON THE NORTHWESTERLY SIDE OF ILLINOIS AVENUE; THENCE EXTENDING ALONG SAME THE TWO FOLLOWING COURSES AND DISTANCES:

1. SOUTHWESTWARDLY ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT HAVING A RADIUS OF 423.00 FEET THE ARC DISTANCE OF 16.04 FEET TO A POINT OF REVERSE CURVE, AND

2. SOUTHWESTWARDLY ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 927.00 FEET THE ARC DISTANCE OF 64.65 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

CONTAINING 17,603 SQUARE FEET OF LAND.

BEING LOT NO. 231 AS SHOWN ON THE ABOVEMENTIONED PLAN.

BEING KNOWN AS: 6 ILLINOIS AVENUE, SINKING SPRING, PENNSYLVANIA 19608.

TITLE TO SAID PREMISES IS VESTED IN THEODORE T. MAGUIRE, III BY DEED FROM CHARLES E. WALDEN AND MARYANNE N. WALDEN, HUSBAND AND WIFE, DATED DECEMBER 18, 2009 AND RECORDED DECEMBER 24, 2009 IN INSTRUMENT NUMBER 2009059200.

TO BE SOLD AS THE PROPERTY OF THEODORE T. MAGUIRE, III and SUSAN MARKS

No. 19-14358

Judgment Amount: \$491,962.94

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

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

BEGINNING at a point on the center line of public road L.R. 182, a corner of Lot "E" on the hereinafter mentioned Plan of Lots; thence along said Lot "E", North thirty-three degrees fifty-two minutes West (N. 33 degrees 52 minutes W.), five hundred fifty-four and fifty hundredths (554.50) feet to a point; thence along Lot "C" North fifty-eight six minutes East (N. 58 degrees 06 minutes E.) four hundred ninety-one twenty-eight hundredths (491.28) feet to a point; thence along lands now or late of Marian Llewellyn, South fourteen degrees thirty-eight minutes East (S. 14 degrees 38 minutes E.) five hundred eighty and thirty-two hundredths (580.32) feet to a point on the aforesaid center line of public road L.R. 182; thence along said center line, South fifty-eight degrees six minutes West (S. 58 degrees 6 minutes W.), three hundred (300) feet to a point, the place of BEGINNING.

CONTAINING 5.033 acres.

Thereon erected a dwelling house known as: 1606 Hopewell Road, Elverson, PA 19520

Tax Parcel #73534101055593

Account: 73008385

See Deed Book 4833, Page 1737

Sold as the property of: PETER C. VAUGHAN and SANDRA L. VAUGHAN

No. 19-14362

Judgment Amount: \$111,587.98

Attorney: POWERS KIRN, LLC

ALL THAT CERTAIN brick message and lot of land situate in the Village of New Berlinville, on the Eastern side of a public road leading from Boyertown to New Berlinville, in Colebrookdale Township, Berks County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner in the middle of a public road leading from Boyertown to New Berlinville and at a corner of now or late Earl A. Schott's lot, and running thence by the same and through the middle of the partition wall of said double house South forty-three and three quarter degrees East two hundred feet to a corner at an alley sixteen feet wide, thence along said alley South forty-five degrees West twenty-one feet one and three-quarter inches to a corner of now or late Henry B. Bechtel's lot, thence by the same North forty-three and three quarter degrees West two hundred feet to a corner in the middle of the aforesaid public road, thence along the middle of the aforesaid public road North forty-five degrees East twenty-one feet one and three-quarter inches to the place of beginning.

BEING THE SAME PREMISES which Barbara J. Kundraek, by Deed dated January 16, 2004 and recorded March 25, 2004 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 4023, Page 1344, granted and conveyed unto Dennis L. Ortlip and Shery M. Ortlip, husband and wife.

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BEING KNOWN AS 634 NORTH READING AVENUE, NEW BERLINVILLE, PA 19545, A/K/A 634 NORTH READING AVENUE, BOYERTOWN, PA 19545.

TAX PARCEL NO. 38539713141433

See Deed Book 4023, Page 1344

To be sold as the property of DENNIS L. ORTLIP and SHERRY M. ORTLIP

No. 19-14543

Judgment Amount: \$128,833.51

Attorney: POWERS KIRN, LLC

ALL THAT CERTAIN two-story semi-detached brick dwelling house and the lot or piece of ground upon which the same is erected, situate on the East side of North Thirteenth Street between Perry and Pike Streets, 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 Eastern building line of said North Thirteenth Street one hundred twenty feet (120') North of the Northeast corner of North Thirteenth and Perry Streets; thence extending North thirty feet (30') to a point; thence East one hundred feet (100') to a point in the Western side of a ten feet (10') wide alley; thence South along the same thirty feet (30') to a point; thence West one hundred feet (100') to a point in the Eastern building line of said North Thirteenth Street to the place of BEGINNING.

PIN 17-5317-38-27-2489

BEING THE SAME PREMISES which Austin Weber and Erik K. Weber, by Deed dated July 14, 2017 and recorded July 24, 2017 in the Office of the Recorder of Deeds in and for Berks County in Deed Instrument No. 2017026588, granted and conveyed unto Victor A. Divito.

BEING KNOWN AS 1309 NORTH 13TH STREET A/K/A 1309 N. 13TH STREET, READING, PA 19604.

TAX PARCEL NO. 17-5317-38-27-2489

See Deed Instrument No. 2017026588

To be sold as the property of VICTOR A. DIVITO A/K/A VICTOR DIVITO

NO. 19-14573

Judgment Amount: \$195,274.78

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

PARCEL A:

ALL THAT CERTAIN piece, parcel or tract of woodland, situate on the Northwestern side of the Macadam State Highway leading from Leinbach's Hotel to Fairview School, in the Township of Bern, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by an iron pin in the Macadam State Highway leading from Leinbach's Hotel to Fairview School, said corner being the Southwestern corner of the herein described property and the Southeastern

corner of other property belonging to Harold H. Zehner and Ethel M. Zehner, his wife; thence leaving the aforesaid Macadam State Highway and along the aforesaid other property belonging to said Harold H. Zehner and Ethel M. Zehner, his wife, North thirty-two (32) degrees forty-nine (49) minutes West a distance of two hundred twenty (220) feet eleven (11) inches to a corner marked by an iron pin; thence along residue property belonging to Herman H. Auerswald and Jenny F. Auerswald, his wife, the two (2) following courses and distances, viz: (1) North sixty (60) degrees twenty-four (24) minutes East a distance of two hundred fifty-nine (259) feet six and three-quarters (6-3/4) inches to a corner marked by an iron pin, and (2) South twenty (20) degrees twenty-six and one-half (26-1/2) minutes East a distance of two hundred eight (208) feet four and seven-eighths (4-7/8) inches to a corner marked by an iron pin in the aforesaid Macadam State Highway and along property belonging to Pierce B. Hettinger, South fifty-six (56) degrees twenty-six and one-half (26-1/2) minutes West a distance of two hundred fourteen (214) feet six (6) inches to the place of Beginning.

CONTAINING one and one hundred fifty-seven thousandths (1.157) acres.

PARCEL B:

ALL THAT CERTAIN one and one-half story frame dwelling house and a one-story one car frame garage, together with the lot or piece of ground upon which the same are erected, situate in the Township of Bern, County of Berks and Commonwealth of Pennsylvania, located on the North side of State Highway No. 558, leading from the Bernville Road to Leesport, More fully bounded and described as follows, to wit:

BEGINNING at a point in the center line of the said highway, a corner of property now or late of Lydia Machamer; thence along lands of said Lydia Machamer along the center of an old stone fence North thirty-two degrees forty-seven minutes (32 degrees 47') West a distance of three hundred sixty-nine feet and six inches (369' 6") to a hickory tree in line with lands of Mrs. Samuel Epler; thence along lands of said Mrs. Samuel Epler along the South side of a private lane, North thirty-eight degrees and fifteen minutes (38' 15") East a distance of two hundred and twenty-eight (228) feet to a stone pile, a corner of property of Reuben H. Albright, of which this is a part; thence along other lands of said Reuben H. Albright along the center of an old stone fence South thirty-three degrees and twenty-three minutes (33 degrees 23') East a distance of four hundred seventeen feet and five inches (417' 5") to a point in the centerline of the aforementioned Highway; thence along the center line of said Highway South fifty degrees and thirty minutes (50 degrees 30') West a distance of two hundred twenty-one feet and seven and one-quarter inches (221' 7-1/4") to the place of Beginning.

CONTAINING 1.97 acres.

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PARCEL C:

ALL THAT CERTAIN tract or piece of land situate along the Northwesterly side of the public road leading from Pennsylvania State Highway Route No. 83 between Reading and Bernville to West Leesport 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 in or near the middle of the public road leading from Pennsylvania State Highway Route No. 83 between Reading and Bernville to West Leesport in line of land now or late of Andrew Poetzl; thence extending along land now or late of Andrew Poetzl North thirty-five (35) degrees fifty-eight and one-quarter (58-1/4) minutes West a distance of three hundred fifty-one feet and forty-five hundredths of one foot (351.45) to a point; thence extending along land now or late of the Estate of Lizzie K. Hartman Epler along the Southeasterly side of a lane North thirty-nine (39) degrees fourteen (14) minutes East a distance of one hundred forty-seven feet and seventy-nine hundredths of one foot (147.79') to a hickory tree corner; thence extending along land now or late of Walter L. Jones and Emma C. Jones, his wife, South thirty-two (32) degrees twelve (12) minutes East a distance of three hundred sixty-nine feet and fifty hundredths of one foot (369.50') to a point in or near the middle of the aforesaid public road leading from Pennsylvania State Highway Route No. 83 to West Leesport; thence extending along said public road and along land now or late of Andrew Poetzl South forty-four (44) degrees thirteen and one-half (13-1/2) minutes West a distance of one hundred twenty feet and thirty-five hundredths of one foot (120.35') to the place of Beginning.

CONTAINING in area one acre and eleven perches and sixty-two hundredths of one perch (1 A. 11 62 P), of land.

TITLE TO SAID PREMISES IS VESTED IN JOSHUA DENNIS AND MAUREEN DENNIS, HUSBAND AND WIFE, by Deed from DAWN E. DOLAN, Dated 11/13/2015, Recorded 11/23/2015, Instrument No. 2015041422.

Being known as 1082 Fairview Drive, Reading, PA 19605-9308.

Residential property

Tax Parcel No.: 27-4389-04-63-0287

Tax Account: 27057510

See Deed Instrument: 2015041422

To be sold as the property of Joshua Dennis a/k/a Joshua J. Dennis, Maureen Dennis a/k/a Maureen S. Dennis.

No. 19-14622

Judgment: \$42,103.55

Attorney: Law Office of Gregory Javardian, LLC

ALL THAT CERTAIN lot or piece of ground, together with the two-story, frame dwelling house, thereon erected, situate on the East side of Wyomissing Avenue, Penwin, in the Township of Cumru, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake on Wyomissing Avenue; thence by the same North 3-1/2 degrees East, 40 feet more or less to a stake; thence by land now or late of Albert Griffith South 85-1/2 degrees East, 180 feet, more or less, to an alley; thence along said alley South 1-1/2 degrees West, 82 feet, more or less, to a stake in line of land now or late of Frank W. Slichter; thence along said Slichter's land North 73-1/2 degrees West, 187 feet, more or less, to the BEGINNING.

BEING THE SAME PREMISES which Emma R. Phillips by Deed dated February 22, 1973 and recorded March 5, 1973 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 1625, Page 1041, granted and conveyed unto Emma R. Phillips and Patricia A. Snyder. Emma R. Phillips departed this life in July 1984.

BEING KNOWN AS 209 Pennwyn Place, Reading, PA 19607.

TAX PARCEL NO. 39-4395-14-44-5812

ACCOUNT:

See Deed Book 1625, Page 1041

To be sold as the property of Patricia A. Snyder

NO. 19-14808

Judgment: \$129,364.03

Attorney: Katherine M. Wolf, Esquire

ALL THAT CERTAIN two and one-half story brick dwelling house and the lot or piece of ground upon which the same is erected, situate on the East side of South Fourth Street, being No. 75, in the Borough of Hamburg, County of Berks and State of Pennsylvania, more fully bounded and described as follows, to wit:

ON the North by property now or late of Anna S. Fichthorn; on the East by Primrose Alley; on the South by property now or late of John W. Shollenberger; and on the West by said South Fourth Street.

CONTAINING in front on said South Fourth Street twenty-seven (27) feet, and in depth of that width one hundred eighty (180) feet.

FOR INFORMATIONAL PURPOSES ONLY: Being known as 75 South Fourth Street, Hamburg, PA 19526

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BEING THE SAME PREMISES which Ralph E. Shollenberger and Lenore E. Shollenberger, husband and wife, by Deed dated August 5, 2016 and recorded August 15, 2016 as Instrument Number 2016028335, in the Office of the Recorder of Deeds in and for the County of Berks, granted and conveyed unto Christopher W. Huntsinger and Leticia J. Huntsinger, husband and wife, in fee.

TAX PARCEL NO. 46-4494-05-19-3456

BEING KNOWN AS 75 S Fourth Street, Hamburg, PA 19526

Residential Property

To be sold as the property of Christopher W. Huntsinger and Leticia J. Huntsinger

No. 19-14946

Judgment: \$113,090.98

Attorney: Leon P. Haller, Esquire

LONG LEGAL

ALL those certain lots or pieces of ground lying on the westerly side of New Holland Road, between Grill Avenue and High Boulevard, and being Lots Nos. 606, 607 and 608 as shown on a plan of lots entitled "Ridge Park", said plan being recorded in Plan Book Volume 4, page 40, Berks County Records, together with a one-story brick dwelling with basement garage erected thereon, being No. 1721 New Holland Road, in the Borough of Kenhorst (Formerly in the Township of Cumru), County of Berks and Commonwealth of Pennsylvania, and being more fully bounded and described as follows, to wit:

BEGINNING at a point in the westerly building line of New Holland Road (60 feet wide as shown on the topographical survey of the Borough of Kenhorst) said point being the southeasterly corner of Lot No. 609, as shown on the above-mentioned plan of "Ridge Park"; thence extending in a southerly direction along the westerly building line of New Holland Road forming an interior angle of 90 degrees with the northerly line of Lot 608, a distance of 60.00 feet to a point the northeasterly corner of Lot No. 605; thence leaving the westerly building line of New Holland Road and extending along the northerly line of Lot No. 605 in a westerly direction forming an interior angle of 90 degrees with the westerly building line of New Holland Road, a distance of 184.21 feet to a point on the easterly side of a 15.00 feet wide alley; thence along the easterly side of the 15.00 feet wide alley in a northerly direction forming an interior angle of 84 degrees 10 minutes with the last-described line a distance of 60.30 feet to a point on the southwest corner of Lot No. 609; thence leaving the easterly side of the 15.00 feet wide alley and extending along the southerly line of Lot No. 609 in an easterly direction forming an interior angle of 95 degrees 50 minutes with the easterly side of the 15.00 feet wide alley a distance of 178.09 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: 1721 NEW HOLLAND ROAD READING, PA 19607

Property ID: 54530506286477

Mapped PIN: 5305-06-28-6477

Account #54-105155

BEING THE SAME PREMISES WHICH William D. Bucher, et ux., by deed dated July 28, 2005 and recorded September 28, 2005, Berks County Record Book 4674, page 549, granted and conveyed unto Jeremy Kurman and Brooke Kurman (a/k/a Brooke K. Kurman).

TO BE SOLD AS THE PROPERTY OF JEREMY KURMAN AND BROOKE K. KURMAN (A/K/A BROOKE KURMAN).

No. 19-14951

Judgment: \$53,703.67

Attorney: Leon P. Haller, Esquire

LONG LEGAL

ALL that certain two-story brick dwelling house and lot or piece of upon which the same is erected, situate on the North side of Marion Street, being 911, between North Ninth and Moss Streets, in the City of Reading, aforesaid bounded and described as follows, to wit:

On the North by property now or late of the Philadelphia and Reading Railroad Company;

On the East by property now or late of the Industry Building and Loan Association;

On the South by said Marion Street; and

On the West by property now or late of Anthony Pflerger.

Containing in front on said Marion Street East and West, 13 feet and in depth of equal width North and South 100 feet.

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: 911 MARION STREET READING, PA 19604

Property ID: 17531737062807

Mapped PIN: 5317-37-06-2807

Account #17-485755

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BEING THE SAME PREMISES WHICH Javier Ostos, by deed dated December 3, 2013, and recorded December 19, 2013, Berks County Instrument No. 2013052165, granted and conveyed unto Jose E. Malave Miranda.

TO BE SOLD AS THE PROPERTY OF JOSE E. MALAVE MIRANDA

NO. 19-15152

Judgment Amount: \$80,493.13

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two and one-half story frame semi-detached dwelling, known as no. 28 Bingaman street, together with the lot or piece of ground upon which the same is erected, situate on the westerly side of Bingaman street, between St. Lawrence avenue and George street, in the borough of St. Lawrence, county of Berks and commonwealth of Pennsylvania, more fully bounded and described as follows:

BEGINNING at a drill hole and crosscut in concrete on the westerly building line of Bingaman street (50 feet wide), in line of land now or late of Donald J. Wentling and Patricia D. Wentling, his wife;

THENCE extending along land now or late of Donald J. Wentling and Patricia D. Wentling, his wife, passing through the middle of the party wall between No. 26 and No. 28 Bingaman street north 79 degrees 19-3/4 minutes east a distance of 82.80 feet to an iron pin;

THENCE extending along land now or late of Constance S. Rothman, Kurt Rostan, Seymour a Freedman and A. Barton Lewis, north 16 degrees 32-3/4 minutes east a distance of 20.90 feet to a point;

THENCE extending along land now or late of Charles Sherman and Martha J. Sherman, his wife, south 79 degrees 56-3/4 minutes east, a distance of 75.64 feet to an iron pin on the westerly building line of Bingaman street;

THENCE extending along the westerly building line of Bingaman street the following two (2) courses and distances: (1) Along the arc of a curve deflecting to the left having a radius of 795.12 feet a central angle of 1 degree 20 minutes 53 seconds a distance along the arc of 18.71 feet the chord of said curve bearing south 2 degrees 20 minutes 18.5 seconds east a chord distance of 18.70 feet to a point of tangency; (2) south 3 degrees 0-3/4 minute east a distance of 3.49 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN CAROL A. HIDALGO AND MICHAEL R. HEITZENRATER, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND NOT AS TENANT IN COMMON, by Deed from SHIRLEY E. CHRISTMAN, SINGLE PERSON, Dated 08/18/1978, Recorded 08/21/1978, in Book 1743, Page 175.

CAROL A. HIDALGO A/K/A CAROL ANN HEITZENRATER A/K/A CAROL A. HEITZENRATER was a co-record owner of the mortgaged premises as a joint tenant with the right of survivorship. By virtue of CAROL A. HIDALGO A/K/A CAROL ANN HEITZENRATER A/K/A CAROL A. HEITZENRATER's death on or about 08/05/2013, her ownership interest was automatically vested in the surviving joint tenant(s).

Being known as 28 North Bingaman Street, Reading, PA 19606-1441.

Residential property

Tax Parcel No.: 81532606382484

Tax Account: 81000550

See Deed Book 1743, Page 175

To be sold as the property of Michael R. Heitzenrater.

NO. 19-15258

Judgment Amount: \$132,797.07

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or parcel of land located on the North side of Butter Lane (T-454, 60' Ultimate Right of Way) and being Lot 2 and Area "A" combined as shown on Sketch Plan for Record of Annexation Plan for property of Michael and Victoria Roland, by Bruce T. Rader, PLS, Drawing Number 548-34-01-02 and recorded in Berks County Records in Plan Book 262, page 3, situate in Lower Alsace Township, Berks County, Pennsylvania, bounded and described as follows:

BEGINNING at a railroad spike found in or near the center line of Butter Lane, said railroad spike being the Southeasterly corner of land now or late of Pennsylvania American Water Company; thence along said land now or late of Pennsylvania American Water company the following five (5) courses and distances: (1) North 22 degrees 22 minutes 18 seconds West, passing over a 1/2" rebar set at a distance of 30.36 feet from the previously described corner a total distance of 127.96 feet to a point on a large rock; (2) North 20 degrees 48 minutes 18 seconds West, a distance of 93.09 feet to a 3/4" iron pipe found; (3) North 28 degrees 28 minutes 15 seconds East, a distance of 5.70 feet to a 1/2" rebar set; (4) North 37 degrees 04 minutes 06 seconds West, a distance of 10.08 feet to a 5/8" rebar found; and (5) North 31 degrees 50 minutes East, passing over a 5/8" rebar found on line at a distance of 19.92 feet from the previously described corner, a total distance of 97.62 feet to a 1/2" rebar set;

THENCE along Lot 1 of said Plan, the following four (4) courses and distances: (1) South 14 degrees 45 minutes 58 seconds East, a distance of 213.63 feet to a 5/8" rebar found; (2) South 20 degrees 56 minutes 10 seconds East, a distance of 18.24 feet to a nail set; (3) South 21 degrees 32 minutes 52 seconds East, a distance of 18.43 feet to an iron pipe found; and (4) South

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08 degrees 23 minutes 01 seconds East, passing over an iron pipe found at a distance of 28.78 feet from the previously described corner, a total distance of 50.30 feet to a railroad spike found in or near the center line of Butter Lane; thence in and along Butter Lane the following two (2) courses and distances; (1) South 78 degrees 13 minutes 23 seconds West, a distance of 14.67 feet to a pk nail found; and (2) South 73 degrees 53 minutes West, a distance of 28.18 feet to the place of BEGINNING.

CONTAINING .05113 acre.

TITLE TO SAID PREMISES IS VESTED IN VICTORIA J. ROLAND AND BREANNA ROLAND, by Deed from VICTORIA J. ROLAND, Dated 07/11/2018, Recorded 07/17/2018, Instrument No. 2018023642.

VICTORIA J. ROLAND was a co-creator owner of the mortgaged premises as a joint tenant with the right of survivorship. By virtue of VICTORIA J. ROLAND's death on or about 11/15/2018, her ownership interest was automatically vested in the surviving joint tenant(s).

Being known as 1961 Butter Lane, Reading, PA 19606-9734.

Residential property

Tax Parcel No.: 23-5327-08-87-1627

Tax Account: 23118900

See Deed Instrument: 2018023642

To be sold as the property of Breanna Roland.

Taken in Execution and to be sold by

ERIC J. WEAKNECHT, SHERIFF

N.B. To all parties in interest and claimants: A schedule of distribution will be filed by the Sheriff, January 3, 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.

ARTICLES OF INCORPORATION

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

The name of the proposed corporation is **Empire Home Center Inc.**

The Articles of Incorporation have been filed on October 07, 2019.

The purposes for which it was organized are: Resale of building products.

Harry O'Neill

415 McCoy Lane

Leesport, PA 19533

ARTICLES OF INCORPORATION NONPROFIT

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on October 28, 2019, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Bright Ideas by Graystone Farm, Inc.**

The purposes for which it was organized are: charitable purposes providing community-based approaches to specialized educational areas.

McNees Wallace & Nurick, LLC

570 Lausch Lane, Suite 200

Lancaster, PA 17601

AUDIT LIST

First 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 (December 3, 2019) 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 December 4, 2019 and distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

BERKS COUNTY MEMORIAL GARDENS CEMETERY (Permanent Lot Care Trust) - AmeriServ Trust and Financial Services Company and SunTrust Bank, Co-Trustees, Timothy C. Leventry, Esq.

CZARNECKI, DOROTHY - Mark A. Czarniecki, Exr., Brian F. Boland, Esq.

FOREST HILLS MEMORIAL PARK (Trust A) - AmeriServ Trust and Financial Services Company and SunTrust Bank, Co-Trustees, Timothy C. Leventry, Esq.

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FOREST HILLS MEMORIAL PARK (Trust B) - AmeriServ Trust and Financial Services Company and SunTrust Bank, Co-Trustees, Timothy C. Leventry, Esq.

FOREST HILLS MEMORIAL PARK (Trust C) - AmeriServ Trust and Financial Services Company and SunTrust Bank, Co-Trustees, Timothy C. Leventry, Esq.

MENGENL, SCOTT A. - Deborah E. Knoblauch, Extx., Russell E. Farbiarz, Esq.

MILLER, MARK H. - Branch Banking and Trustee Company, Trustee under the will F/B/O The Margaret Mae Varner Special Needs Trust, Scott Alan Mitchell, Esq. and Brandon R. Conrad, Esq.

Last day for filing Accounts for January 2020 is December 3, 2019.

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

CHANGE OF NAME

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 19-18252

NOTICE IS HEREBY GIVEN that the Petition of Amanda Nicole Brower was filed in the above named Court, praying for a Decree to change her name to AMANDA NICOLE TOBUREN.

The Court has fixed December 4, 2019, at 9:00 a.m. in Courtroom "4C" of the Berks County Courthouse, Reading, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Kirsten Balzar Miniscalco, Esq.
2605 North Broad Street
P.O. Box 1277
Lansdale, PA 19446

CIVIL ACTION

MILSTEAD & ASSOCIATES, LLC
By: Roger Fay, Esquire
Attorney ID #313008
1 E. Stow Rd.
Marlton, NJ 08053
Attorney for Plaintiff
(856) 482-1400
File No. 229506-1

COURT OF COMMON PLEAS
BERKS COUNTY
No. 19-18149

Nationstar Mortgage LLC d/b/a Mr. Cooper,
Plaintiff
vs.

Terry Sheha III a/k/a Terry Sheha;
Bari A. Sheha, known heir of Alice J. Janderchick a/k/a Alice Jane Janderchick a/k/a Alice Janderchick, Deceased;

Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under Alice J. Janderchick a/k/a Alice Jane Janderchick a/k/a Alice Janderchick, Deceased, Defendants

TO: Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under Alice J. Janderchick a/k/a Alice Jane Janderchick a/k/a Alice Janderchick, Deceased.

TYPE OF ACTION:
**CIVIL ACTION/COMPLAINT IN
MORTGAGE FORECLOSURE
PREMISES SUBJECT TO
FORECLOSURE: 411 E. 1st Street a/k/a 411
East First Street, Birdsboro, PA 19508**

NOTICE

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

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

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

Lawyer Referral Service
Berks County Bar Association
544 Court St.
P.O. Box 1058
Reading, PA 19603
610-375-4591

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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**BETZNER, LEWIS H., dec'd.**

Late of 108 Kohler Road,
Kutztown.
Executor: DENNIS D. BIEBER,
22 Chestnut Road,
Kutztown, PA 19530.
ATTORNEY: JAMES E. SHER, ESQ.,
SHER & ASSOCIATES, P.C.,
15019 Kutztown Road,
Kutztown, PA 19530

DIEFENBACH, JEFFREY S., dec'd.

Late of Alburts, Longswamp Township.
Administratrix: MICHELE M.
DIEFENBACH,
18 Timber Drive,
Alburts, PA 18011.
ATTORNEY: SCOTT R. STEIRER, ESQ.,
Pierce & Steirer, LLC,
124 Belvedere Street,
Nazareth, PA 18064

DRY, GLADYS also known as**DRY, R. GLADYS VERA, dec'd.**

Late of Borough of Boyertown.
Executrices: DOROTHY A. ISTENES &
CHRISTINE L. SHOWALTER,
c/o ATTORNEY: E. RICHARD YOUNG,
JR., ESQ.,
1248 West Main Street,
Ephrata, PA 17522

EISENHART, HELEN R., dec'd.

Late of Borough of Topton.
EXECUTRICES: Rochelle A. Beadencup &
Renee Lynn Eisenhart,
c/o ATTORNEY: JON A. SWARTZ, ESQ.,
Swartz & Associates,
7736 Main Street,
Fogelsville, PA 18051

GREEN, RICHARD G., dec'd.

Late of 2220 Fairview Avenue,
Reading.
Executor: ROBERT D. KATZENMOYER,
c/o ATTORNEY: ROBERT D.
KATZENMOYER, ESQ.,
2309 Perkiomen Avenue,
Reading, PA 19606-4158

GRIFFITH, SARA ANN, dec'd.

Late of 3464 New Holland Road,
Reading.
Executors: DIANE M. SMITH,
2075 Tulpehocken Road,
Wyomissing, PA 19610 and
BARRY L. GRIFFITH,
5029 Highland Drive,
Mohnton, PA 19540.
ATTORNEY: OSMER S. DEMING, ESQ.,
DEMING LAW OFFICE, LLC,
38 North 6th Street,
Reading, PA 19601

HARBONIC, RONALD D., dec'd.

Late of 90 Valley Road,
Borough of Bernville.
Executrix: BARBARA L. MANN-
HARBONIC,
90 Valley Road,
Bernville, PA 19506.
ATTORNEY: CARMEN R. STANZIOLA,
ESQ.,
219 East Lancaster Avenue,
Shillington, PA 19607

HEFFNER, ETHEL I., dec'd.

Late of Muhlenberg Township.
Executor: CHARLES E. HEFFNER,
1524 Peabody Drive,
Maryville, TN 37803.
ATTORNEY: SEAN J. O'BRIEN, ESQ.,
MOGEL, SPEIDEL, BOBB &
KERSHNER,
520 Walnut Street,
Reading, PA 19601-3406

HOMAN, BETTY R., dec'd.

Late of 315 S. Willow St.,
Borough of Fleetwood.
Executrix: ELIZABETH S. BECKER,
444 Dryville Road,
Fleetwood, PA 19522.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
KREITZ GALLEN-SCHUTT,
1210 Broadcasting Road, Suite 103,
Wyomissing, PA 19610

HORN, WALTON R., dec'd.

Late of Wyomissing.
Executrix: KATHY ANNE ELBERT,
2416 Paper Mill Road,
Wyomissing, PA 19610.
ATTORNEY: WILLIAM R. BLUMER,
ESQ.,
LEISAWITZ HELLER ABRAMOWITZ
PHILLIPS, P.C.,
2755 Century Boulevard,
Wyomissing, PA 19610

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KELLY, JOSEPH M., dec'd.

Late of Richmond Township.
 Administratrix: WANDA KELLY,
 c/o Antanavage Farbiarz, PLLC,
 64 N. 4th Street,
 Hamburg, PA 19526.
 ATTORNEY: RUSSELL E. FARBIARZ,
 ESQ.,
 ANTANAVAGE FARBIARZ, PLLC,
 64 N. 4th Street,
 Hamburg, PA 19526

LAUER, DONALD K., dec'd.

Late of Topton.
 Executrix: KATHRYN LAUER-
 WILLIAMS,
 c/o ATTORNEY: SALLY L.
 SCHOFFSTALL, ESQ.,
 Schoffstall Elder Law,
 2987 Corporate Court, Suite 200,
 Orefield, PA 18069

PERFETTO, CHESTER, dec'd.

Late of Lower Heidelberg Township.
 Executors: DAVID REINSEL,
 1515 Durwood Court,
 Reading, PA 19608, and
 CHRISTOPHER PERFETTO,
 1006 North Church Road,
 Sinking Spring, PA 19608.
 ATTORNEY: HENRY M. KOCH, JR.,
 ESQ.,
 KOCH & KOCH,
 217 N. 6th Street,
 P.O. Box 8514,
 Reading, PA 19603

SCHADE, EDWIN J., JR., dec'd.

Late of 12A Mill Street,
 Borough of Lyon Station.
 Executors: KEVIN T. SCHADE,
 6 S. Main St.,
 Lyon Station, PA 19536 or
 ERIN S. DALLAGO,
 266 Sittler Valley Road,
 Kutztown, PA 19530 or
 EILEEN G. SCHLEGEL,
 P.O. Box 74, Lyon
 Station, PA 19536.
 ATTORNEY: CARL W. MANTZ, ESQ.,
 136 W. Main Street,
 Kutztown, PA 19530-1712

SEIDEL, GEORGE W., dec'd.

Late of 501 Hoch Road, Blandon,
 Maiden creek Township.
 Executors: PATRICIA A. POTTS,
 P.O. Box 51,
 Leesport, PA 19533 and
 DAVID SEIDEL,
 129 Houck Road,
 Fleetwood, PA 19522.
 ATTORNEY: RUSSELL E. FARBIARZ,
 ESQ.,
 ANTANAVAGE FARBIARZ, PLLC,
 64 N. 4th Street,
 Hamburg, PA 19526

SHERMAN, NORMAN C., dec'd.

Late of Spring Township.
 Executrix: BONNIE L. SHERMAN,
 470 Wisteria Avenue,
 Reading, PA 19606.
 ATTORNEY: ZACHARY A. MOREY,
 ESQ.,
 536 Court Street,
 Reading, PA 19601

SHOWERS, ELSIE, dec'd.

Late of Spring Township.
 Executrix: MARIA L. FRANKS,
 1082 W. Leesport Rd.,
 Leesport, PA 19533.
 ATTORNEY: ZACHARY A. MOREY,
 ESQ.,
 536 Court Street,
 Reading, PA 19601

TUCCI, ROSE M., dec'd.

Late of City of Reading.
 Administrator: NICHOLAS TUCCI,
 188 Hawthorne Court,
 Wyomissing, PA 19610.
 ATTORNEY: EUGENE ORLANDO, JR.,
 ESQ.,
 ORLANDO LAW OFFICES, P.C.,
 2901 St. Lawrence Avenue, Suite 202,
 Reading, PA 19606

Second Publication**BAIR, JEAN A., dec'd.**

Late of 135 Berkley Rd.,
 Ontelaunee Township.
 Executor: HARRY L. BAIR, JR.,
 315 Main St.,
 Shoemakersville, PA 19555.
 ATTORNEY: SEAN D. CURRAN, ESQ.,
 222 N. Kenhorst Boulevard,
 Reading, PA 19607

BEHNEY, GREGORY L., dec'd.

Late of Cumru Township.
 Executor: TIMOTHY M. BEHNEY,
 331 Schoffers Road,
 Reading PA 19606.
 ATTORNEY: ELIZABETH ROBERTS
 FIORINI, ESQ.,
 Fiorini Law, P.C.,
 1150 W. Penn Avenue,
 Womelsdorf, PA 19567

BIEHL, JOHN C., dec'd.

Late of Cumru Township.
 Executor: FREDERICK R. MOGEL,
 Mogel, Speidel, Bobb & Kershner,
 520 Walnut Street,
 Reading, PA 19601.
 ATTORNEYS: MOGEL, SPEIDEL, BOBB
 & KERSHNER,
 520 Walnut Street,
 Reading, PA 19601-3406

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CAKE, STEVEN G., dec'd.

Late of 22 Beavens Road, Reading.
 Administratrix: SHELIE P. CAKE,
 22 Beavens Road,
 Reading, PA 19608.
 ATTORNEY: FREDERICK M. NICE,
 ESQ.,
 LEISAWITZ HELLER ABRAMOWITZ
 PHILLIPS, P.C.,
 2755 Century Boulevard,
 Wyomissing, PA 19610

DISTASIO, MARY ELLEN, dec'd.

Late of 920 Berkshire Drive,
 City of Reading.
 Executrix: MARCIE LEE PROMUTICO.
 c/o ATTORNEY: SUSAN N. DENARO,
 ESQ.,
 GEORGEADIS SETLEY,
 Four Park Plaza, Second Floor,
 Wyomissing, PA 19610

HEIMOVITZ, ROBERT M. also known as HEIMOVITZ, ROBERT, dec'd.

Late of Washington Township.
 Executrix: ANNE MARIA VIOLA,
 1834 Mission Avenue, Unit 2,
 San Diego, CA 92116.
 ATTORNEY: NICOLAS F. METER, ESQ.,
 Mauger & Meter,
 1401 East High Street,
 P.O. Box 698,
 Pottstown, PA 19464

HIGHLEY, HELEN E., dec'd.

Late of City of Reading.
 Executors: DAVID A. HIGHLEY, JR. and
 ROBERT L. HIGHLEY.
 c/o ATTORNEY: JOEL READY, ESQ.,
 CORNERSTONE LAW FIRM, LLC,
 8500 Allentown Pike, Suite 3,
 Blandon, PA 19510

HORNBERGER, ANNA A. also known as HORNBERGER, ANNA ALVERTA, dec'd.

Late of Bern Township.
 Executors: KENT G. HORNBERGER,
 96 E. College Avenue,
 Wernersville, PA 19565 and
 JEANETTE E. LAW,
 903 Fritztown Road,
 Sinking Spring, PA 19608.
 ATTORNEY: SEAN J. O'BRIEN, ESQ.,
 MOGEL, SPEIDEL, BOBB &
 KERSHNER,
 520 Walnut Street,
 Reading, PA 19601-3406

KERPER, MICHAEL STEPHEN also known as**KERPER, MICHAEL S., dec'd.**

Late of Wyomissing.
 Administrator: RICHARD KERPER,
 c/o Jeffrey C. Goss, Esquire,
 480 New Holland Avenue, Suite 6205,
 Lancaster, PA 17602.
 ATTORNEYS: BRUBAKER
 CONNAUGHTON GOSS & LUCARELLI
 LLC,
 480 New Holland Avenue, Suite 6205,
 Lancaster, PA 17602

LICHTENSTEIN, ALLEN B., dec'd.

Late of Amity Township.
 Executrix: AMY MELENDEZ,
 215 Philadelphia Ave.,
 Shillington, PA 19607.
 ATTORNEY: PHILIP J. EDWARDS, ESQ.,
 KOCH & KOCH,
 217 N. 6th Street,
 P.O. Box 8514,
 Reading, PA 19603

LOOSE, IRVIN M., dec'd.

Late of 2000 Cambridge Avenue,
 Borough of Wyomissing.
 Executrix: SUSAN M. HEIST,
 1910 Welsh Valley Road,
 Malvern, PA 19355.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

MAYER, FRANK PAUL, dec'd.

Late of City of Reading.
 Executrix: REGINA M. CAUSA,
 3316 Pequot Drive,
 Sinking Spring, PA 19608.
 ATTORNEY: MICHAEL J. RIGHI,
 ESQUIRE,
 LAW OFFICE OF TIMOTHY B. BITLER,
 3115 Main Street,
 Birdsboro, PA 19508-8319

MILES, ROBERT BROOKS, dec'd.

Late of 34 Robin Lea Lane.
 Administratrix: IRINA ALEXANDRA
 MILES,
 c/o ATTORNEY: JAMES L. DAVIS, ESQ.,
 606 N. 5th Street,
 Reading, PA 19601

MURRAY, ELIZABETH B., dec'd.

Late of Borough of Wyomissing.
 Administrators: ANN MARIE MURRAY,
 2914 State Hill Road,
 Wyomissing, PA 19610 and
 THOMAS P. MURRAY,
 101 Adam Road,
 Kutztown, PA 19530.
 ATTORNEY: VICTORIA A. GALLEN
 SCHUTT, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

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SPRINGER, JACK M., dec'd.

Late of Exeter Township.
 Executrix: SANDRAL VITALO,
 2050 Cleveland Avenue,
 West Lawn, PA 19609.
 ATTORNEY: SEAN J. O'BRIEN, ESQ.,
 MOGEL, SPEIDEL, BOBB &
 KERSHNER,
 520 Walnut Street,
 Reading, PA 19601-3406

STEWART, CYNTHIA L., dec'd.

Late of Robeson Township.
 Executor: CARL L. STEWART,
 1844 Chestnut Hill Road,
 Mohnton, PA 19540.
 ATTORNEY: TIMOTHY B. BITLER,
 ESQ.,
 3115 Main Street,
 Birdsboro, PA 19508-8319

TUCKER, CYNTHIA LEE, dec'd.

Late of 930 Washington St., 2nd Floor,
 City of Reading.
 Administrators: FREDERICK G. TUCKER,
 930 Washington St., 2nd Floor,
 Reading, PA 19601 and
 ROBERT M. GESKE,
 4335 Mullen Hollow Road,
 Birdsboro, PA 19508.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 KREITZ GALLEN-SCHUTT,
 1210 Broadcasting Road, Suite 103,
 Wyomissing, PA 19610

WALTERS, CLAUDIA, dec'd.

Late of 2513 Jacob Dr.,
 Sinking Spring.
 Executor: BARRY L. WALTERS,
 c/o Waldman Law Group, P.C.,
 501 North Park Road,
 Wyomissing, PA 19610.
 ATTORNEY: JAY W. WALDMAN, ESQ.,
 WALDMAN LAW GROUP, P.C.,
 501 N. Park Road,
 Wyomissing, PA 19610

Third and Final Publication**BENDER, LEON CARL, dec'd.**

Late of Maiden creek Township.
 Executrix: BRENDA E. LEGENSKI,
 c/o ATTORNEY: JOEL READY, ESQ.,
 CORNERSTONE LAW FIRM, LLC,
 8500 Allentown Pike, Suite 3,
 Blandon, PA 19510

BLESSING, SHARON MARIE, dec'd.

Late of Bern Township.
 Executrix: JULIE ALANNA KRAMER,
 c/o ATTORNEY: SOCRATES J.
 GEORGEADIS, ESQ.,
 GEORGEADIS SETLEY,
 Four Park Plaza, Second Floor,
 Wyomissing, PA 19610

FAUST, ELEANOR E., dec'd.

Late of 3527 Mountain Road,
 Upper Bern Township.
 Executrix: TERRIE L. MOSEMAN,
 60 Berne Road,
 Hamburg, PA 19526.
 ATTORNEY: LAWRENCE J.
 VALERIANO, JR., ESQ.,
 HARTMAN VALERIANO MAGOVERN &
 LUTZ, P.C.,
 1025 Berkshire Boulevard, Suite 700,
 P.O. Box 5828,
 Wyomissing, PA 19610

FECHO, MICHELE V., dec'd.

Late of City of Reading.
 Executor: STEPHEN P. FECHO,
 526 Court St.,
 Reading, PA 19601.
 ATTORNEY: ROBERT TIMOTHY MILLS,
 ESQ.,
 526 Court Street,
 Reading, PA 19601

GALVIN, MAUREEN A., dec'd.

Late of Muhlenberg Township.
 Executrix: MRS. JILL M. SNYDER,
 771 Lobelia Ave.,
 Reading, PA 19605 or
 MRS. SUZANNE L. CIRULLI,
 1246 Hay Rd.,
 Temple, PA 19560.
 ATTORNEY: SCOTT C. PAINTER, ESQ.,
 906 Penn Avenue,
 P.O. Box 6269,
 Wyomissing, PA 19610

HOWER, HERMAN F., SR., dec'd.

Late of Tulpehocken Township.
 Executrix: FAYE F. HOWER,
 4 W. Mill Street,
 Mt. Aetna, PA 19544.
 ATTORNEY: WILLIAM H. STURM, JR.,
 ESQ.,
 STEINER & SANDOE ATTORNEYS AT
 LAW, LLC,
 36 West Main Avenue,
 Myerstown, PA 17067

LOOSE, ELLEN M., dec'd.

Late of Dauberville, Centre Township.
 Executrix: ERICA LEE KRINER,
 1624 Railroad Road,
 Dauberville, PA 19533.
 ATTORNEY: EUGENE ORLANDO, JR.,
 ESQ.,
 ORLANDO LAW OFFICES, P.C.,
 2901 St. Lawrence Avenue, Suite 202,
 Reading, PA 19606

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MILLER, EARL L., JR., dec'd.

Late of Borough of Womelsdorf.
 Executors: TIINA MARIE BLATT,
 78 Deck Road,
 Womelsdorf, PA 19567 and
 MICHAEL MILLER,
 330 W. High Street,
 Womelsdorf, PA 19567.
 ATTORNEY: TIMOTHY T. ENGLER,
 ESQ.,
 Steiner & Sandoe,
 36 West Main Avenue,
 Myerstown, PA 17067

MOYER, LORRAINE also known as MOYER, LORRAINE PAUL and PAUL, LORRAINE, dec'd.

Late of Colebrookdale Township.
 Administrator: ANDREW R. MOYER,
 529 Montgomery Ave.,
 Boyertown, PA 19512.
 ATTORNEY: CHARLES A. RICK, ESQ.,
 Roland Rick Stock,
 933 N. Charlotte St., Ste. 3-B,
 Pottstown, PA 19464

NOCERA, SANDRA A., dec'd.

Late of 1 Cedarwood Lane,
 Cumru Township.
 Executor: JOHN D. NOCERA, JR.,
 808 Alleghenyville Road,
 Mohnton, PA 19540.
 ATTORNEY: JONATHAN B. BATDORF,
 ESQ.,
 317 East Lancaster Avenue,
 Shillington, PA 1907

ROHRBACH, JEANE S., dec'd.

Late of 2347 East Main Street,
 Union Township.
 Executors: KATHY R. FARENISH,
 9147 Wood Pointe Way,
 Fairfax Station, VA 22039 and
 JEFFREY A. ROHRBACH,
 1306 Washington Drive,
 Annapolis, MD 21403.
 ATTORNEY: ROBIN S. LEVENGOOD,
 ESQ.,
 1136 Penn Avenue,
 Wyomissing, PA 19610

SCHMIDT, RENATE U., dec'd.

Late of 9 Heidelberg Drive,
 Borough of Wernersville.
 Executor: ROLF D. SCHMIDT,
 c/o ATTORNEY: J. WILLIAM WIDING,
 III, ESQ.,
 KOZLOFF STOUTD,
 2640 Westview Drive,
 Wyomissing, PA 19610

SEYFERT, STEPHEN J., dec'd.

Late of 130 S. 2nd Street,
 Borough of Womelsdorf.
 Executrix: SHERRY L. ABU ARQOUB,
 c/o ATTORNEY: ANDREW S. GEORGE,
 ESQ.,
 KOZLOFF STOUTD,
 2640 Westview Drive,
 Wyomissing, PA 19610

SMITH, ALLEN P., dec'd.

Late of Greenwich Township.
 Executrix: CYNTHIA K. SMITH,
 227 Penn Street,
 Topton, PA 19562.
 ATTORNEY: LEE A. CONRAD, ESQ.,
 3 North Main Street,
 Topton, PA 19562

SMOLL, JUNE F., dec'd.

Late of Hereford Township.
 Executor: CRAIG F. SMOLL,
 c/o ATTORNEY: MICHELLE M.
 FORSELL, ESQ.,
 Norris McLaughlin, P.A.,
 570 Main Street,
 Pennsburg, PA 18073

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:

Hollow Hickory Laser Engraving with its principal place of business at 23 Little Swatara Church Rd., Richland, PA 17087.

The name and address of the person owning or interested in said business is: Joshlyn E. Sensenig, 23 Little Swatara Church Rd., Richland, PA 17087.

The application was Filed on September 20, 2019.

MISCELLANEOUS

(PLCB-0625)
NOTICE OF LOCATION OF PENNSYLVANIA LIQUOR STORE FOR THE SALE OF LIQUOR:

In accordance with the provisions of the Act of April 12, 1951, P.L. 90, known as the "Liquor Code", notice is hereby given that the Pennsylvania Liquor Control Board has determined upon the location of a Fine Wine & Good Spirits Store 4110 North 5th Street Highway, Temple, PA 19560, Berks County, PENNSYLVANIA LIQUOR CONTROL BOARD.

11/21/2019

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TERMINATION OF PARENTAL RIGHTS

PUBLIC NOTICE

IN THE COURT OF
COMMON PLEAS OF
WASHINGTON COUNTY
PENNSYLVANIA
ORPHAN'S COURT DIVISION
IN RE: MICHAEL DINCH, NEVAEH DINCH
and MAKALA DINCH
D.O.B. 01/23/2014, 08/08/2007
AND 04/26/2004
CHILD OF: DIANA McCOY
NOS: 63-19-0559, 63-19-0560
AND 63-19-1230

Take notice that a Petition for Involuntary Termination of Parental Rights of Diana McCoy mother of Michael Dinch, Nevaeh Dinch and Makala Dinch will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert his parental rights should appear in Courtroom No. 7 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on **December 5, 2019 at 10:00 a.m.**

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present.

You have the right to be represented at the hearing by an attorney. You should take this notice to your attorney at once. If you do not have an attorney or cannot afford representation, contact the Southwestern Pennsylvania Legal Aid Society, 10 West Cherry Avenue, Washington, Pennsylvania, 15301, (724) 225-6170, to find out where you can obtain legal help.

Pam Geruschat, Caseworker
Washington County Children & Youth
Social Service Agency
100 West Beau Street
502 Courthouse Square
Washington, PA 15301
Telephone: (724) 228-6884

PUBLIC NOTICE

IN THE COURT OF
COMMON PLEAS OF
WASHINGTON COUNTY
PENNSYLVANIA
ORPHAN'S COURT DIVISION
IN RE: JUSTIN McCLELLAN
D.O.B. 09/16/2002
CHILD OF: DIANA McCoy, MATTHEW
PEQUENO and
ANY UNKOWN FATHER
NO: 63-19-0964

Take notice that a Petition for Involuntary Termination of Parental Rights of Diana McCoy, mother, Matthew Pequeno, father, and any unknown father, of Justin McClellan will be

presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert their parental rights should appear in Courtroom No. 7 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on **December 5, 2019 at 10:00 a.m.**

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present.

You have the right to be represented at the hearing by an attorney. You should take this notice to your attorney at once. If you do not have an attorney or cannot afford representation, contact the Southwestern Pennsylvania Legal Aid Society, 10 West Cherry Avenue, Washington, Pennsylvania, 15301, (724) 225-6170, to find out where you can obtain legal help.

Pam Geruschat, Caseworker
Washington County Children & Youth
Social Service Agency
100 West Beau Street
502 Courthouse Square
Washington, PA 15301
Telephone: (724) 228-6884

**TERMINATION OF PARENTAL RIGHTS
ORPHANS' COURT DIVISION**

FILE NO. 86901
NOTICE OF INVOLUNTARY
TERMINATION
OF PARENTAL RIGHTS

MEGHAN L. WYLY and ROBERT WYLY,
PETITIONERS
VS.
KAITLYN MCDONALD and JOHN DOE,
RESPONDENTS

Notice to Kaitlyn McDonald and John Doe:
Petitioners have filed a Petition for involuntary Termination of parental Rights & Petition for Adoption against you to terminate your parental rights to J.R.M., a 5-month-old child, natural mother being Kaitlyn McDonald.

A hearing has been scheduled for **December 20th, 2019 at 10:00 A.M.** in the courtroom of the Honorable Jeffrey Sprecher. You are hereby notified that, if you fail to appear, the adoption may be proceed and your rights to this child may be terminated in your absence.

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 LAWYERS' REFERRAL SERVICE BERKS COUNTY BAR ASSOCIATION, 544 COURT STREET, READING, PA 19601, Tele: 610-375-4591

Attorney for Petitioners:
Joseph A. Guillama, Esq.
645 Penn Street, Suite 500
Reading, PA 19601
Tele: 610-750-5941

TRUST NOTICES**First Publication****NOTICE OF TRUSTEE**

RONALD C. ENTZMINGER, Deceased
Late of Muhlenberg Township
Berks County, Pennsylvania

NOTICE is hereby given pursuant to Section 7755(c) of the Pennsylvania Uniform Trust Act that the **Ronald C. Entzminger Irrevocable Trust** is in existence, that Ronald C. Entzminger is deceased, and that Rick C. Entzminger is 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 same will make them known without delay to:

Trustee: Mr. Rick C. Entzminger
4197 Hill Terrace Drive
Sinking Spring, PA 19608

or

Scott C. Painter, Esquire
Attorney for the Trustee,
Rick C. Entzminger
906 Penn Ave.
P.O. Box 6269
Wyomissing, PA 19610