

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 **April 8, 2016** at 10:00 o'clock A.M. .*

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

The following described Real Estate. To wit:

Third and Final Publication

No. 06-4528

Judgment: \$48,846.78

Attorney: Udren Law Offices, P.C.

ALL THAT CERTAIN two-story brick row house dwelling, being House Number 15 Hilbert Court, together with the lot or piece of ground upon which the same is erected, situate in the Township of Lower Alsace, County of Berks and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to wit:

BEGINNING AT A POINT in the northeasterly building line of Hilbert Court, a 50 feet wide street, said point being the distance of 46.00 feet northwestwardly from the northwesterly side of a 12 feet wide alley said alley being the distance of 111.43 feet northwestwardly from the northwesterly building line of Carsonia Avenue, as shown on the plan of building lots as recorded on July 6, 1961, in Plan Book 23, Page 43, Berks County Records; thence in a northwestwardly direction along the northeasterly building line of Hilbert Court, by a line forming right angle with the line to be described last, the distance of 18.00 feet to a point; thence in a northeastwardly direction along the southeasterly lot line of House Number 17 Hilbert Court, said line passing through the party wall and forming a right angle with the last described line, the distance of 88 feet to a point; thence in a southeastwardly direction along the southwesterly side of another 12 feet wide alley being a line forming a right angle with the last described line, the distance of 18.00 feet to a point; thence in southwestwardly direction along the northwesterly lot line of House Number 13 Hilbert Court, said line passing through the party wall and forming a right angle with the last described line the distance of 88.00 feet to the place of beginning.

BEING KNOWN AS: 15 Hilbert Court, Reading, PA 19606

PROPERTY ID NO.: 5327-17-01-3301

TITLE TO SAID PREMISES is vested in Bernie Logan by Deed from Andrew P. Przybeck dated 08/25/2000 recorded 09/01/2000 in Deed

Book 3238 Page 99.

To be sold as the property of: Bernie Logan

No. 09-11321

Judgment Amount: \$78,951.94

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house, together with the lot or piece of ground upon which the same is erected, situate on the East side of South Seventeenth and a Half Street, being City Number 649, between Fairview and Highlands Streets, in the City of Reading, County of Berks and State of Pennsylvania.

CONTAINING in front fifteen feet and in depth to a ten feet wide alley in the rear one hundred ten feet.

VESTED by Special Warranty Deed, dated 04/30/2008, given by J&B Asset Properties, LLC to Jarvis E. Speas and Sharona Speas and recorded 5/5/2008 in Book 05350 Page 0348 Instrument #200802262

BEING KNOWN AS 649 South 17-1/2 Street, Reading, PA 19606-2603.

Residential property

TAX PARCEL NO: 16531640467716

TAX ACCOUNT: 16233600

SEE Deed Instrument #2008022625

To be sold as the property of Jarvis E. Speas, Sharona Speas.

No. 10-19416

Judgment Amount: \$394,368.20

Attorney: Robert W. Williams, Esquire

ALL THAT CERTAIN lot or piece of ground situate in Amity Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of Greenbriar Estates, Phase 4B, drawn by Bursich Associates, Inc., dated January 20, 2000 and revised March 16, 2000, said plan recorded in Berks County in Plan Book 246, Page 31, as follows to wit:

BEGINNING AT A POINT on the southwesterly side of Yorkshire Drive (53 feet wide), said point

being a corner of Lot No. 145 on said plan; thence extending from said point of beginning along Lot No. 145 South 20 degrees 31 minutes 32 seconds West 162.33 feet to a point in line of lands now or late of Citizens Utilities Water Company; thence extending along said lands North 82 degrees 27 minutes 29 seconds West 102.60 feet to a point, a corner of Lot No. 143 on said plan; thence extending along same North 20 degrees 51 minutes 32 seconds East 189.84 feet to a point on the southwesterly side of Yorkshire Drive; thence extending along same South 66 degrees 33 minutes 49 seconds East 100.00 feet to the first mentioned point and place of beginning.

03/31/2016

CONTAINING 17,595 square feet of land.
BEING LOT NO. 144 as shown on the
abovementioned plan.

TITLE TO SAID PREMISES vested in James
Smith and Deborah A. Smith by Deed from James
Smith dated 09/24/2003 and recorded 10/14/2003
in the Berks County Recorder of Deeds in Book
3901, Page 728.

BEING KNOWN AS 114 Yorkshire Drive,
Douglassville, PA 19518

TAX PARCEL NUMBER: 5355-20-80-9786

To be sold as the property of James Smith and
Deborah A. Smith

No. 10-23516

Judgment: \$100,108.86

Attorney: Kimberly A. Bonner, Esquire

Scott A. Dietterick, Esquire

Kimberly J. Hong, Esquire

Jana Fridfinnsdottir, Esquire

Michael E. Carleton, Esquire

Meredith H. Wooters, Esquire

Justin F. Kobeski, Esquire

Karina Velter, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN tract of ground together
with the two-story, brick and frame dwelling
house with attached garage erected thereon,
situate on the northeast corner of the intersection
of Meade Street and Newport Avenue and being
known as House No. 1135 Meade Street in the
Eighteenth Ward of the City of Reading, County
of Berks and Commonwealth of Pennsylvania,
being Lot No. 205 as shown on a map or plan
of buildings lots known as "Brookline" as laid
out by E. Richard Meinig in March 1928 and
recorded in the Office for the Recording of
Deeds in and for Berks County at Reading,
Pennsylvania, in Plan Book 8, Page 21, bounded;

ON the North Lot No. 225; on the East by
Lot No. 206 upon which is erected House No.
1133 Meade Street; on the South by the aforesaid
Meade Street; and ON the West by the aforesaid
Newport Avenue, being more fully bounded and
described as follows:

BEGINNING AT THE northeast topographical
building corner of the intersection of Meade
Street and Newport Avenue, the interior angle
formed by the aforesaid intersection being
79 degrees 18 minutes; thence in a northerly
direction along the eastern topographical building
line of the aforesaid Newport Avenue, a distance
of 118' 6-34/4" to a corner; thence leaving and
forming a right angle with the aforesaid eastern
topographical building line of Newport Avenue
and in an easterly direction along the southern
side of Lot No. 225, a distance of 63 degrees
9-7/8 minutes to a corner; thence forming an
interior angle of 100 degrees 42 minutes with
the last described line and in a southerly direction
along the western side of Lot No. 206 upon
which is erected House No. 1133 Meade Street,
a distance of 104 degrees 8 minutes to a corner
in the northern topographical building line of

Vol. 108, Issue 27

the aforesaid Meade Street; thence in a westerly
direction along same, forming a right angle with
the last described line, a distance of 84' 7-5/8"
to the place of beginning.

CONTAINING 8,212.86 square feet

BEING THE SAME PROPERTY conveyed
to Hector A. Henriquez who acquired title by
virtue of a Deed from Jean D. Cherry, dated May
6, 2004, recorded June 28, 2004, in Deed Volume
4094, Page 1616, Berks County, Pennsylvania
Records.

HAVING ERECTED THEREON A
DWELLING HOUSE KNOWN AS 1135 Meade
Street, Reading, PA 19611.

PARCEL NO.: 18.5306.63.22.6932

ACCOUNT: 18495450

SEE Deed Book Volume 4094, Page 1616

To be sold as the property of Hector A.
Henriquez

No. 11-17237

Judgment Amount: \$416,282.12

Attorney: Phelan Hallinan Diamond & Jones,
LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot of ground together
with the improvements erected thereon, being 5
Jennifer Court in Spring Township, Berks County,
Pennsylvania, shown as Lot 8 of 'Prescott Estates'
recorded in Plan Book 300, Page 417, being more
fully bounded and described as follows:

BEGINNING at a point on the southwest
line of Jennifer Court (53-feet wide), said point
being on the division line between Lot 7 and 8
of the aforesaid plan; thence along Lot 7, South
33 degrees 07 minutes 09 seconds West, 189.25
feet to a point; thence along land now or late of
Richard C. Faust, North 78 degrees 40 minutes
15 seconds West, 255.47 feet to a point; thence
along land now or late of John A. and Eleanor
C. Wetherhold, North 06 degrees 15 minutes 50
seconds West, 78.05 feet to a point; thence along
Lot 9 the two following courses and distances:

1) North 64 degrees 28 minutes 12 seconds
East, 285.33 feet and 2) North 72 degrees 48
minutes 56 seconds East, 30.00 feet to a point;
thence along the southwest line of Jennifer Court
in a southeasterly direction along a curve to the
left, having a radius of 186.50 feet, a central angle
of 39 degrees 41 minutes 47 seconds, the arc
distance of 129.21 feet to Lot 7, being the place of
BEGINNING.

CONTAINING 1.2812 acres of land, more
or less.

TITLE TO SAID PREMISES IS VESTED
IN Robert D. Fitz, Jr. and Rebecca A. Fitz,
h/w, by Deed from Greth Construction, Inc.,
a PA Corporation, dated 10/23/2006, recorded
10/31/2006 in Book 5001, Page 1352.

BEING KNOWN AS 5 Jennifer Court,
Reading, PA 19608-1531.

Residential property

TAX PARCEL NO. 80-4375-10-37-6198

TAX ACCOUNT: 80002112

03/31/2016

Vol. 108, Issue 27

SEE Deed Book 5001 Page 1352

To be sold as the property of Robert D. Fitz,
Jr., Rebecca A. Fitz

No. 11-20703

Judgment: \$136,693.15

Attorney: Stephen M. Hladik, Esquire

ALL THAT CERTAIN lot or piece of land, together with a two-story brick and frame house and other improvements erected thereon, located on the North side of Deer Run (53 feet wide) and being Lot No. 13, Block 1, No. 1055 Deer Run, as shown on the Plan of Mountain Park Development, Section 2, recorded in Plan Book Volume 35, Page 27, Berks County Records, and situate in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the North right of way line of Deer Run (53 feet wide), a corner of Lot No. 14, Block 1, on the aforementioned Plan of Mountain Park, Section 2;

THENCE, extending in a northwesterly direction along Lot No. 14, passing through a party wall, on a line bearing North forty-eight (48) degrees nineteen (19) minutes twenty (20) seconds West, a distance of one hundred fourteen and sixty-seven hundredths feet (114.67 feet) to a point in the line of open space to be dedicated to Exeter Township;

THENCE extending in a northeasterly direction partially along said open space and partially along property now or late of Alvin G. Blakley, Jr., et ux, on a line bearing North forty-one (41) degrees thirty-four (34) minutes forty (40) seconds East, a distance of forty-five (45) feet to a point, a corner of Lot No. 12,

THENCE extending in a southeasterly direction along Lot No. 12 on a line bearing South forty-eight (48) degrees nineteen (19) minutes twenty (20) seconds East, a distance of one hundred fourteen and seventy-five hundredths feet (114.75 feet) to a point on the North right of way line of Deer Run;

THENCE extending in a southwesterly direction along the North right of way line of Deer Run on a line bearing South forty-one (41) degrees forty (40) minutes forty (40) seconds West, a distance of forty-five feet (45 feet) to the place of BEGINNING.

BEING KNOWN AS: 1055 Deer Run, Reading, PA 19606

BEING the same property conveyed to Gregory T. Matetich and Geraldyn M. Babbitt, by Deed from Gregory T. Matetich a/k/a Greg T. Matetich and Patricia Matetich, dated November 25, 2002 and recorded January 9, 2003 in Book 3670 and Page 1020 in the Office of the Recorder of Deeds of Berks County, Pennsylvania.

TAX PARCEL: 43532718417773.

To be sold as the property of unknown heirs of Gregory T. Matetich, deceased and Ryan G. Matetich, solely in his capacity as surviving heir

of Gregory T. Matetich, deceased

No. 11-26222

Judgment: \$48,255.59

Attorney: Alicia M. Sandoval, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground on which the same is erected, situate on the North side of Walnut Street, between Front and Pear Streets, being No. 119 Walnut Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point one hundred and forty-two feet three inches (142' 3") East of and from the Northeast corner of Front and Walnut Streets; thence North along property now or late of George F. Hoffman ninety-seven feet (97') to a ten feet (10') wide alley, thence East along said alley fifteen feet 10 inches (15' 10"); thence South along property now or late of John F. Flickinger ninety seven feet (97') to said Walnut Street, thence West along said Walnut Street fifteen feet ten inches (15' 10") to the point of beginning.

TOGETHER WITH the right and privilege of using the joint alley two feet four inches (2' 4") in width and thirty seven feet (37') in depth running along the East side of the premises hereinbefore described, in common with the owner or occupiers of the adjoining premises on the East.

BEING KNOWN AS: 119 Walnut Street, Reading, PA 19601.

TAX PARCEL NO. 06-5307-73-51-8452

Residential Property

TITLE TO SAID PREMISES is vested in Carmen M. Navarro and Fausto A. Reyes, as tenants by the entirety, in fee, by Deed from Pedro A. Ullon, dated December 8, 2004 and recorded May 10, 2005 in Book 4576, Page 1560 in the Berks County Office of the Recorder of Deeds.

To be sold as the property of Carmen M. Navarro and Fausto A. Reyes.

No. 11-27938

Judgment: \$136,432.30

Attorney: Kimberly A. Bonner, Esquire

Scott A. Dietterick, Esquire

Kimberly J. Hong, Esquire

Jana Fridfinnsdottir, Esquire

Michael E. Carleton, Esquire

Meredith H. Wooters, Esquire

Justin F. Kobeski, Esquire

Karina Velter, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground with the two-story frame dwelling house and outbuildings thereon erected, situate on Water Street, in the Village of Friedensburg, Oley Township, Berks County, Pennsylvania bounded and described as follows:

03/31/2016

Vol. 108, Issue 27

BEGINNING AT A POINT in the middle of a public road (known as Water Street) running from said Friedensburg to the City of Reading;

THENCE THROUGH said road North 39.5 degrees East 32 feet, 2.5 inches to a point in the middle of said road a corner of property now or late of Ammon K. Kauffman;

THENCE ALONG the same North 43.25 degrees West 166 feet, 7.66 inches to a point a corner in said property now or late of Ammon K. Kauffman;

THENCE ALONG the same North 42.5 degrees East 67 feet 4 inches to a point a corner in said property now or late of Ammon K. Kauffman;

THENCE ALONG the same North 41.5 degrees West 58 feet inches to a stone a corner in line of land now or late of Fred D. Yoder;

THENCE ALONG the same South 44.5 degrees West 119 feet 10 inches to a point a corner in line of land now or late of Llewellyn Heffley;

THENCE ALONG the same South 48 degrees East 231 feet to the place of beginning.

TOGETHER WITH THE RIGHT to use a certain driveway as more fully set forth in Deed Book 528 Page 419.

BEING THE SAME PROPERTY conveyed to Richard A. Reitnauer, as sole owner who acquired title by virtue of a Deed from Melvin Samsel and Corene K. Samsel, husband and wife, dated June 30, 1999, recorded July 7, 1999, at Deed Volume 3097, Page 900, Berks County, Pennsylvania Records.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 4030 Friedensburg Road, Oley, PA 19547.

PARCEL NO.: 67.0000.00.00.0025

ACCOUNT: 67062550

SEE Deed Book Volume 3097, Page 900

To be sold as the property of Richard A. Reitnauer, as sole owner

No. 12-2819

Judgment: \$251,221.23

Attorney: Sarah K. McCaffery, Esquire

ALL THAT CERTAIN lot or tract of ground situated in Exeter Township, Berks County, Pennsylvania, being the exterior limits of Unit 23 B as shown on a plan set entitled in part "Land Development Plans prepared for Woodgate, Elliot Building Group" as prepared by Van Cleef Engineering Associates, dated January 21, 2005, and being more particularly described as follows:

BEGINNING at a point within the lands now or formerly of WV Associates, L.P. (43-5325-06-37-2501), said point being located the following fifteen (15) courses and distances from a corner common 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. (43-5325-06-32-2870):

THENCE (1) along the land now or formerly of Neversink Road, Inc., South 40° 40' 27" East,

a distance of 77.73 feet to a point;

THENCE (2) through the lands now or formerly of WV Associates, L.P., South 49° 19' 33" West, a distance of 25.53 feet to a corner of Building 23 (Unit 23H);

THENCE, along the face of Building 23, the following thirteen (13) courses and distances;

(3) South 36° 39' 21" West, a distance of 20.38 feet to a point;

(4) North 53° 20' 39" West, a distance of 2.67 feet to a point;

(5) South 36° 39' 21" West, a distance of 20.00 feet to a point;

(6) North 53° 20' 39" West, a distance of 2.67 feet to a point;

(7) South 36° 39' 21" West, a distance of 19.36 feet to a point;

(8) South 53° 20' 39" East, a distance of 2.67 feet to a point;

(9) South 36° 39' 21" West, a distance of 20.00 feet to a point;

(10) South 53° 20' 39" East, a distance of 2.67 feet to a point;

(11) South 36° 39' 21" West, a distance of 20.64 feet to a point;

(12) North 53° 20' 39" West, a distance of 4.00 feet to a point;

(13) South 36° 39' 21" West, a distance of 19.36 feet to a point;

(14) South 53° 20' 39" East, a distance of 2.67 feet to a point;

(15) South 36° 39' 21" West, a distance of 0.32 feet to a point at the projection of the conditions of the party wall between Units 23-B and 23-C, and from said point running;

THENCE (1) along the face of Building 23, South 36° 39' 21" West, a distance of 19.68 feet to a point;

THENCE (2) still along the same, South 53° 20' 39" East, a distance of 4.00 feet to a point;

THENCE (3) still along the same, South 36° 39' 21" West, a distance of 0.32 feet to a point at the projection of the conditions of the party wall between Units 23-A and 23-B;

THENCE (4) along the centerline of the party wall between Units 23-A and 23-B, North 55° 20' 39" West, a distance of 42.00 feet to a point;

THENCE (5) along the face of Building 23, North 36° 39' 21" East, a distance of 19.68 feet to a point;

THENCE (6) continuing along the same, North 55° 20' 39" West, a distance of 2.67 feet to a point;

THENCE (7) still along the same, North 36° 29' 21" East, a distance of 0.32 feet to a point at the projection of the centerline of the party wall between Units 23-B and 23-C;

THENCE (8) along the centerline of the party wall between Units 23-B and 23-C, South 53° 20' 39" East, a distance of 40.67 feet to the POINT OF BEGINNING.

BEING THE SAME PREMISES which NVR, Inc., a Virginia Corporation, trading as Ryan Homes, by Deed dated December 14, 2007 and

03/31/2016

Vol. 108, Issue 27

recorded in the Berks County Recorder of Deeds Office on January 8, 2008 in Deed Book 5284, Page 2304, granted and conveyed unto Lafayette DeCausey and Cheyenne DeCausey, husband and wife.

TAX PARCEL NO 5325-06-37-0940

BEING KNOWN AS 2302 Orchard View Road, Reading, PA 19606
Residential Property

To be sold as the property of Lafayette DeCausey and Cheyenne DeCausey

No. 13-15154

Judgment Amount: \$222,055.63

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN parcel of land located on the easterly side of Fairchild Street T-474 (required R/W 33 feet-ultimate R/W 60 feet) situated in Longswamp Township, Berks County, Pennsylvania. Described according to a plan and survey as prepared by John T. Aston, Registered Surveyor, Boyertown, PA, Plan No. 1543-10 dated July 21, 1986 as last revised, being Lot 5 herein. Bounded on the North and East by the remaining land of Charles and Crystal B. Danweber, on the South by Lot 4 of the said plan, on the West by Fairchild Street and by the land of the approve 'More' subdivision and by the land of Schoeneck Enterprises, being more fully described as follows:

BEGINNING at a point in the centerline of Fairchild Street, a corner of this and the remaining land of Charles J. and Crystal B. Danweber.

THENCE from the point of beginning, leaving Fairchild Street, along the remaining land of Charles J. and Crystal B. Danweber, South 42 degrees 34 minutes East 477.26 feet to a point, a corner of this and Lot 4 of the said plan.

THENCE along Lot 4, South 80 degrees 29 minutes 27 seconds West 340.56 feet to a point in the centerline of Fairchild Street, a corner of this and Lot 4 of the said plan, in the line of the land of this approved 'More' subdivision.

THENCE along the centerline of Fairchild Street, the next 3 courses and distances to wit:

1) Along the land of the 'More' subdivision, North 9 degrees 50 minutes 43 seconds West 236.66 feet to an iron pin found, a corner.

2) North 14 degrees 35 minutes 20 seconds East 33.00 feet to a point, a corner of this and land of Schoeneck Enterprises.

3) Along the land of Schoeneck Enterprises, North 17 degrees 34 minutes 44 seconds East 149.64 feet to the point of beginning.

CONTAINING 1.791 Acres.

TITLE TO SAID PREMISES IS VESTED IN Mark Elsesser, by Deed from Mark Elsesser and Kerry L. Elsesser, h/w, dated 03/17/2000, recorded 03/28/2000 in Book 3184, Page 419.

BEING KNOWN AS 3425 Fairchild Street, Alburts, PA 18011-2632.

Residential property

TAX PARCEL NO.: 59549300228893

TAX ACCOUNT: 59065901

SEE Deed Book 3184 Page 419

To be sold as the property of Mark Elsesser a/k/a Mark Joseph Elsesser.

No. 13-16637

Judgment Amount: \$210,321.98

Attorney: KML Law Group, P.C

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the two, two-story stucco covered semidetached stone dwelling houses known as No. 229 and 231 West Weis Street, situate on the northeastern corner of the aforesaid West Weis Street, and Callowhill Street, in the Borough of Tipton, County of Berks and State of Pennsylvania, bounded on the North and East by property belonging to the Borough of Tipton (park property) on the South by the aforesaid West Weis Street (54 feet wide) and on the West by the aforesaid Callowhill Street (54 feet wide) and being more fully bounded and described as follows, to wit:

BEGINNING at a corner at the center line and at the intersection of West Weis Street and Callowhill Street, as laid out on the topographical survey of the Borough of Tipton, said corner being the southwestern corner of the herein described property thence in and along the center line of the aforesaid Callowhill Street, North eight (8) degrees twenty-nine (29) minutes West a distance of two hundred twenty-seven and no hundredths (227.00) feet to a corner marked by a spike; thence leaving the aforesaid Callowhill Street and along property belonging to the Borough of Tipton (park property), the two (2) following courses and distances, viz. (1) North eighty-one (81) degrees forty-nine (49) minutes East a distance of one hundred sixteen (116) feet eight and three-eighths (8-3/8) inches to a corner marked by an iron pin and (2) South four (04) degrees thirty-four (34) minutes East a distance of two hundred twenty-seven (227) feet five and three-eighths (5-3/8) inches to a corner marked by an iron pin in the center line of the aforesaid West Weis Street; thence along the center line of same, South eighty-one (81) degrees forty-nine (49) minutes West a distance of one hundred one (101) feet one and seven-eighths (1-7/8) inches to the place of Beginning.

CONTAINING twenty-four thousand seven hundred twenty-seven and twelve hundredths (24,727.12) square feet.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 229 West Weis Street, Tipton, PA 19562

TAX PARCEL #85546320818454

ACCOUNT: 85059000

SEE Deed Book Instrument #2013038376

PAGE Instrument #2013038376

Sold as the property of: Kimberly A. Roth and Robert A. Roth

03/31/2016

No. 13-20338

Judgment: \$31,455.74

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

TAX I.D. #08-5307-8491-9140

ALL THAT CERTAIN two-story brick dwelling house and lot or piece of ground situate on the West side of North Ninth Street, being No. 132 between Washington and Walnut Streets, in the City of Reading, County of Berks and State of Pennsylvania, bounded as follows, to wit:

ON the North by property now or late of Russell J. Seigfried being No. 134 North Ninth Street;

ON the East by said North Ninth Street;
ON the South by property of Mark A. Keepert;
and

ON the West by a ten foot alley.

CONTAINING on said North Ninth Street 15 feet and in depth 100 feet.

BEING KNOWN AS: 132 North 9th Street, Reading, Pennsylvania 19601.

TITLE TO SAID PREMISES is vested in Robert J. Ely and Shirley M. Ely, husband and wife, by Deed from John L. Delong dated July 26, 2002 and recorded August 13, 2002 in Deed Book 3581, Page 2305.

To be sold as the property of Robert J. Ely and Shirley M. Ely

No. 13-20739

Judgment: \$37,358.69

Attorney: Kimberly A. Bonner, Esquire

Scott A. Dietterick, Esquire

Kimberly J. Hong, Esquire

Jana Fridfinnsdottir, Esquire

Michael E. Carleton, Esquire

Meredith H. Wooters, Esquire

Justin F. Kobeski, Esquire

Karina Velter, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground upon which the same is erected, situate on the West side of Gordon Street, between West Oley and West Douglass Streets, being Number 722 Gordon 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 Charles H. Hoffman and Marie M. Hoffman, his wife, being No. 724 Gordon Street;

ON the East by said Gordon Street;

ON the South by property now or late of Clarence W. Grubb and Pearl Grubb, his wife, being No. 720 Gordon Street; and

ON the West by a fifteen feet wide alley.

CONTAINING IN FRONT or width on said Gordon Street, twenty feet (20') and in depth or length of equal width one hundred and one feet (101') to said fifteen feet wide alley.

BEING the same property conveyed to Randolph Richard and Yanick M. Augustin who

Vol. 108, Issue 27

acquired title by virtue of a Deed from Jeffrey T. DeLong, dated June 27, 2005, recorded August 15, 2005, at Deed Book 4645, Page 269, Berks County, Pennsylvania Records.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 722 Gordon Street, Reading, PA 19601.

PARCEL NO.: 15-5307-55-34-6271

ACCOUNT: 15390925

SEE Deed Book Volume 4645, Page 269

To be sold as the property of Randolph Richard and Yanick M. Augustin

No. 13-21413

Judgment: \$42,683.88

Attorney: Kimberly A. Bonner, Esquire

Scott A. Dietterick, Esquire

Kimberly J. Hong, Esquire

Jana Fridfinnsdottir, Esquire

Michael E. Carleton, Esquire

Meredith H. Wooters, Esquire

Justin F. Kobeski, Esquire

Karina Velter, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, with a two-story mansard roof brick, dwelling house thereon erected, situate on the West side of Tulpehocken Street between West Greenwich and West Oley Streets in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of Salesa W. Pautsch;

ON the East by said Tulpehocken Street;

ON the South by a fourteen feet wide alley;
and

ON the West by a four feet wide alley

CONTAINING a frontage or width on said Tulpehocken Street of thirteen feet (13') ten inches (10") and a depth along said fourteen feet wide alley of ninety-two feet (92') three inches (3").

BEING the same property conveyed to Carmel Noel who acquired title by virtue of a Deed from Norman R. Wilkinson, dated May 2, 2006, recorded May 8, 2006, in the Berks County Clerk's/ Register's Office in Deed Book 4871, Page 929.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 666 Tulpehocken Street, Reading, PA 19601.

PARCEL NO.: 15-5307-63-33-5733

ACCOUNT: 15663700

SEE Deed Book Volume 4871, Page 929

To be sold as the property of Carmel Noel

No. 13-23624

Judgment: 191,860.95

Attorney: Sarah K. McCaffery, Esquire

ALL THAT CERTAIN lot or land together with the one and one-half story brick dwelling erected thereon situate along the westerly side of Pennsylvania Legislative Route 157, said

03/31/2016

Vol. 108, Issue 27

route connecting Township Route T-746 with Pennsylvania Legislative Route 06117, in the Township of Ontelaunee, County of Berks and State of Pennsylvania, bounded and described in accordance with a survey made February 13, 1971, by James I. Bowers, Registered Surveyor, as follows, to wit:

BEGINNING AT A POINT in the center line of Pennsylvania Legislative Route 157, said route approximately sixty feet (60.00') wide, thence along the property conveyed from Marion Burkert to Solon M. Kunkleman and Nellie Kunkleman, his wife, North fifty-five (55) degrees twelve (12) minutes thirty (30) seconds West passing through an iron pin on line a distance of twenty-six and twenty-seven hundredths feet (26.27') from the last described point, a total distance of three hundred twenty-one and seventy-six hundredths (321.76') to an iron pin in line of property now or late Develco Corp.; thence along the same North forty-three (43) degrees twenty-seven (27) minutes thirty (30) seconds East, a distance of ninety-three and seven hundredths feet (93.07') to an iron pin; thence along the property of now or late Quentin C. Sternberg and Arlene Sternburg, his wife, South fifty-five (55) degrees twelve (12) minutes thirty (30) seconds East a distance of three hundred seven and sixty-eight hundredths feet (307.68') to a point in the center line of aforementioned Pennsylvania Legislative Route No. 157, passing through an iron pin a distance of twenty-six and twenty-seven hundredths feet (26.27') from the last described point; thence in and along, said road South thirty-four (34) degrees forty-six (46) minutes West a distance of ninety-two and two hundredths feet (92.02) to a place of beginning.

CONTAINING IN AREA .66 acre of land, more or less.

BEING THE SAME PREMISES which Joseph J. Kolasa, Jr. by Indenture bearing the date of September 23, 1992 and recorded in the Office of the Recorder of Deeds, in and for the County of Berks, Commonwealth of Pennsylvania on September 28, 1992 in Book 2344 Page 1482 granted and conveyed unto Robert Kies and Barbara Kies, their Heirs and Assigns, in fee.

PARCEL NO. 5410-09-27-0030

BEING THE SAME PREMISES which Joseph J. Kolasa, Jr. by Deed dated 9/23/1992 and recorded 9/28/1992 in the Office of the Recorder of Deeds in and for the County of Berks in Deed Book 2344 and Page 1482, granted and conveyed unto Robert Kies and Barbara Kies.

TAX PARCEL NO. 68-54-10-09-27-0030

BEING KNOWN AS 5700 Allentown Pike, Reading, PA 19605

Residential Property

To be sold as the property of Barbara Kies

No. 13-26566

Judgment: \$135,490.24

Attorney: Kimberly A. Bonner, Esquire

Scott A. Dietterick, Esquire
Kimberly J. Hong, Esquire
Jana Fridfinnsdottir, Esquire
Michael E. Carleton, Esquire
Meredith H. Wooters, Esquire
Justin F. Kobeski, Esquire
Karina Velter, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and lot of ground on which the same is erected, situated in the Borough of Laureldale (formerly in the Township Muhlenberg), County of Berks and State of Pennsylvania, known as Lot No. 6 and five feet (5') of the Eastern side of Lot No. 5, on map or plan of Reading Terrace, dated July 1912, made by Bascom and Sieger, C. E and recorded in the Office of the Recorder of Deeds for Berks County, Pennsylvania, in Plan Book 4, Page 7, said lots being more particularly bounded and described as follows:

ON the North by Elizabeth Avenue, on the East and West by property now or late of Charles S. Eisenbrown, and on the South by a ten feet wide (10') alley.

CONTAINING twenty-five feet (25') in front or width on Elizabeth Avenue and also in the rear along the ten feet wide alley and in depth on the eastern side one hundred fourteen and eight-tenths feet (114.8') and on the western side in depth one hundred fifteen and two-tenths feet (115.2').

BEING the same property conveyed to Matthew L. Yoder who acquired title by virtue of a Deed from Joan A. Boncoddio, dated May 29, 2009, recorded June 2, 2009, in the Berk's County Clerk's/Register's Office as Instrument Number 2009024846.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 1808 Elizabeth Avenue, Reading, PA 19605.

PARCEL NO.: 57-5319-18-20-6491

ACCOUNT: 57047200

SEE Instrument Number 2009024846

To be sold as the property of Matthew L. Yoder

No. 14-02884

Judgment Amount: \$61,154.69

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN property situated in Reading, County of Berks, and State of Pennsylvania being more particularly described in a Deed recorded in Book 5222 at Page 1820 among the land records of the county set forth above,

ALSO DESCRIBED AS:

ALL THAT CERTAIN two-story brick dwelling house with the lot or piece of ground upon which the same is erected, situate on the East side of and known as No. 335 South Thirteenth Street, between Spruce and Muhlenberg Streets, in the City of Reading, Berks County, Pennsylvania, bounded and described as

03/31/2016

follows, to wit:

1) ON the North by property now or late of Rehr and Fricker;

2) ON the South by property now or late of Jacob V. Keller;

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

4) ON the West by said South Thirteenth Street.

CONTAINING in front on said South Thirteenth Street fifteen feet six inches (15' 6") and in depth East and West one hundred feet (100.00').

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 335 South 13th Street, Reading, PA 19602-2049

TAX PARCEL #16531630282273

ACCOUNT: 16211930

SEE Deed Book 5222, Page 1820

Sold as the property of: David M. Beruh a/k/a David Beruh

No. 14-1163

Judgment: \$148,339.76

Attorney: Kimberly A. Bonner, Esquire

Scott A. Dietterick, Esquire

Kimberly J. Hong, Esquire

Jana Fridfinnsdottir, Esquire

Michael E. Carleton, Esquire

Meredith H. Wooters, Esquire

Justin F. Kobeski, Esquire

Karina Velter, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the dwelling thereon erected, being Lot No. 4, and being known as Premises No. 715 Franklin Street, situate in the Easterly side of Franklin Street, between Seventh Street and Eighth Street, in the development of Arenal Farms, in the Borough of Shoemakersville, County of Berks and Commonwealth of Pennsylvania and more particularly bounded and described as follows, to wit:

BEGINNING AT A POINT in the Easterly building line of Franklin Street, 150 feet South of the Southeasterly building corner of said Franklin Street and in the division line between the lot herein described and Lot No. 3 of said development; thence in an Easterly direction along said division lot line and at right angles to Franklin Street 145 feet 0 inches to a point in the Westerly side of a 20 feet wide alley running North and South and parallel to Franklin Street; thence in a Southerly direction along the Westerly side of said alley 48 feet 0 inches to a point in line of Lot No. 5 of said development; thence along the same in a Westerly direction at right angles to said 20 feet wide alley 145 feet 0 inches to a point in the Easterly building line of said Franklin Street; thence along same in a Northerly direction at right angles to the last described line 48 feet 0 inches to the place of beginning.

CONTAINING 6,690 square feet, more or less.

Vol. 108, Issue 27

BEING the same property conveyed to Michael N. Hash who acquired title by virtue of a Deed from Tammy S. Clauser, dated December 21, 2006, recorded December 28, 2006, in the Berks County Clerk's/Register's Office in Deed Book 5043, Page 94.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 715 Franklin Street, Shoemakersville, PA 19555.

PARCEL NO.: 78-4493-19-51-3199

ACCOUNT: 78015000

SEE Deed Book Volume 5043, Page 94

To be sold as the property of Michael N. Hash

No. 14-17467

Judgment Amount: \$48,926.32

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN property situated in the County of Berks and Commonwealth of Pennsylvania, being more fully described in a fee simple Deed dated 10/02/1998 and recorded 10/02/1998, among the land records of the county and state set forth above, in Volume 2986 Page 461.

ALSO DESCRIBED AS:

ALL THAT CERTAIN lot or piece of ground, together with the building thereon erected, being known as Lot No. 127A as shown on a plan dated February 1954 entitled "Plan Showing Revision of a Portion of Building Lots laid out by Arenal Farms Development", Clarence H. Ritter and Esther H. Ludwig, Developers, situate on the easterly side of Chestnut Street between Eighth Street and Noble Avenue in the Borough of Shoemakersville, County of Berks and Commonwealth of Pennsylvania and being more particularly bounded and described as follow, to wit:

BEGINNING at a point in the eastern building line of Chestnut Street (50 feet wide) said point being 100 feet south of the southeastern building corner of said Chestnut Street and Eighth Street (50 feet wide) as said streets are shown on the topographical survey plan of the Borough of Shoemakersville, and said point being the southwestern corner of Lot No. 126A; thence eastwardly along the southern line of said Lot No. 126A by a line making a right angle with the eastern building line of Chestnut Street a distance of 150 feet a point; thence southwardly along other property now or late of Clarence H. Ritter and Esther H. Ludwig by a line making a right angle with the last described line a distance of 50 feet to a point a corner of Lot. No. 127B; thence westwardly along the northern line of said Lot No. 127B by a line making a right angle with the last described line a distance of 150 feet to a point in the eastern building line of Chestnut Street aforementioned; thence northwardly along the eastern building line of said Chestnut Street by a line making a right angle with the last described line a distance of 50 feet to the place of Beginning.

03/31/2016

THEREON ERECTED A DWELLING
HOUSE KNOWN AS: 721 Chestnut Street,
Shoemakersville, PA 19555

TAX PARCEL #78449319612109

ACCOUNT: 78007700

SEE Deed Book 2986, Page 461

Sold as the property of: Christopher G.
Henne, individually and in his capacity as heir of
Kathleen A. Velez, deceased, Elias Velez, solely
in his capacity as heir of Kathleen A. Velez,
deceased, Matthew Velez, solely in his capacity
as heir of Kathleen A. Velez, deceased, Merisa
Velez, solely in her capacity as heir of Kathleen A.
Velez, deceased and unknown heirs of Kathleen
A. Velez, deceased

No. 14-17576

Judgment Amount: \$302,451.57

Attorney: KML Law Group, P.C.

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, to wit:

BEGINNING at a point of curve on the
southwesterly side of Pepper Lane (50 feet wide)
said point being a corner of Lot No. 99 on the said
plan, thence extending along said of beginning
along Lot No. 99 South 10 degrees 30 minutes 41
seconds West 179.41 feet to a point in the line of
Lot No. 106 on said plan, thence extending along
the same the two following courses and distances
(1) North 75 degrees 30 minutes 11 seconds West
55.51 feet to a point a corner, and (2) North 43
degrees 57 minutes 40 seconds West 124.13 feet
to a point of corner of Lot No. 97 on said plan,
thence extending along same North 35 degrees 56
minutes 35 seconds East 138.76 feet to a point of
curve on the southwesterly side of Pepper Lane,
thence extending along same southeastwardly
along the arc of a circle curving to the left having
a radius of 225.00 feet the arc distance of 100.00
feet to the first mentioned point and place of
BEGINNING.

BEING Lot 98 as shown on the abovementioned
plan.

SUBJECT to a portion of Metropolitan
Edison Company right of way extending through
southeasterly corner of premises

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

THEREON ERECTED A DWELLING
HOUSE KNOWN AS: 5026 Pepper Lane,
Douglassville, PA 19518

TAX PARCEL #24536513143750

ACCOUNT: 24000636

SEE Deed Book 4961, Page 2439

Vol. 108, Issue 27
Sold as the property of: Chad M. Heffren

No. 14-18259

Judgment: \$141,080.19

Attorney: Sarah K. McCaffery, Esquire

ALL THAT CERTAIN lot or parcel of land
known as Lot No. 6 in the "W. Kline Estate
Subdivision" situate on the North side of
Interstate 78 and on the East side of macadam
township Route T-704 (Northkill Road) in the
Township of Upper Tulpehocken and Upper
Bern, County of Berks, and Commonwealth of
Pennsylvania, being bounded and more fully
described in accordance with a survey by Paul R.
Grube Associates and designated on Plan Number
44-22 as follows, to wit:

BEGINNING at a drill hole corner in the
concrete bridge which crosses Interstate 78,
said corner being on the North right-of-way line
of Interstate 78 and in the center of macadam
township Road T-704 and being a corner in
common with Lot No. 5 and being the southeast
corner of herein described lot; thence (A) along
Lot No. 5 and the center of T-704 the ten (10)
following courses and distance, viz:

1. North zero degrees fifty-three minutes
thirty-three seconds West (N. 00° 53' 33" W.)
one hundred four and fifty-seven hundredths feet
(104.57') to a spike in the intersection of T-704
and T-916 (Campsite Road) thence

2. North four degrees one minute sixteen
seconds East (N. 04° 01' 16" E.) one hundred
sixty-five and twenty-nine hundredths feet
(165.29') to a spike; thence

3. North nine degrees twenty-five minutes
fifty-five seconds East (N. 09° 25' 55" E.) two
hundred seven and seventy-six hundredths feet
(207.76') to a spike; thence

4. North six degrees twenty-nine minutes
thirty-five seconds East (N. 06° 29' 35" E.) one
hundred ten and six hundredths feet (110.06') to
a spike; thence

5. North zero degrees twenty-nine minutes
forty-four seconds West (N. 00° 29' 44" W.) one
hundred thirty-two and twenty-eight hundredths
feet (132.28') to a spike; thence

6. North eight degrees fifty-seven minutes
twenty seconds West (N. 08° 57' 20" W.) one
hundred eighty-seven and seventy-eight
hundredths feet (187.78') to a spike; thence

7. North ten degrees twelve minutes fifty-five
seconds West (N. 10° 12' 55" W.) one hundred
seventy and ten hundredths feet (170.10') to a
spike; thence

8. North one degree twenty-two minutes
thirty-seven seconds East (N. 01° 22' 37" E.)
one hundred thirty-six and sixty hundredths feet
(136.60') to a spike in the center of a concrete
bridge across the Northkill Creek; thence

9. North eight degrees fifty minutes fifty-three
seconds East (N. 08° 50' 53" E.) eighty-five
and ninety-six hundredths feet (85.96') to a
spike; thence

10. North one degree thirty-four minutes

03/31/2016

twenty-four seconds East (N. 01°34' 24" E.) fifty-two and seventy-seven hundredths feet (52.77') to a railroad spike in the center of T-704, a corner in common with Lot No. 5; thence

11. Along PA State Game Lands No. 110 South forty-seven degrees forty-one minutes East (S. 47° 41' 00" E.) two hundred sixty-three and sixty-nine hundredths feet (263.69') to a stone, corner No. 245 of PA Game Lands No. 110; thence

(B) Along property belonging to John G. Sabo and Martha D. Sabo, his wife, the three (3) following courses and distance, viz;

12. South fifty-two degrees thirteen minutes fifty-eight seconds East (S. 52° 13' 58" E.) one hundred twenty-three and eighty-four hundredths feet (123.84') to a stone; thence

13. South thirteen degrees fifty-one minutes fifty-four seconds East (S. 13° 51' 54" E.) eight hundred eighty-four and forty-five hundredths feet (884.45') to an iron pin; thence

14. South eighty-eight degrees forty-nine minutes thirteen seconds East (S. 88° 49' 13" E.) two hundred forty-three and eighty-two hundredths feet (243.82') to an iron pin; thence

15. Along property belonging to John J. Seitzinger, Ashley M. Seitzinger, and Tracy B. Seitzinger South eleven degrees thirty-seven minutes forty-nine seconds East (S. 11° 37' 49" E.) two hundred nineteen and seventy-four hundredths feet (219.74') to iron pin on the northern right-of-way line of Interstate 78; thence

16. Along the northern right-of-way line of Interstate 78 South eighty-nine degrees thirteen minutes forty-three seconds West (S. 89° 13' 43" W.) eight hundred six and eighty-four hundredths feet (806.84') to the place of beginning.

CONTAINING twelve and four hundred eighteen thousandths (12.418) acres.

BEING THE SAME PREMISES which Carol A. Nagle, by Deed dated December 28, 2001 and recorded in the Berks County Recorder of Deeds Office on January 3, 2002 in Deed Book 3457, Page 1767, granted and conveyed unto Natalie A. Reppert.

TAX PARCEL NO 87445300049193

BEING KNOWN AS 77 Northkill Road, assessed as 77 North Northkill Road, Bernville, PA 19506

Residential Property

To be sold as the property of Natalie A. Reppert

No. 14-19052

Judgment Amount: \$137,586.01

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or tract of land, together with a one-story dwelling house and attached garage erected thereon, situate on the southern side of macadam township Road T440 known as Pineland Road leading from U. S. Route 422 known as the Philadelphia Pike to Stonersville in the Township of Exeter, County

Vol. 108, Issue 27

of Berks and Commonwealth of Pennsylvania, bounded on the North by macadam township Road T-440, on the East by property belonging to Paul F. Toaldo, Jr., and Rosa Lynne Toaldo, his wife, on the South and West by residue property belonging to Paul F. Toaldo, Sr. and Lina G. Toaldo, his wife, of which the herein described is a portion and being more fully bounded and described as follows to wit:

BEGINNING at a corner marked by a railroad spike in the center line of macadam township Road T-440 the aforesaid place of Beginning being the most northwestern corner of property belonging to Paul F. Toaldo, Jr. and Rosa Lynne Toaldo, his wife, and the most northeastern corner of the herein described property; thence along same leaving the aforesaid township Road T-440 South one degree West (S. 1 degree W.) a distance of two hundred thirty and seventeen one hundredths feet (230.17 feet) to a corner marked by an iron pin; thence along residue property belonging to Paul F. Toaldo, Sr., and Lina G. Toaldo, his wife, the three (3) following courses and distances viz; (1) South seventy eight degrees thirty one minutes twenty seven seconds West (S. 78 degrees 31 minutes 27 seconds W.) a distance of one hundred eighty two and seventy eight one hundredths feet (182.78 feet) to a corner marked by an iron pin, (2) North eighty four degrees twenty five minutes West (N. 84 degrees 25 minutes W.) a distance of two hundred forty three and thirty four one hundredths feet (243.34 feet) to a corner marked by an iron pin and (3) North one degree East (N. 1 degree E.) a distance of two hundred fifty feet (250.00 feet) to a corner marked by a railroad spike on the northern side of the aforesaid macadam township Road T-440; thence in and along same South eighty nine degrees East (S. 89 degrees E.) a distance of four hundred twenty one and seven one hundredths feet (421.07 feet) to the place of Beginning.

CONTAINING two and forty seven one hundredths (2.47) acres.

TITLE TO SAID PREMISES IS VESTED IN Henry A. Tandlmayer and Anna Marie Tandlmayer, his wife, by Deed from Paul F. Toaldo and Linda G. Toaldo, his wife, dated 04/01/1971, recorded 04/01/1971 in Book 1583, Page 265.

BEING KNOWN AS 931 Pineland Road, Birdsboro, PA 19508-8672.

Residential property

TAX PARCEL NO. 5345-05-17-5789

TAX ACCOUNT: 43026479

SEE Deed Book 1583 Page 265

To be sold as the property of Jack W. Gaston, in his capacity as Administrator CTA and devisee of the estate of Henry A. Tandlmayer a/k/a Henry Tandlmayer a/k/a Henry Anton Tandlmayer, Dennis L. Gaston, in his capacity as devisee of the estate of Henry A. Tandlmayer a/k/a Henry Tandlmayer a/k/a Henry Anton Tandlmayer.

03/31/2016

No. 14-20158

Judgment Amount: \$242,076.27

Attorney: Phelan Hallinan Diamond & Jones,
LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, being Lot No. 11 as shown on the plan of Franklin Terrace, said plan recorded in Plan Book Volume 154, Page 39, Berks County Records, situate on the Southerly side of the cul de sac at the Southerly end of Mensch Drive, in the Borough of Bechtelsville, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point on the Southerly right of way line of the cul de sac at the Southerly end of Mensch Drive (50 feet radius) on the division line between Lot No. 11 and Lot No. 12; thence extending along the Southerly right of way line of Mensch Drive, being along the arc of a curve deflecting to the left having a radius of 50.00, a central angle of 49 degrees 39 minutes 23 seconds, an arc distance of 43.33 feet, the chord of said curve bearing South 83 degrees 54 minutes 56 seconds East, a chord distance of 41.99 feet to a point; thence leaving said street and extending along Lot No. 10, South 18 degrees 44 minutes 37 seconds East, a distance of 184.51 feet to a point; thence extending along land now or late of Martin Stone Quarries, Inc., the following (2) courses and distances; being in and through a private gravel road; (1) North 72 degrees 43 minutes 1 second West, a distance of 112.77 feet to a point; and (2) North 46 degrees 56 minutes 31 seconds West, a distance of 70.73 feet to a point; thence extending along Lot No. 12, North 30 degrees 54 minutes 46 seconds East, a distance of 113.51 feet to the place of beginning.

CONTAINING in area 15,263 square feet of land.

TITLE TO SAID PREMISES IS VESTED IN R. Bradley and Pamela J. Toms, his wife, by Deed from Robert D. Snyder, dated 12/24/1993, recorded 12/30/1993 in Book 2496, Page 77.

BEING KNOWN AS 189 Mensch Drive, Bechtelsville, PA 19505-9450.

Residential property

TAX PARCEL NO: 26539813034181

TAX ACCOUNT: 26016474

SEE Deed Book 2496 Page 77

To be sold as the property of Pamela J. Toms, R. Bradley Toms a/k/a R. Bradley a/k/a R. B. Toms.

No. 14-21677

Judgment Amount \$256,997.21

Attorney: Robert W. Williams, Esquire

ALL THAT CERTAIN lot or tract of land known as Lot #2 of subdivision plan recorded in Plan Book Volume 148, Page 79, Berks County Records, situate off Furnace Road (T-224), in the Township of Robeson, County of Berks and Commonwealth of Pennsylvania, and being more fully bounded and described as follows, to wit:

Vol. 108, Issue 27

BEGINNING AT A POINT along the western side of a 50' wide right-of-way, located 2003.00' North of Furnace Road, and being the southwestern corner of herein lot; thence along the western side of right-of-way, North 34° 26' 12" West, 226.50' to a point; thence crossing over a 50' wide right-of-way and along Lot #3 North 63° 13' 01" East 439.45' to a point; thence South 34° 26' 12" East, 226.31' to a point; thence along Lot #1 South 63° 13' 01" West, 438.02' to a point on the western side of 50' wide right-of-way, the point and place of beginning.

CONTAINING 2.26 acres.

TITLE TO SAID PREMISES vested in Shaun S. Clinton and Jean L. Clinton, husband and wife, by Deed from Donald G. Rice and Marsha L. Rice, husband and wife, dated 02/21/2007 and recorded 03/05/2007 in the Berks County Recorder of Deeds in Book 5083, Page 2300.

BEING KNOWN AS 25 Melody Lane, Birdsboro, PA 19508

TAX PARCEL NUMBER: 73 0000000000 62.

To be sold as the property of Shaun Clinton, a/k/a Shaun S. Clinton and Jean Clinton, a/k/a Jean L. Clinton

No. 14-21833

Judgment: \$182,932.52

Attorney: Richard J. Nalbandian, III, Esquire

ALL THAT CERTAIN piece or lot of ground situate in the Village of Mt. Pleasant in Penn Township, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING AT A POINT in the middle of public road, leading from Reading to Bernville, thence along the said public road South 53 degrees West 60 feet to a point in the middle of said public road, thence along the land of Charles A. Shanaberger (now or late of John Gruber and Clara, his wife, Jacob Gruber and Anna, his wife, George Gruber and Kate, his wife; North 37 degrees East 273-1/2 feet to a point, thence along the land of Ralph L. Bare, (now or late of John Gruber and Clara, his wife, Jacob Gruber and Anna, his wife, and George Gruber and Kate, his wife) North 53 degrees West 60 feet to a post. Thence along the land John S. Faust (now or late of Matilda Gruber) South 37 degrees West 273 1/2 feet to the place of beginning.

TAX ID 69-4369-16-94-9438

FOR INFORMATION PURPOSES ONLY property a/k/a 5631 Mt. Pleasant Road, Bernville, PA 19506

To be sold as the property of Jason M. Wolfe and Melissa Wolfe a/k/a Melissa M. Putnam

No. 14-22195

Judgment Amount: \$147,586.47

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the dwelling and garage erected

03/31/2016

thereon, situate on the western side of Lehigh Street, between Howard Place and Greenview Avenue at "Berkshire Greens", being City No. 707 Lehigh Street in the of Reading, County of Berks and State of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at an iron pin on the western lot line of Lehigh Street (sixty feet (60 feet) wide, as shown on the topographical survey of the City of Reading) northward a distance of one hundred sixty-five feet and thirty-five one hundredths feet (165.35 feet) from the intersection of said western lot line of Lehigh Street, with the northwestern lot line of Howard Place, thence in a western direction, along City No. 705 Lehigh Street, forming a right angle with the western lot line of Lehigh Street, a distance of one hundred forty-nine and forty one hundredths feet (149.41 feet) to an iron pin, thence in a northerly direction along the rear of city No. 706 and City No. 708 Warren Street, forming an interior angle of ninety-one degrees (91 degrees) seven minutes (7 minutes) with the last described line, a distance of fifty and one hundredths feet (50.01 feet) to a point, thence in an easterly direction along City No. 709 Lehigh Street, forming an interior angle of eighty-eight degrees (88 degrees) fifty-three minutes (53 minutes) with the last described line, a distance of one hundred fifty and thirty-eight one hundredths feet (150.38 feet) to a point, thence in a southerly direction, along the western lot line of Lehigh Street forming a right angle with the last described line, a distance of fifty feet (50 feet) to the place of Beginning.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 707 Lehigh Street, Reading, PA 19601

TAX PARCEL #19530731287459

ACCOUNT: 19448175

SEE Deed Book Instrument #2010002111, Page

INSTRUMENT #2010002111

Sold as the property of: Ashleigh Huffman

No. 14-22665

Judgment Amount: \$31,624.67

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground upon which the same is erected, situate on the West side of Moss Street, being Number 636, between Greenwich and Oley Streets, in the City of Reading, Berks County, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of Mary L. Babcock;

ON the East by said Moss Street;

ON the South by property of Benjamin F. Dunavan and Helen A. Dunavan, his wife; and

ON the West by a ten feet wide alley.

CONTAINING in front or width North and South on said Moss Street, 13 feet more or less,

Vol. 108, Issue 27

and in depth East and West, 100 feet to said ten feet wide alley.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 636 Moss Street, Reading, PA 19604

TAX PARCEL #12531753032826

ACCOUNT: 12510775

SEE Deed Book 3016, Page 2013

Sold as the property of: Linda Serpa

No. 14-3068

Judgment: \$110,536.50

Attorney: Kimberly A. Bonner, Esquire

Scott A. Dietterick, Esquire

Kimberly J. Hong, Esquire

Jana Fridfinnsdottir, Esquire

Michael E. Carleton, Esquire

Meredith H. Wooters, Esquire

Justin F. Kobeski, Esquire

Karina Velter, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN lot of ground together with the improvements erected in the Township of Maiden Creek, County of Berks and Commonwealth of Pennsylvania, shown as Lot No. 86 on the plan of Golden Manor, Phase 1, recorded in Plan Book 155 Page 18 and being more fully described as follows, to wit:

BEGINNING AT A POINT on the Northwest line of Golden Drive, said point being on the division line between Lot No. 85 and Lot No. 86 on the aforesaid plan; thence along said Lot No. 86, North 40 degrees 43 minutes West, 150.51 feet to Lot No. 10; thence along Lot No. 10 and Lot No. 11, North 49 degrees 17 minutes East, 202.02 feet to Lot No. 87; thence along same the two following courses and distances:

1. South 05 degrees 00 minutes 12 seconds East, 180.85 feet to a point;

2. South 06 degrees 05 minutes 43 seconds East, 40.00 feet to a point on the Northwest line of Golden Drive;

THENCE ALONG SAME in a Southwesterly direction on a radius of 176.50 feet, curving to the left, the arc distance of 80.00 feet to Lot No. 85, being the place of beginning.

CONTAINING 23,397 square feet of land.

BEING THE SAME PROPERTY conveyed to Kenneth F. Delong who acquired title by virtue of a Deed from Holly L. Leiby, dated August 6, 2004, recorded August 30, 2004, in the Berks County Clerks/Register's Office in Deed Book 4138, Page 1211.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 440 Golden Drive, Blandon, PA 19510.

PARCEL NO.: 61-5421-18-32-6393

ACCOUNT: 61020878

SEE Deed Book Volume 4138, Page 1211

To be sold as the property of Kenneth F. Delong

03/31/2016

No. 14-4019

Judgment: \$108,000.39

Attorney: Leon P. Haller, Esquire

ALL THAT CERTAIN lot or piece of ground with the two-story brick dwelling house with mansard roof thereon erected, situate on the northern side of East High Street, in the Borough of Womelsdorf, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of Mrs. Morris Peters;

ON the East by property now or late of Darius L. Hiester;

ON the West by property now or late of the Estate of Darius W. Dundore; and

ON the South by said East High Street.

HAVING THEREON ERECTED a dwelling house known as: 17 East High Street, Womelsdorf, PA 19567.

PARCEL I.D. 95433707693026

BEING THE SAME PREMISES which William A. Harvey et ux, by Deed dated 05/26/06 and recorded 07/05/06 in Berks County Record Book 4618 Page 2340, granted and conveyed unto Renee L. Yeich.

To be sold as the property of Renee L. Yeich

No. 14-5289

Judgment Amount: \$203,814.84

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel of land together with the improvements thereon erected, situate in the Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania being Lot No. 33 as shown on the revised final plan of Willingham Park recorded in Plan Book 185 Page 40, Berks County Records and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the southwestern right of way line of Willingham Avenue (53 feet wide) said point being a corner of Lot No. 34 as shown on the aforesaid revised plan of Willingham Park, thence extending in a southwesterly direction along said Lot No. 34 by a line having an interior angle of 82 degrees 30 minutes with the line to be described last, a distance of 189.37 feet to a point in line of Parcel C as shown on the aforesaid revised plan of Willingham Park, thence extending in a northwesterly direction along Parcel C and along Parcel B by a line having an interior angle of 90 degrees with the last described line, a distance of 59.56 feet to a point in line of Lot No. 32 as shown on the aforesaid revised plan of Willingham Park, thence extending in a northeasterly direction along said Lot No. 32 by a line having an interior angle of 90 degrees with the last described line, a distance of 181.53 feet to a point on the southwestern right of way line of Willingham Avenue, thence extending in a southeasterly direction along said right of way

Vol. 108, Issue 27

line having an interior angle of 97 minutes 30 seconds with the last described line, a distance of 60.07 feet to a point, the place of Beginning.

CONTAINING in area 11,045.45 square feet of land, more or less. TITLE TO SAID PREMISES IS VESTED IN Dann A. Eckstrom, by Deed from Michael T. Merkel and Jennifer L. Merkel, h/w, dated 07/25/2008, recorded 07/29/2008 in Book 5394, Page 2330. Dana A. Eckstrom died on 06/29/2013, and upon information and belief, her surviving heirs are Annemarie R. Eckstrom, Tressa Torok, Erin Gimont and Matthew R. Wolcott.

BEING KNOWN AS 3614 Willingham Avenue, Reading, PA 19605-1156.

Residential property

TAX PARCEL NO. 66-5309-18-42-0122

TAX ACCOUNT: 66172752

SEE Deed Book 5394 Page 2330

To be sold as the property of Annemarie R. Eckstrom, in her capacity as heir of Dann A. Eckstrom, deceased, Tressa Torok a/k/a Tressa L. Sutton, in her capacity as heir of Dann A. Eckstrom, deceased, Erin Gimont a/k/a Erin Wolcott, in her capacity as heir of Dann A. Eckstrom, deceased, Matthew R. Wolcott, in his capacity as heir of Dann A. Eckstrom, deceased, unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Dann A. Eckstrom, deceased.

No. 15-00044

Judgment: \$90,180.61

Attorney: Stephen M. Hladik, Esquire

Legal Description

ALL THAT CERTAIN lot or piece of ground situate on the proposed road known as Lebanon Avenue and extending of the same width for two hundred feet in depth to a proposed road known as Pottstown Avenue in the Township of Exeter, Berks County, PA and

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 329 Lebanon Avenue, Birdsboro, PA 19508.

TAX PARCEL: 5345-17-02-2073

ACCOUNT: 4305660

SEE Deed Instrument: 2010 021331

To be sold as the property of Darryl R. Yeakley

No. 15-00177

Judgment: \$30,708.78

Attorney: Kimberly A. Bonner, Esquire

Scott A. Dietterick, Esquire

Kimberly J. Hong, Esquire

Jana Fridfinnsdottir, Esquire

Michael E. Carleton, Esquire

Meredith H. Wooters, Esquire

Justin F. Kobeski, Esquire

Karina Velter, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground

03/31/2016

upon which is created a two-story brick, mansard roof dwelling house, being Numbered 340 North Thirteenth Street, situate on the West side of North Thirteenth Street between Elm and Buttonwood Streets, in the City of Reading, County of Berks, and State of Pennsylvania.

BOUNDED AND DESCRIBED AS FOLLOWS, to wit:

BEGINNING AT A POINT on the West side of North Thirteenth Street, said point being two hundred seventy-two feet and ten and three-quarter inches North from the northwest corner of Elm and said Thirteenth Streets; thence westward along other property now or late of William Gerhart, at right angles to said Thirteenth Street a distance of ninety-four feet eleven and seven-eighth inches to property now or late of Nathan Rohrbach; thence along same in a northwesterly direction making an interior angle of one hundred and nine degrees and fifty-eight minutes a distance of thirteen feet seven and one-half inches to property now or late of Nathan Rohrbach; thence eastward along same making an interior angle of seventy degrees and two minutes said line being twelve feet nine and five-eighth inches from and parallel to first mentioned line a distance of ninety-nine feet seven and five-eighth inches to the West building line of Thirteenth Street; thence southward along same twelve feet nine and five-eighth inches to the place of beginning.

RESERVING, HOWEVER, from the rear of the premises aforesaid, a certain strip of ground being thirteen feet one inch in width along the northern line of said premises, and twelve feet six inches in width along the southern line of said premises and in length the entire width of the lot aforesaid, as an open alley, for the use of the parties of the second part hereto and abutting property owners, the said parties of the second part, however, shall bear their proportionate part of expense of keeping said alley clean and in repair.

BEING the same property conveyed to Carmel Noel who acquired title by virtue of a Deed from Liza M. Beckner, n/k/a Liza M. Bortz, dated May 18, 2006, recorded May 24, 2006, at Deed Book 4884, Page 1161, Berks County, Pennsylvania Records.

HAVING ERRECTED THEREON A DWELLING HOUSE KNOWN AS 340 North 13th Street, Reading, PA 19604.

PARCEL NO.: 09-5317-70-22-1210

ACCOUNT: 09202850

To be sold as the property of Carmel Noel

No. 15-00608

Judgment Amount: \$186,094.73

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the two-story semi-detached brick dwelling house and garage erected thereon, situate on the East side of Linden Street, between Amity and Union Streets, being No. 1511 Linden

Vol. 108, Issue 27

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

BEGINNING at a point in the eastern building line of said Linden Street a distance of one hundred fifty feet (150') North from the northeastern corner of Linden and Amity Streets, thence extending North along the eastern building line of said Linden Street, a distance of thirty feet (30') to a point, thence extending East at right angles to last described line a distance of one hundred feet (100') to a point, thence extending South at right angles to last described line a distance of thirty feet (30') to a point, thence extending West at right angles to last described line a distance of one hundred feet (100') to the eastern building line of said Linden Street, the place of Beginning.

SUBJECT, nevertheless, to covenants, reservations and restrictions, as contained and referred to in the Indenture from Samuel M. Sherman and Katie E. Shennan, his wife, to Frank W. Burdick and Evelyn M. Burdick, his wife.

THEREON ERRECTED A DWELLING HOUSE KNOWN AS: 1511 Linden Street, Reading, PA 19604

TAX PARCEL #17531731285640

ACCOUNT: 17458400

SEE Deed Book 4995, Page 393

Sold as the property of: Arturo Capellan a/k/a Arturo R. Capellan B. and Carlos Quezada

No. 15-00764

Judgment: \$236,174.91

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

ALL THAT CERTAIN lot or piece of land located in the Township of Longswamp, County of Berks and Commonwealth of Pennsylvania on the East side of Pennsylvania Legislative Route No. 06119 known as "Main Street" leading from Maple Grove to Topton, and being Tract No. 2 as shown on Plan of Survey No. TRG-D-6066 by Thomas R. Gibbons, Registered Surveyor of Reading, Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a PK spike on the East side of Pennsylvania State Legislative Route No. 06119 known as Main Street, leading from Maple Grove to Topton, a corner of Tract No. 1 on above mentioned plan of survey; thence extending in a northeasterly direction along Tract No. 1 on a line bearing North 57 degrees 09 minutes 11 seconds East passing through steel pins on line at distances of 11.87 feet and 52.22 feet from the last described corner, a total distance of 151.45 feet to a steel pin in line of property now or formerly of Sherwood Tavern, Inc., thence extending in a southeasterly direction along property now or formerly of Sherwood Tavern, Inc., on a line bearing South 30 degrees 48 minutes 54 seconds East a distance of 48.00 feet to a steel pin in line of property now or formerly of Edwin F. Fox; thence extending in a southwesterly direction along property now or formerly of Edwin F. Fox

03/31/2016

on a line bearing South 57 degrees 09 minutes 11 seconds West passing through a steel pin on line at a distance of 142.97 feet from the last described corner a total distance of 151.45 feet to a PK spike on the East side of "Main Street"; thence extending in a northwesterly direction in and along said "Main Street" on a line bearing North 30 degrees 48 minutes 54 seconds West a distance of 48.00 feet to the place of BEGINNING.

BEING Pin Number 5483-03-21-6201

ACCOUNT NUMBER 59-049925

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS 1305 State Street, Mertztown, Pennsylvania 19539

TAX PARCEL: 59548303216201

SEE Deed Book: Deed Book 5194, Page 4

To be sold as the property of Kimberly A. Byerly and Alan W. Byerly

No. 15-01382

Judgment: \$138,412.47

Attorney: Sarah K. McCaffery, Esquire

ALL THAT CERTAIN parcel of land together with the two-story semi-detached dwelling erected thereon situate at #333 Raymond Street, in the Borough of Laureldale (formerly the Township of Muhlenberg), in the County of Berks and Commonwealth of Pennsylvania, and shown on a plan entitled East Rosedale, said plan being recorded in Plan Book 3, Page 33B, Berks County Records and being further identified as Lot No. 141 and the Southern half (10' width) of Lot No. 140, bounded and described as follows, to wit:

BEGINNING at an iron pin in the Eastern building line of Raymond Street, and said place of beginning being three hundred forty-eight and fifty-four hundredths feet (348.54') North of the Northeast building corner intersection of Raymond and Myrtle Streets; thence along the Eastern building line of Raymond Street in a Northerly direction, a distance of thirty feet (30.00') to an iron pipe, the Southwest property corner of #3335 Raymond Street; thence in an Easterly direction and perpendicular to Raymond Street, a distance of one hundred twenty-five feet (125.00'), passing through the center of the party wall of the semi-detached two-story dwellings at #3333 and #3335 Raymond Street to an iron pipe property corner in the center of a designated ten feet (10.00') wide alley reserved for vehicular travel; thence along the center of said alley in a Southerly direction and parallel with Raymond Street a distance of thirty feet (30.00') to an iron pin, the Northeast property corner of #3329 Raymond Street; thence along the Northern property line of #3329 Raymond Street in a Westerly direction and perpendicular to Raymond Street, a distance of one hundred twenty-five feet (125.00') to the place of BEGINNING.

CONTAINING 3,750 square feet.

SUBJECT to the maintenance of that portion of the premises within the bed of the ten feet (10') wide alley across rear of premises for alley purposes.

Vol. 108, Issue 27

EXCEPTING AND RESERVING unto the grantors, their successors and assigns, and unto all adjoining landowners taking title from portions of Purparts 1 and 2 of the property described in Deed Book Volume 1750 Page 701, Berks County Records, their successors and assigns, the free and uninterrupted use, liberty and privilege of and passage over and along all that certain rear five feet (5') along the thirty foot (30') rear boundary of the said property herein conveyed, together with the free ingress, egress, and regress over that easement or right of way aforesaid.

BEING PARCEL NUMBER 57-5319-17-20-4127

BEING THE SAME PREMISES which Gregory S. Straka and June A. Homan Straka, his wife, by Deed dated 9/24/1999 and recorded 9/29/1999 in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 3129, Page 1356 granted and conveyed unto Raymond H. Speece, Jr. and Susan E. Speece, husband and wife.

TAX PARCEL NO. 57-5319-17-20-4127

BEING KNOWN AS 3333 Raymond Street, Laureldale, PA 19605

Residential Property

To be sold as the property of Raymond H. Speece, Jr.

No. 15-01478

Judgment: \$183,903.55

Attorney: Sarah K. McCaffery, Esquire

ALL THAT CERTAIN lot or piece of ground situate in Muhlenberg Township, Berks County, Pennsylvania, bounded and described according to a Final Plan of the Santarelli Subdivision, drawn by G.L. Kohl & Associates, dated July 28, 2002 and last revised November 14, 2003, said plan recorded in Berks County in Plan Book 269, Page 4, as follows, to wit:

BEGINNING at a point of curve on the Southeasterly side of the cul-de-sac at the terminus of Sanco Drive, said point being a corner of Lot No. 15 on said plan; thence extending from said point of beginning along Lot No. 15 South 14 degrees 51 minutes 52 seconds East 100.04 feet to a point in line of lands now or late of Giorgio Mushroom, Inc.; thence extending along said lands South 75 degrees 08 minutes 08 seconds West 32.50 feet to a point, a corner of Lot No. 13 on said plan; thence extending along same North 14 degrees 51 minutes 52 seconds West 100.00 feet to a point on the Southeasterly side of Sanco Drive (53 feet wide); thence extending along same North 75 degrees 08 minutes 08 seconds East 30.27 feet to a point of curve on the Southeasterly side of the cul-de-sac at the terminus of Sanco Drive; thence extending along same Northeastwardly along the arc of a circle curving to the left having a radius of 60.00 feet the arc distance of 1.22 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 14 as shown on the abovementioned plan.

03/31/2016

Vol. 108, Issue 27

BEING PART OF THE SAME PREMISES WHICH SANCO HOLDINGS, L.P., a Pennsylvania Limited Partnership, by Deed dated 5/16/2005 and recorded 5/17/2005 in the Office for the Recorder of Deeds in and for the County of Berks, and Commonwealth of Pennsylvania, in Record Book 4582, Page 1545, granted and conveyed unto Highview Associates, L.P.

BEING THE SAME PREMISES which Highview Associates, L.P. by Deed dated 11/9/2009 and recorded 11/13/2009 in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Instrument No. 2009053316, granted and conveyed unto Michelle Campbell.

TAX PARCEL NO 66531909271070

BEING KNOWN AS 1015 Highview Court, Temple, PA 19560

Residential Property

To be sold as the property of Michelle Campbell

No. 15-01964

Judgment: \$188,998.66

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

ALL THAT CERTAIN lot or piece of ground situate in Muhlenberg Township, Berks County, Pennsylvania, bounded and described according to a final plan of Rivervale Meadows, drawn by Fry Surveying, Inc., Surveyors and Planners, dated December 20, 1995 and last revised February 4, 1998, said plan recorded in Berks County in Plan Book 226, Page 25, as follows, to wit:

BEGINNING at a point on the northwesterly side of Leanne Street (53 feet wide), said point being a corner of Lot No. 93 on said plan; thence extending from said point of beginning along Lot No. 93 North 16 degrees 22 minutes 50 seconds West 105.00 feet to a point in line of open space on said plan; thence extending along same North 73 degrees 37 minutes 10 seconds East 71.81 feet to a point, a corner of Lot No. 95 on said plan; thence extending along same South 16 degrees 22 minutes 50 seconds East 105.00 feet to a point on the northwesterly side of Leanne Street; thence extending along same South 73 degrees 37 minutes 10 seconds West 71.81 feet to the first mentioned point and place of beginning.

BEING Lot No. 94 as shown on the abovementioned plan.

FOR OUR TITLE, see Deed recorded in Book 3351, Page 321.

PROPERTY ADDRESS: 1030 Leanne Street, Reading, PA 19605

PARCEL ID: 5309-09-06-6450

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS 1030 Leanne Street, Reading, Pennsylvania 19605

TAX PARCEL: 530909066450

SEE Deed Book: Deed Book 3351, Page 321

To be sold as the property of Margaret S. Terry and David Terry

No. 15-01983

Judgment: \$103,427.23

Attorney: Kimberly A. Bonner, Esquire

Scott A. Dietterick, Esquire

Kimberly J. Hong, Esquire

Jana Fridfinnsdottir, Esquire

Michael E. Carleton, Esquire

Meredith H. Wooters, Esquire

Justin F. Kobeski, Esquire

Karina Velter, Esquire

LEGAL DESCRIPTION

ALL THAT PARCEL of land in Berks County, Commonwealth of Pennsylvania, as more fully described in Deed Book 2403, Page 2260, being known and designated as:

ALL THAT CERTAIN UNIT, designated Unit No. 21, being a unit in Weiser Court Condominium, located in Womelsdorf Borough, Berks County, Pennsylvania, created in accordance with and submitted to the provisions of the Pennsylvania Uniform Condominium Act, by the recording of the Weiser Court Condominium Declaration, recorded on April 20, 1992 in the Recorder of Deeds Office in and for Berks County, Pennsylvania, in Record Book 2295, Page 97.

TOGETHER WITH certain rights, title, and interest in the common elements and limited common elements as set forth in the Weiser Court Condominium Declaration.

BEING the same property conveyed to Carl M. Sechrist and Shirley A. Sechrist, husband and wife, as tenants by the entireties who acquired title by virtue of a Deed from Weiser Court Partnership, composed of Melvin J. Hurst, Robert D. Kettering, Karen L. Kettering, Thomas K. Girvin, Donna K. Girvin, Larry L. LeFever and Barbara A. LeFever, dated March 31, 1993, recorded April 5, 1993, in the Berks County Clerk's/Register's Office in Deed Book 2403, Page 2260.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 21 Weiser Court, Womelsdorf, PA 19567.

PARCEL NO.: 95-4337-06-39-3155-C21

ACCOUNT: 95051542

SEE Deed Book Volume 2403, Page 2260

To be sold as the property of Carl M. Sechrist and Shirley A. Sechrist, husband and wife, as tenants by the entireties

No. 15-03754

Judgment: \$159,614.27

Attorney: Kimberly A. Bonner, Esquire

Scott A. Dietterick, Esquire

Kimberly J. Hong, Esquire

Jana Fridfinnsdottir, Esquire

Michael E. Carleton, Esquire

Meredith H. Wooters, Esquire

Justin F. Kobeski, Esquire

Karina Velter, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, being the Southwesterly portion of Lot No. 168

03/31/2016

Vol. 108, Issue 27

as shown on the plan of Wilshire Development", Section No. 4, said plan recorded in Plan Book Volume 20, Page 2, Berks County Records, situate on the Southeasterly corner of Wilshire Boulevard and Gerard Avenue, in the Township of Spring, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING AT A POINT on the Northeasterly lot line of Wilshire Boulevard (53 feet wide) on the division line between Lot No. 168 and Lot No. 169; thence extending along the Northeasterly lot line of Wilshire Boulevard the following two (2) directions and distances: (1) in a Northwesterly direction, being along the arc of a curve deflecting to the left having a radius of 292.54 feet, a central angle of 16 degrees 5 minutes 56 seconds, a distance along the arc of 82.20 feet to a point of tangency; and (2) continuing in a Northwesterly direction, tangent to the last described curve, a distance of 18.88 feet to a point of curvature; thence extending in a Northerly direction along the lot line connecting the said Northeasterly lot line of Wilshire Boulevard with the Southeasterly lot line of Gerard Avenue (53 feet wide), being along the arc of a curve deflecting to the right having a radius of 15 feet, a central angle of 90 degrees, a distance along the arc of 23.56 feet to a point of tangency on the Southeasterly lot line of Gerard Avenue; thence extending in a Northeasterly direction along the Southeasterly lot line of Gerard Avenue tangent to the last described curve, a distance of 70.00 feet to a point; thence extending in a Southeasterly direction along the Northeasterly 10 feet of Lot No. 168, forming a right angle with the Southeasterly lot line of Gerard Avenue, a distance of 115.00 feet to a point; thence extending in a Southwesterly direction along Lots Nos. 170 and 169, forming a right angle with the last described line, a distance of 96.48 feet to the place of beginning. The last described line forming an interior angle of 73 degrees 54 minutes 4 seconds with the tangent of the curve in the Northeasterly lot line of Wilshire Boulevard.

BEING the same property conveyed to Delmin Then who acquired title by virtue of a Deed from Edwin T. Focht, dated September 15, 2010, recorded September 23, 2010, at Instrument Number 2010036540, Berks County, Pennsylvania Records.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 2928 Gerard Avenue, Sinking Spring, PA 19608.

PARCEL NO.: 80-4386-07-59-3120

ACCOUNT: 80202396

SEE Instrument Number 2010036540

To be sold as the property of Delmin Then

together with the one (1) story brick dwelling house erected thereon, situate on the eastern side of and known as No. 117 Fairmount Avenue between Washington Drive and Jefferson Drive in the Township of Exeter, County of Berks and State of Pennsylvania, being Lot No. 33 as shown on a map or plan of a development of building lots known as Linstead, Section No. 1, (formerly Glamaur) as laid out by Richard H. Rhoads and surveyed by Walter E. Spotts and Associates, Registered Professional Engineers and Land Surveyors, in May 1956, which aforesaid map or plan is recorded in the Office of the Recorder of Deeds in and for Berks County, at Reading Pennsylvania, in Plan Book Volume 16, Page 21, bounded on the North by Lot No. 34 upon which is erected No. 123 Fairmount Avenue, and on the West by the aforesaid Fairmount Avenue (60 ft wide) and being more fully bounded and described as follows, to wit:

BEGINNING at a corner in the eastern building line of Fairmount Avenue, a distance of two hundred thirty feet no inches (230' 00") northwardly from the beginning of a curve having a radius of twenty feet (20') connecting the eastern building line of the aforesaid Fairmount Avenue with the northern building line of Washington Drive, thence in a northerly direction along the eastern building line of the aforesaid Fairmount, a distance of sixty feet no inches (60' 00") to a corner, thence leaving and making a right angle with the aforesaid Fairmount Avenue and in an easterly direction along the southern side of Lot No. 34 upon which is erected No. 123 Fairmount Avenue, a distance of one hundred twenty-five feet no inches (125' 00") to a corner, thence making a right angle with the last described line and in a southerly direction along the western side of Lot No. 40 and along the center line of a ten feet (10') wide reservation for public utilities, a distance of sixty feet no inches (60' 00") to a corner, thence making a right angle with the last described line and in a westerly direction along the northern side of Lot No. 32 upon which is erected No. 113 Fairmount Avenue, a distance of one hundred twenty-five feet no inches (125' 00") and making a right angle with the aforesaid Fairmount Avenue at the place of Beginning.

CONTAINING seven thousand five hundred (7,500) square feet.

PARCEL NUMBER 43-5335-10-27-9193

To be sold as the property of Virgin M. Rubero a/k/a Virgin M. Rubero and Calixto Rubero

No. 15-03896

Attorney: Bradley J. Osborne, Esq.

Judgment Amount: \$123,589.51

LEGAL DESCRIPTION

ALL THAT CERTAIN tract of all those two certain buildings lots and the improvements thereon erected, situate on the Southwest side of Upland Avenue, being No. 816 (formerly known as No. 730), between Cameron and St. Francis Streets and numbered in the plan of Reading Land

No. 15-03755

Judgment: \$177,798.18

Attorney: Stephen M. Hladik, Esquire

ALL THAT CERTAIN lot or piece of ground

03/31/2016

Vol. 108, Issue 27

and Improvement Company (Millmont) 556 and 557, in the 18th Ward, City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the Northwest by said Upland Avenue;
ON the Southeast by Lot No. 555;
ON the Southwest by a 10 foot wide alley; and
ON the Northwest by said Cameron Street.

CONTAINING in front on said Upland Avenue 40 feet and in depth to said 10 feet wide alley 110 feet.

BEING THE SAME PREMISES that Virgilio Martinez and Mayra I. Martinez, husband and wife, by Deed dated 12/29/2006 and recorded on 01/03/2007 in the Office of Recorder of Deeds in and for Berks County, at Book 5046 and Page 1747, conveyed unto Joanne Rittenbaugh, Grantee herein.

PARCEL NO. 18530619527217

To be sold as the property of Joanne Rittenbaugh.

No. 15-04694

Judgment Amount \$60,710.34

Attorney: Robert W. Williams, Esquire

ALL THAT CERTAIN two story brick dwelling house and lot or piece of ground situate on the East side of North 12th Street, between Greenwich and Oley Street, in the City of Reading, Berks County, Pennsylvania, being Lot No. 643 12th Street, bounded and described as follows, to wit:

ON the North and South by property now or late of White and Wagner,

ON the East by a ten feet wide alley, and
ON the West by North 12th Street.

CONTAINING IN FRONT on North 12th Street, fourteen (14) feet in width, and in depth, of equal width, one hundred ten (110) feet.

TITLE TO SAID PREMISES vested in Anamaria Suber and Gregory J. Suber, wife, and husband by Deed from New Again Home Opportunities, LLC dated 10/07/2005 and recorded 12/08/2005 in the Berks County Recorder of Deeds in Book 04729, Page 0130.

BEING KNOWN AS 643 North 12th Street, Reading, PA 19604

TAX PARCEL NUMBER: 5317-54-13-7849

To be sold as the property of Anamaria Suber and Gregory J. Suber

No. 15-05963

Judgment: \$90,997.56

Attorney: Kimberly A. Bonner, Esquire

Scott A. Dietterick, Esquire

Kimberly J. Hong, Esquire

Jana Fridfinnsdottir, Esquire

Michael E. Carleton, Esquire

Meredith H. Wooters, Esquire

Justin F. Kobeski, Esquire

Karina Velter, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the two-story brick wall dwelling house created thereon situate on the West side of Arlington Street North of Bellvue Rosedale in the Borough of Laureldale County of Berks and the State of Pennsylvania being Lot Number 82 on the plan of lots of John S. Becker recorded in Plan Book No. 1 Page 36 County Records bounded and described as follows to wit:

ON the North by Lot Number 61 on said plan property of Solomon F. Ulrich and Claude S. Seidel;

ON the East by said Arlington Street;

ON South by Lot Number 83 on said plan property of Solomon F. Ulrich and Claude S. Seidel;

ON the West side by a 15 feet wide alley.

CONTAINING IN FRONT on said Arlington Street in width or breadth 20 feet and in depth or length of equal width or breadth 117 feet 06 inches to said 15 feet wide alley.

BEING the same property conveyed to Ralph W. Peters and Bernice J. Peters who acquired title by virtue of a Deed from Candace M. Dunn, dated July 19, 2002, recorded July 31, 2002, at Deed Book 3675, Page 1618, Berks County, Pennsylvania Records.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 3530 Arlington St, Laureldale, PA 19605.

PARCEL NO.: 57531917000470

ACCOUNT: 57004300

SEE Deed Book Volume 3675, Page 1618

To be sold as the property of Ralph W. Peters and Bernice J. Peters

No. 15-05987

Judgment Amount: \$227,921.50

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the dwelling thereon erected situate in the Township of Cumru, County of Berks, and Commonwealth of Pennsylvania, described in accordance with a plan of Pine Knoll made by Andrew P. Kupieczewski, Jr. dated October 23, 1973 and recorded in Berks County in Plan Book 54, Page 15, as follows to wit:

BEGINNING at a point on the southeasterly building line of Tamarack Trail, a corner of Lot No. 63 on said plan; thence extending from said beginning point along Lot No. 63 in a southeasterly direction on a line forming an

03/31/2016

interior angle of 90 degrees with the southeasterly building line of Tamarack Trail a distance of 110 feet to a point in line of lands to be retained as a recreation area by the developer; thence extending along the same in a southwesterly direction on a line forming an interior angle of 90 degrees with the last described line a distance of 65 feet to a point, a corner of Lot No. 65 on said plan; thence extending along the same in a northwesterly direction on a line forming an interior angle of 90 degrees with the last described line a distance of 110 feet to a point on the southeasterly building line of Tamarack Trail; thence extending along the same in a northeasterly direction on a line forming an interior angle of 90 degrees with the last described line a distance of 65 feet to the first mentioned point and place of beginning.

BEING Lot No. 64 said plan.

CONTAINING an area of 7,150.00 square feet.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 761 Tamarack Trail, Reading a/k/a Shillington, PA 19607

TAX PARCEL #39530507573657

ACCOUNT: 39458561

SEE Deed Book 3134, Page 1969

Sold as the property of: Joseph M. Binasiewicz a/k/a Joseph Binasiewicz and Lori A. Binasiewicz a/k/a Lori Binasiewicz

No. 15-14789

Judgment: \$137,559.01

Attorney: Udren Law Offices, PC

ALL THAT CERTAIN lot or piece of ground, with the brick dwelling house thereon erected, situate on the North side of East Fifth Street, between Chestnut and Shaner Street, and Number 39 East Fifth Street in the Borough of Boyertown, Berks County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on building line on the northern side of East Fifth Street, sixty-two feet southeast of the corner of Fifth and Shaner Streets, thence along land of Harry B. Mast (formerly George D. Schoenly) and through the middle of a brick partition wall dividing this and the adjoining similar brick dwelling house in a northeasterly direction one hundred forty feet to a corner at a sixteen feet wide alley; thence along the southern side of said alley in a southeasterly direction thirty feet to a corner of lot of Samuel E. Horn (formerly Joel W. Weller); thence along the same in a southwestwardly direction one hundred forty feet to a corner on building line on the northern side of East Fifth Street; thence by the same in a northwestwardly direction thirty feet to the place of beginning.

PARCEL ID NO.: 33025500

BEING KNOWN AS: 39 East 5th Street, Boyertown, PA 19512

PROPERTY ID NO.: 33538720916724

TITLE TO SAID PREMISES is vested in Scott M. Kramer by Deed from Scott M. Kramer and Sherry L. Kramer, husband and wife, dated

Vol. 108, Issue 27

05/24/2005 recorded 08/17/2005 in Deed Book 4647 Page 2401.

To be sold as the property of: Scott M. Kramer

No. 15-15051

Judgment: \$44,515.12

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

TAX I.D. #15-5307-56-44-7189

ALL THAT CERTAIN two-story stone dwelling house with mansard roof, and lot of ground, situate on the North side of West Oley Street, between Weiser and Ritter Streets, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

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

ON the East by property now or late of Sallie A. Roland;

ON the South by said West Oley Street; and

ON the West by property now or late of Alvin W. Kissinger.

CONTAINING in front on said West Oley Street, East and West, fifteen (15) feet and four (4) inches to the middle of a joint alley two (2) feet and (2) inches wide on the East side of said house, and in depth, North and South equal width one hundred and twenty-five (125) feet to said fifteen (15) feet wide alley.

PARCEL ID. 15-5307-56-44-7189

BEING the same premises which Carol M. Gonzalez, by Deed dated 04/08/2005 and recorded 06/13/2005 in the Office of the Recorder of Deeds in and for the County of Berks in Record Book 4600, Page 2461, granted and conveyed unto Asuncion D. Vasquez.

BEING KNOWN AS: 223 West Oley Street, Reading, Pennsylvania 19601.

TITLE TO SAID PREMISES is vested in Asuncion D. Vasquez by Deed from Carol M. Gonzalez dated April 8, 2005 and recorded June 13, 2005 in Deed Book 4600, Page 2461.

To be sold as the property of Asuncion D. Vasquez

No. 15-15757

Judgment: \$44,968.38

Attorney: Law Office of Gregory Javardian, LLC

PURPART NO. 1

ALL THAT CERTAIN three-story brick dwelling house and the lot or piece of ground upon which the same is erected, situate on the East side of South 10th Street, being No. 17, between Penn and Franklin 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 Abner G. Herbine, being No. 15 South 10th Street;

ON the East by property now or late of Abner G. Herbine, hereinafter described as Tract No. 2;

ON the South by property now or late of Louis Herlbronn; and

03/31/2016

ON the West by said 10th Street.

CONTAINING in front or width on said South 10th Street, North and South, 18 feet, and in depth, East and West, of an equal width 90 feet.

PURPART NO. 2

ALL THAT CERTAIN lot or piece of ground adjoining aforesaid premises described as Tract No. 1 on the East, bounded and described as follows, to wit:

BEGINNING at a point in the division line of property now or late of Abner G. Herbine, adjoining the herein described premises on the North, said point being 90 feet East from the eastern building line of said South 10th Street, thence South along the eastern line of the aforesaid premises described as Tract No. 1, 10 feet 4 inches to the point in line of property now or late of George Merget, thence East along the same 15 feet 6 inches to a point in line of property now or late of Thomas Breneiser; thence North along the same and property now or late of Abner G. Herbine, 10 feet 4 inches to a point in line of other property now or late of Abner G. Herbine; thence West along the same 15 feet 6 inches to a point, the place of BEGINNING.

BEING THE SAME PREMISES which Richard M. Lam and Ivan C. Bell by Deed dated December 9, 2004 and recorded January 21, 2005 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 4521, Page 404, granted and conveyed unto Georgianna Culcleasure.

BEING KNOWN AS 17 South 10th Street, Reading, PA 19602

TAX PARCEL NO. 03-5316-21-09-6948

ACCOUNT:

SEE Deed Book 4521 Page 404

To be sold as the property of Georgianna Culcleasure

No. 15-16407

Judgment Amount: \$44,889.96

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house with mansard roof, and the lot or piece of ground upon which the same is erected, situate on the West side of North Twelfth Street, between Douglass and Windsor Streets, being Number 824 North Twelfth Street, in the City of Reading, County of Berks and State of Pennsylvania bounded and described as follows, to wit:

ON the North by property now or late of Margaret E. Nolan, being No. 826 North Twelfth Street;

ON the East by said North Twelfth Street;

ON the South by property now or late of John C. Dethoff; being No. 822 North Twelfth Street;

ON the West by a 10 feet wide alley.

CONTAINING in front on said North Twelfth Street 13 feet 6 inches and in depth of equal width 110 feet 16 inches to said 10 feet wide alley on the West.

Vol. 108, Issue 27

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 824 North 12th Street, Reading, PA 19604

TAX PARCEL #12531754145866

ACCOUNT: 12191675

SEE Deed Book Instrument Number 2012036463

PAGE Instrument Number 2012036463

Sold as the property of: Arturo Flores Pedroza

No. 15-17183

Judgment: \$191,779.52

Attorney: Jessica N. Manis, Esquire

ALL THAT CERTAIN tract or piece of land being Lot #22 of the plan of lots of the Orchard Holding Company recorded 3/6/1973 in Plan Book 35, Page 15, situate on the Southwest side of Orchard Lane, in the Township of Colebrookdale, County of Berks and Commonwealth of Pennsylvania, and being more fully bounded and described as follows, to wit:

BEGINNING at a point in the Southwestern building line of Orchard Lane, (60 feet wide), said point being a corner of Lot #21 thence along the aforementioned building line in a Southeasterly direction 200.00 feet to a point, a corner of Lot #23; thence along Lot #23 by a line making an interior angle of 90 degrees 28 minutes 16 seconds with the last described line and in a Southwesterly direction, 264.02 feet to a point, in line of lands of Ernest D. Kocher; thence along lands of Ernest D. Kocher in a Northwesterly direction by a line making an interior angle of 89 degrees 31 minutes 44 seconds with the last described line, 200.00 feet to a point, a corner of Lot #21, thence along Lot #21 in a Northeasterly direction by a line making an interior angle of 90 degrees 28 minutes 16 seconds with the last described line, and an interior angle of 89 degrees 31 minutes 44 seconds with the first described line, 264.02 feet to a point, the place of BEGINNING.

BEING the same premises which Michael D. Breslin and Sandra J. Breslin, his wife, by Deed dated September 16, 1977 and recorded September 19, 1977 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 1721 Page 0109, granted and conveyed unto Larry I. Schlichter and Darlene L. Schlichter, his wife.

TAX PARCEL: 38538818309227

ACCOUNT 38061710

PIN NO. 538818309227

BEING KNOWN AS 1530 Orchard Lane, Boyertown, PA 19512

To be sold as the property of Larry I. Schlichter

03/31/2016

Vol. 108, Issue 27

No. 15-1821

Judgment Amount: \$212,036.45

Attorney: Phelan Hallinan Diamond & Jones,
LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN parcel of ground on the North side of Cornerstone Drive (54 feet wide) and the West side of Schaeffer Road (T-760) situate in Maidencreek Township, Berks County, Pennsylvania, being known as Lot #179 of the Final Plan of 'Maidencreek Estates Phase IV' recorded in Plan Book Volume 156, Page 7, Berks County Records, prepared by Ludgate Engineering Corporation, Plan No. D-1408, dated May 24, 1988, and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Northern right-of-way line of Cornerstone Drive a corner of Lot #180; thence along Lot #180; North 06 degrees 30 minutes 00 seconds West 103.29 feet to a point in line of the open space; thence along the open space the two following courses and distances: (1) South 82 degrees 00 minutes 00 seconds East, 195.01 feet to a point; (2) South 62 degrees 45 minutes 00 seconds East 140.00 feet to a concrete monument on the Northern right-of-way line of Cornerstone Drive; thence along the Northern right-of-way line of Cornerstone Drive the three following courses and distances: (1) South 78 degrees 08 minutes 30 seconds West 46.87 feet to a point of curvature; (2) By a tangent curve to the right having a radius of 223.00 feet, a central angle of 19 degrees 06 minutes 35 seconds and an arc length of 74.38 feet to a point of reverse curvature; (3) By a reverse curve to the left having a radius of 777.00 feet, a central angle of 13 degrees 45 minutes 05 seconds and an arc length of 186.48 feet to a point the place of Beginning.

CONTAINING 21,255 square feet.

TITLE TO SAID PREMISES IS VESTED IN Kevin Stitzel and Lisa A. Stitzel, h/w, by Deed from Mary A. McGrew, dated 11/30/2007, recorded 12/05/2007 in Book 5266, Page 1515.

BEING KNOWN AS 350 Cornerstone Drive, Blandon, PA 19510-9608.

Residential property

TAX PARCEL NO. 61-5421-13-02-8556

TAX ACCOUNT: 61037070

SEE Deed Book 5266 Page 1515

To be sold as the property of Kevin Stitzel a/k/a Kevin P. Stitzel, Lisa A. Stitzel.

No. 15-18623

Judgment Amount: \$84,581.78

Attorney: Phelan Hallinan Diamond & Jones,
LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN five (5) lots or pieces of ground together with the buildings and improvements thereon erected, situate on the South side of and being known as No. 766 Tuckerton Avenue, between Eighth Avenue and Lamont Avenue, in Muhlenberg Township (formerly the Borough of Temple), County of

Berks, State of Pennsylvania, being Lots Nos. 44, 45, 46, 47 and 48 in the plan of lots laid out by Daniel Baum, recorded in Plan Book 6, Page 75, and more fully bounded and described as follows, to wit:

ON the North by Tuckerton Avenue; on the East by property now or late of Harry S. and Kathie A. Schuckers, his wife; on the South by Long Alley, and on the West by property now or late of Charles G. Grim and Emma L. Grim, his wife.

CONTAINING in front or width on said Tuckerton Avenue one hundred (100) feet and in depth of equal width to said Long Alley one hundred fifty three (153) feet.

TITLE TO SAID PREMISES IS VESTED IN Bryon Woerner, by Deed from Robert A. Snyder and Kerry Snyder, dated 06/30/2010, recorded 07/06/2010 in Instrument Number 2010025716.

BEING KNOWN AS 766 Tuckerton Avenue, Temple, PA 19560-1236.

Residential property

TAX PARCEL NO. 66-5309-08-87-5681

TAX ACCOUNT: 66830003

SEE Deed Instrument Number 2010025716

To be sold as the property of Bryon Woerner.

No. 15-18628

Judgment: \$79,630.40

Attorney: Andrew J. Marley, Esquire

ALL THAT CERTAIN two-story brick dwelling house with stone front and mansard roof and the lot or piece of ground on which it is erected, situate on the East side of North Front Street, between Spring and Robeson Streets, being No. 1043 North Front Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON THE North by property now or late of Thomas J. Hegarty and May W. Hegarty, his wife, being No. 1045 North Front Street and properties of now or late Leroy Dunkelberger and Helen M. Dunkelberger, Leon P. Cleaver and Grace I. Cleaver, his wife, et al; On the East by a ten feet wide alley; On the South by property now or late of Monroe R. Pfautz and Lizzie M. Pfautz, his wife, being No. 1041 North Front Street; and On the West by said North Front Street.

CONTAINING in front or width on said North Front Street fifteen (15) feet and in depth East and West of uniform width to said ten feet wide alley on the East one hundred twenty (120) feet more or less.

CONTAINING 0.04 acres

BEING the same premises which Brenda Lockhart, now by marriage Brenda Talbot, by Deed dated February 12, 2004 and recorded February 12, 2004 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 3991 Page 2394, granted and conveyed unto Betty Talbot.

TAX PARCEL: 15530749567174

ACCOUNT: 15046675

03/31/2016

BEING KNOWN AS 1043 North Front Street,
Reading, PA 19601

To be sold as the property of Betty Talbot

No. 15-18911

Judgment Amount: \$93,061.35

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

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

BEGINNING at a point in the center line of Manatawny Road; thence along the same, North 47 degrees West, 83 feet to a corner of other lands of Jacob W. and Blanche C. Egolf; thence along the same, North 38 degrees East, 195 feet and 06 inches to an iron pin, a corner; thence South 47 degrees East, 83 feet to a corner in a line of lands of James Hook; thence along the same, South 38 degrees West, 195 feet and 06 inches to the place of beginning.

CONTAINING 58.8 perches more or less.

AND ALL THAT CERTAIN tract or piece of land with improvements thereon erected, situate in the Township of Douglass, County of Berks, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in line of land now or late of Jacob W. Egolf and Blanche C. Egolf, his wife, being a corner of lands formerly of Henry D'Alesio and Elizabeth Stetler D'Alesio, his wife, now of William S. Stephens and Mildred V. Stephens, his wife; thence along said line, North 38 degrees East, 72 feet to a point; thence along land now or late of Jacob W. Egolf and Blanche C. Egolf, his wife, South 46 degrees, 54 minutes East, 83 feet to a point in lands now or late of James Hook; thence along the same, South 38 degrees West, 72 feet to a point in lands now or late of William S. Stephens and Mildred V. Stephens, his wife; thence along the same, North 47 degrees West, 83 feet to the place of beginning.

THEREON ERECTED A DWELLING
HOUSE KNOWN AS: 1357 Manatawny Drive,
Douglas Township, PA 19464

TAX PARCEL #41537402789679

ACCOUNT: 41014201

SEE Deed Book 3830, Page 1784

Sold as the property of: Diane Rice a/k/a Diane M. Rice and Albert Stiklaitis, Jr. a/k/a Albert J. Stiklaitis, Jr.

No. 15-18965

Judgment Amount: \$122,935.31

Attorney: Lauren Berschler Karl, Esquire

ALL THAT CERTAIN lot or piece of ground situate on the western side of the macadam state highway leading from Kutztown Pike to the Pottsville Pike, in the Township of Ontelaunee, County of Berks, and State of Pennsylvania, bounded on the North by property belonging to

Vol. 108, Issue 27

Charles K. Yoder and Fay J. Yoder, his wife, on the East by the aforesaid macadam state highway, on the South by property belonging to George Roboski and Thelma R. Roboski, his wife, and the West by property belonging to George W. Dunkle, and being more fully bounded and described in accordance with a survey made by Walter E. Spotts and Associates, Registered Professional Engineers and Land Surveyors, in February, 1960 as follows:

BEGINNING at a corner marked by a spike in the center line of the macadam state highway leading from the Kutztown Pike to the Pottsville Pike, the aforesaid point of beginning being the southeastern corner of the herein described property and the northeastern corner of property belonging to George Roboski and Thelma R. Roboski, his wife; thence leaving the aforesaid macadam state highway and along the aforesaid property belonging to George Roboski and Thelma R. Roboski, his wife, passing through an iron pin twenty feet eight inches (20' 8") from the last described corner and through another iron pin one hundred forty-one feet three inches (141' 3") from the next described corner, South seventy-four degrees seven minutes West (S. 74° 07' W.) a distance of three hundred ninety-five feet four inches (395' 4") to a corner marked by an iron pin in line of property belonging to George W. Dunkle; thence along same, North twenty-seven degrees twenty-seven minutes West (N. 27° 27' W.) a distance of one hundred twenty-seven feet five and seven-eighths inches (127' 5-7/8") to a corner marked by an iron pin; thence along property belonging to Charles K. Yoder and Fay J. Yoder, his wife, passing through an iron pin one hundred forty-four feet six and one eighth inches (144' 6-1/8") from the last described corner and through another iron pin eighteen feet two inches (18' 2") from the next described corner, North seventy-four degrees seven minutes East (N. 74° 07' E.) a distance of four hundred twenty-five feet nine and five eighths inches (425' 9-5/8") to a corner marked by a spike in the center line of the aforesaid macadam state highway; thence in and along same, South thirteen degrees thirty-eight minutes East (S. 13° 38' E.) a distance of one hundred twenty-five feet no inches (125' 0") to the place of BEGINNING.

CONTAINING one and one hundred seventy seven one thousandths (1.177) acres.

BEING the same premises which Joseph C. Buda, Barbara A. Buda, his wife, and Jacqueline D. Buda now Jacqueline D. Boyer, single woman, by Deed dated June 23, 1967 and recorded on June 26, 1967, with the Berks County Recorder of Deeds Office in Deed Book Volume 1509, Page 654, granted and conveyed unto Joseph C. Buda and Barbara A. Buda, his wife, [now deceased].

COMMONLY KNOWN AS: 126 Dries Road,
Reading, PA 19605

TAX PARCEL: 68541005184340

MAP PIN NUMBER: 541005184340

ACCOUNT NO. 68003225

03/31/2016

SEE Deed Book 1509, Page 0654
To be sold as the property of Joseph C. Buda

No. 15-18997

Judgment Amount: \$115,083.55
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story frame dwelling house and the lot or piece of ground upon which the same is erected, situate in the Borough of Robeson, Berks County, Pennsylvania, known as No. 115 North Robeson Street, bounded and described as follows, to wit:

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

ON the South by property now or late of Lewis Unger; and

ON the West by Robeson Street.

CONTAINING in front, North and South, on said Robeson Street fifteen feet (15'), and in depth of the same width, East and West, two hundred feet (200') to the aforesaid alley on the East.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 115 North Robeson Street, Robeson, PA 19551

TAX PARCEL #74435709054527

ACCOUNT: 74040500

SEE Deed Book Instrument No.: 2009051834

PAGE Instrument No.: 2009051834

Sold as the property of: Chassidy A. Mace

No. 15-19032

Judgment Amount: \$130,747.88

Attorney: Phelan Hallinan Diamond & Jones,
LLP

LEGAL DESCRIPTION

ALL THOSE CERTAIN two adjoining lots or pieces of ground, together with the two and one-half story single brick dwelling and brick garage erected thereon, and being known as No. 34 Crestmont Street, situate on the southwest side of Crestmont Street, between Lancaster and Fern Avenues, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, and being Lots Nos. 14 and 15 on the plan of lots laid out by Martin M. Harnish, and known as 'Reading Heights', said plan of lots remaining of record in the Recorder's Office in and for Berks County in Plan Book Volume 3, Page 31, and being more particularly bounded and described as follows, to wit:

ON the southeast by Lot No. 16 on said plan of lots;

ON the southwest by said ten feet wide alley;

ON the northwest by Lot No. 13 on said plan of lots; and

ON the northeast by said Crestmont Street.

CONTAINING together in front on the southwest side of Crestmont Street forty feet and extending in depth of that width southwestward one hundred and twenty feet to a ten feet wide alley.

Vol. 108, Issue 27

TITLE TO SAID PREMISES IS VESTED IN Daiana M. Lopez, by Deed from Dorothy A. Sroka, dated 04/12/2010, recorded 04/12/2010 in Instrument Number 2010013278.

BEING KNOWN AS 34 Crestmont Street, Reading, PA 19611-1648.

Residential property

TAX PARCEL NO.: 18530650654007

TAX ACCOUNT: 18340100

SEE Deed Instrument Number 2010013278

To be sold as the property of Daiana M. Lopez.

No. 15-19103

Judgment: \$115,553.05

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

ALL THAT CERTAIN lots or pieces of ground, together with the one-story frame and asbestos shingle dwelling house and frame garage erected thereon, lying and being in the Township of Lower Alsace, County of Berks and Commonwealth of Pennsylvania, being Lot Nos. 64 and 65 on a map or plan of Woodside, made by E. Kurtz Wells, C.E., and filed in the Recorder's Office of Berks County at Reading, Pennsylvania, in Plan Book Volume 1, Page 34, more particularly described as follows, to wit:

NORTHEASTWARDLY by Midland Avenue, 40 feet;

SOUTHEASTWARDLY by Lot No. 63 on said plan, late property of Ellen E. Miller, 120 feet;

SOUTHWESTWARDLY by Sylvan Dell lots; and

NORTHWESTWARDLY by Lot No. 66 on said plan, now or late property of Ellen E. Miller, 120 feet.

CONTAINING according to said plan 4,800 square feet, more or less.

EXCEPTING THEREOUT AND THEREFROM that portion conveyed unto Brian P. Schwartz and Cheryl A. Schwartz by Deed dated 11/12/1998, and recorded 11/13/1998 in Book 3003, Page 431, and being described as follows:

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

BEGINNING at an interior point a corner in common with lands now or late of James M. Shunk and Beverly A. Shunk, his wife, being Lot No. 66 on the plan of Woodside (P.B. V. 1 Pg. 34); thence northeasterly along said lands 10.00 feet to a point a corner in common with remaining lands of Paul A. Rossi and Ruth P. Rossi, being the northeasternmost 110.00 feet of Lots Nos. 65 and 64 on the aforementioned plan of Woodside and being Lot No. 1 on the aforementioned plan of Brian P. and Cheryl A. Schwartz Subdivision; thence southeasterly along said lands 40.00 feet to a point on line of other lands now or late of

03/31/2016

Robert L. Long and Mary W. Long, his wife, being Lot No. 63 on the aforementioned plan of Woodside; thence southwesterly along said lands 10.00 feet to a point a corner in common with other lands of Brian P. Schwartz and Cheryl A. Schwartz being the greater portion of Lot No. 2 on the aforementioned plan of Brian P. and Cheryl A. Schwartz to which the herein described parcel is to become a part; thence northwesterly along said lands 40.00 feet to a point, the place of Beginning.

CONTAINING 400 square feet.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS 116 Midland Avenue, Reading, Pennsylvania 19606

TAX PARCEL: 23-5327-14-33-8669

SEE Deed Book: 2646, Page 2257

To be sold as the property of Paul A. Rossi

No. 15-19106

Judgment Amount: \$120,726.90

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house with mansard roof and the lot or piece of ground upon which the same is erected, situate on the North side of Chestnut Street, and being No. 511 Chestnut Street, in the Borough of West Reading, County of Berks and Commonwealth of Pennsylvania, said lot or piece of ground being bounded and described as follows, to wit:

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

ON the South by Chestnut Street;

ON the East by property now or late of Elsie M. Roth; and

ON the West by property now or late of Mrs. Mary Dalton.

CONTAINING in front on said Chestnut Street fourteen feet (14') more or less and in depth of equal width one hundred fifty feet (150') more or less.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 511 Chestnut Street, West Reading, PA 19611

TAX PARCEL #93530605291587

ACCOUNT: 93041500

SEE Deed Book 4912, Page 1921

Sold as the property of: Toby D. Schoedler and Corinne A. Schoedler a/k/a Corrine A. Schoedler

No. 15-19245

Judgment: \$229,156.70

Attorney: Sarah K. McCaffery, Esquire

PREMISES A

ALL THAT CERTAIN lot or piece of ground, situate in the Borough of Mohnton, County of Berks, Commonwealth of Pennsylvania, described in accordance with a Plan of "Crown Pointe" made by Spotts, Stevens and McCoy, Inc., dated January 26, 1977 and recorded in the Office of the Recorder of Deeds, Berks County in Plan Book 65 Page 22 as follows, to wit:

BEGINNING at a point on the southeasterly

Vol. 108, Issue 27

building line of Pear Street a corner of Lot No. 1 on said plan; thence extending from said beginning point along Lot No. 1 South 15 degrees 37 minutes 00 seconds East 80.48 feet to a point a corner of Lot No. 8 on said plan; thence extending along the same South 75 degrees 37 minutes 10 seconds West 63.02 feet to a point a corner of Lot No. 3 on said plan; thence extending along the same North 15 degrees 37 minutes 00 seconds West 82.84 feet to a point on the southeasterly building line of Pear Street; thence extending along the same North 77 degrees 46 minutes 00 seconds East 63.11 feet to the first mentioned point and place of Beginning.

BEING Lot No. 2 on said plan.

PREMISES B

ALL THAT CERTAIN lot or piece of ground situate in Mohnton Borough, Berks County, Pennsylvania, bounded and described according to a final plan of Crown Pointe, made by Robert B. Ludgate & Associates, Engineers-Surveyors-Planners, dated March 3, 1980 and last revised August 7, 1980, said plan recorded in Plan Book 114 Page 8, as follows to wit:

BEGINNING at an interior point in line of lands now or late of Heritage Investment Group, Ltd., said point being measured the two following courses and distances from the point of intersection which the northwesterly side of Dewey Alley makes with the southwesterly side of Maple Street: (1) North 15 degrees 36 minutes 16 seconds West along Maple Street 255.52 feet to a point, a corner; and (2) South 75 degrees 37 minutes 54 seconds West 66.02 feet to the point of beginning; thence extending from said point of beginning along lands now or late of Heritage Investment Group, Ltd. the two following courses and distances: (1) South 75 degrees 37 minutes 54 seconds West 63.02 feet to a point, a corner; and (2) North 15 degrees 36 minutes 16 seconds West 30.04 feet, more or less, to a point, a corner of Lot No. 2; thence extending along same North 75 degrees 37 minutes 54 seconds East 63.02 feet, more or less, to a point, a corner of lands now or late of Heritage Investment Group, Ltd.; thence extending along same South 15 degrees 36 minutes 16 seconds East, 30.04 feet, more or less, to the first mentioned interior point and place of Beginning.

BEING KNOWN AND DESIGNATED AS TAX PARCEL #65439517115510

BEING THE SAME PREMISES which Roger L. Musket and Edith A. Musket, husband and wife, by Deed dated 6/3/1996 and recorded 6/17/1996 in the Office of the Recorder of Deeds in and for the County of Berks in Deed Book 2740 and Page 527, granted and conveyed unto Charles W. Ledig and Cheryl A. Ledig, husband and wife.

TAX PARCEL NO. 65439517115510

BEING KNOWN AS 102 Pear Street, Mohnton, PA 19540

Residential Property

To be sold as the property of Charles W. Ledig and Cheryl Ann Ledig a/k/a Cheryl A. Ledig

03/31/2016

Vol. 108, Issue 27

No. 15-19457

Judgment: \$84,275.75

Attorney: Sarah K. McCaffery, Esquire

ALL THAT CERTAIN two-story, brick dwelling house and the lot or piece of ground upon which the same is erected situate on the East side of Olive Street, between Valley Street (now Buttonwood Street) and Walnut Street, being House No. 111 Olive Street, in the Borough of West Reading, County of Berks, and State of Pennsylvania, and being more particularly described as follows:

BEGINNING at a point in the East property line of Olive Street whence the northeast intersection corner of Olive Street and Valley Street (now Buttonwood Street) bears South twenty-two degrees fifty-six minutes East (S. 22° 56' W.), with said East line of Olive Street, a distance of twenty-seven feet ten inches (27' 10") to the northeast corner of this survey and southwest corner of House Lot No. 115; thence North sixty-seven degrees four minutes East (N. 67° 04' E.), with the dividing line between this survey and said House Lot No. 115, a distance of one hundred twenty-five feet (125') to the West line of a ten feet (10') wide alley for the northeast corner of this survey; thence South twenty-two degrees fifty-six minutes East (S. 22° 56' E.), with said West line of alley, a distance of twenty-seven feet ten inches (27' 10") to the southeast corner of this survey and northeast corner of House Lot No. 109; thence South sixty-seven degrees four minutes (S. 67° 04' W.), with the dividing line between this survey and said House Lot No. 109, a distance of one hundred twenty-five feet (125') to the place of BEGINNING.

BEING THE SAME PREMISES which An Thi Doan, by Giam Q. Doan, her agent, by Deed dated 12/2/2008 and recorded 12/5/2008 in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Instrument No. 2008058376, granted and conveyed unto Lindsey Koehler and Jan R. Pluto, Jr. as joint tenants with the right to survivorship.

TAX PARCEL NO. 93530718216084

BEING KNOWN AS 111 Olive Street, Reading, PA 19611

Residential property

To be sold as the property of Jan R. Pluto, Jr. and Lindsey Koehler

No. 15-19474

Judgment Amount: \$33,971.73

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house, with mansard roof, and the lot or piece of ground upon which the same is erected, situate on the North side of West Douglass Street, between Eckert Street and Schuylkill Avenue, being No. 357 West Douglass Street,

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

BEGINNING at a point on the North side of said West Douglas Street, 126 feet West of said Eckert Street; thence northward parallel with said Eckert Street along property now or late of Francis H. Umstead 115 feet 9-5/8 inches to a point; thence southwestwardly along the South side of a 3 feet wide alley, 15 feet and 5 inches to a point; thence southward along property now or late of Lee L. Esenhower and parallel with said Eckert Street 109 feet, 4-3/8 inches to a point on the North side of said West Douglas Street, 14 feet to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Emma D. Torres, by Deed from Community Initiatives Development Corporation, a nonprofit corporation, dated 08/13/2002, recorded 01/07/2003 in Book 3668, Page 2250.

BEING KNOWN AS 357 West Douglas Street a/k/a, 357 West Douglass Street, Reading, PA 19606.

Residential property

TAX PARCEL NO. 15-5307-56-44-0703

TAX ACCOUNT: 15354875

SEE Deed Book 3668 Page 2250

To be sold as the property of Emma Torres a/k/a Emma D. Torres

No. 15-19533

Judgment: \$88,285.78

Attorney: Law Office of Gregory Javardian, LLC

ALL THAT CERTAIN two-story stucco dwelling house, having a slate and tin roof, and the lot or piece of ground upon which the same is erected, situate on the East side of North 14th Street, between Pike and Amity Streets, being No. 1425 North 14th 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 Ralph F. Leiss and Edna R. Leiss;

ON the East by a 10 feet wide alley;

ON the South by property now or late of Edgar M. Reidel and Sallie Reidel; and

ON the West by said North 14th Street.

CONTAINING in front or width, North and South, on said North 14th Street, 30 feet and in length or depth of uniform width, extending East and West, 100 feet.

BEING THE SAME PREMISES which Raymond N. Mogel and Ethel M. Mogel by Deed dated July 29, 1994 and recorded August 8, 1994 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 2564, Page 327, granted and conveyed unto Jeannine F. Voit.

BEING KNOWN AS 1425 North 14th Street, Reading, PA 19604.

TAX PARCEL NO. 17-5317-31-28-8217

ACCOUNT

SEE Deed Book 2564 Page 327

03/31/2016

To be sold as the property of Charles A.J. Halpin, III, Esquire, personal representative of the estate of Jeannine F. Voit a/k/a Jeannine Fowler Voit

No. 15-19784

Judgment Amount: \$125,562.27

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of land situate on the westerly side of macadam township road, T-959, known as Indian Manor Drive, being Lot No. 8 as laid out on a plan Patwil, Inc. Building Lots and recorded in Plan Book Volume 99, Page 22, Berks County Records, in the Township of Ontelaunee, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by a steel pin on the westerly right-of-way line of macadam township road, T-959, known as Indian Manor Drive (43 feet wide), said point being on the division line between the Borough of Leesport and Ontelaunee Township and being the southeastern corner of the herein described premises; thence leaving the aforesaid Indian Manor Drive and along the aforesaid division line and along the center line of a twenty feet (20 feet) wide permanent right-of-way for sanitary sewers and along residue property belonging to Patwil, Inc., South sixty-two degrees thirty minutes zero seconds West (S. 62 degrees 30 minutes 00 seconds W.) a distance of one hundred sixteen and seventy-three hundredths feet (116.73 feet) to a corner marked by steel pin; thence along the center line of a twenty feet (20 feet) wide easement for utilities passing through a steel pin on line on the northerly side of a reservation for future street extension and utilities twenty-eight and thirty-three minutes fifteen seconds West (N. 23 degrees 33 minutes 15 seconds W.) a distance of one hundred twenty-nine and eighty-five hundredths feet (129.85 feet) to a point; thence leaving the aforesaid easement and along Lot No. 7, North sixty-three degrees thirty minutes zero seconds East (N. 63 degrees 30 minutes 00 seconds E.) a distance of one hundred ten and four hundredths feet (110.04 feet) to a point on the aforesaid westerly right-of-way line of Indian Manor Drive; thence along the same, passing through a steel pin on line on the northerly side of the aforesaid reservation for the future street extension and utilities, twenty-eight feet (28 feet) from the next described corner, South twenty- six degrees thirty minutes zero seconds East (S. 26 degrees 30 minutes 00 seconds E.) a distance of one hundred twenty-seven and sixty-two hundredths feet (127.62 feet) to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Scott A. DuCoin and Jani L. DuCoin, h/w, by Deed from PNMAC Mortgage Co., LLC., who acquired title as PNMAC Mortgage Co.,

Vol. 108, Issue 27

LLC., a/k/a PennyMac Loan Services, LLC., by its Attorney in Fact PennyMac Loan Services, LLC., dated 05/20/2011, recorded 05/31/2011 in Instrument Number 2011020300.

BEING KNOWN AS 404 Indian Manor Drive, Dauberville, PA 19533-8605.

Residential property

TAX PARCEL NO. 68-4491-14-43-5320

TAX ACCOUNT: 68027310

SEE Deed Instrument Number 2011020300

To be sold as the property of Scott A. Ducoin, Jani L. Ducoin

No. 15-19918

Judgment: \$66,621.39

Attorney Joseph L. Haines, Esquire

ATTACHED TO AND FORMING A PART OF TITLE INSURANCE COMMITMENT

Order No. 68981W

SCHEDULE "C"

DESCRIPTION AND RECITAL

ALL THAT CERTAIN lot or piece of ground, being Lot No. 178 as shown on the plan of Leesport Gardens, said plan recorded in Plan Book Volume 61, Page 4, Berks County Records, situate on the easterly side of Pine Street, between Lee Street and Grant Avenue, in the Borough of Leesport, 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 Pine Street (53 feet wide) on the division line between Lot No. 178 and Lot No. 179; thence extending in a northerly direction along the easterly building line of Pine Street, a distance of 20.67 feet to a point; thence leaving said street and extending in an easterly direction along Lot No. 177, forming a right angle with the last described line, a distance of 100.00 feet to a point on the westerly building line of Magnolia Street (33 feet wide); thence extending in a southerly direction along the westerly building line of Magnolia Street, forming a right angle with the last described line, a distance of 20.67 feet to a point; thence leaving said street and extending in a westerly direction along Lot No. 179, forming a right angle with the last described line and a right angle with the easterly building line of Pine Street, a distance of 100.00 feet to the place of BEGINNING.

CONTAINING in area 2,067 square feet of land.

BEING Pin No. 4490-11-56-3978

BEING THE SAME PREMISES WHICH Fiorino Grande by Deed dated June 28, 1985 and recorded in Berks County, in Deed Book 1878, Page 168, conveyed unto William I. Marderness and Doris E. Marderness, his wife, in fee.

To be sold as the property of Andrew D. Geisinger, Joanna F. Geisinger, and Kathleen J. Wisser

03/31/2016

Vol. 108, Issue 27

No. 15-20019

Judgment Amount: \$44,334.32

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground upon which is erected a three-story brick dwelling house No. 1757 Cotton Street, situate on the North side of Cotton Street, between Seventeenth and Eighteenth Streets, in the City of Reading County of Berks, Commonwealth of Pennsylvania being more fully bounded and described as follows to wit:

ON the North by Muhlenberg Street,

ON the East by property now or late of Frank L Clark and wife,

ON the South by said Cotton Street, and

ON the West by property now or late of Benjamin Franklin Lewis.

CONTAINING in front on said Cotton Street in width or breadth 12 feet more or less and depth of equal width along the western side of said property 108 feet, more or less, and in depth of equal width along the eastern side of said property 105 feet, more or less.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1757 Cotton Street, Reading, PA 19606

TAX PARCEL #16531632478769

ACCOUNT: 16336675

SEE Deed Book 5369, Page 582

Sold as the property of: Nancie Chang

No. 15-20025

Judgment Amount: \$139,427.75

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

PURPART NO. 1

ALL THAT CERTAIN messuage, house and lot of ground, situate in Greenwich Township, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the public road leading from Kutztown to Hamburg and extending thence along lands of late Daniel Christ, deceased, South seventy and one-half degrees East, twelve and three-tenths perches to a chestnut tree; thence South four and one-half degrees East, eight and three-quarter perches to a corner; thence along lands now or late of Daniel Dietrich South sixteen degrees West, eight perches; thence North eighty-one and one-half degrees West, eighteen and one-half perches to a point in said public road; thence along the same North thirty-four degrees East, nine and three-quarter perches to school property; thence along the same South seventy-nine and one-half degrees East, four perches; thence North fifteen degrees East, four and six-tenths perches; thence North sixty-seven and one-half degrees West, two and one-quarter perches to said public road; and thence along the same North thirty-four degrees East, five and one-half perches to the place of

BEGINNING.

CONTAINING one acre and one hundred and twelve perches, more or less.

PURPART NO. 2

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

BEGINNING at a stone: corner of the above described tract in the aforesaid public road, and extending thence in said public road North thirty-four and one-half degrees East, eleven and seven-tenths perches to a stone in public road; thence along lands now or late of Daniel Dietrich South twenty-seven and one-half degrees East, twenty-three and two-tenths perches to a stone; thence South fifty-five degrees West, four and one-tenth perches to a post; thence North seventeen and one-half degrees West, nine perches to a chestnut tree; and thence along the above described tract North sixty-nine degrees West; twelve and one-half perches to the place of BEGINNING.

CONTAINING one hundred and sixteen perches, more or less.

PURPART NO. 3

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

BEGINNING at a stake; thence along a state road leading from New Stinesville to Kutztown South thirty-seven degrees and forty-eight minutes West two perches to a corner; thence by land now or late of David Reimert, North fifty-two degrees and twelve minutes West two perches to a corner, by the same North thirty-seven degrees and forty-eight minutes East two perches to a corner and by the same South fifty-two degrees and twelve minutes East two perches to the place of BEGINNING.

CONTAINING four square perches, strict measure, more or less.

TITLE TO SAID PREMISES IS VESTED IN Jason Hoffman, by Deed from Keystone Berks, LLC, a Pennsylvania Limited Liability Company, dated 01/11/2013, recorded 01/18/2013 in Instrument Number 2013002096.

BEING KNOWN AS 557 Gun Club Road, Kutztown, PA 19530-9494.

Residential property

TAX PARCEL NO. 45-5444-00-17-6337

TAX PARCEL NO. 5444-00-17-6337

TAX ACCOUNT: 45036700

INSTRUMENT NO.: 2013002096

To be sold as the property of Jason Hoffman.

No. 15-20139

Judgment: \$258,941.12

Attorney: Edward J. McKee, Esquire

ALL THAT CERTAIN tract or piece of land situate on the West side of Hay Creek Road, State Route 82, and being Lot #11 of the White Bear Station Subdivision in the Township of

03/31/2016

Robeson, County of Berks and Commonwealth of Pennsylvania being more fully bounded and described in accordance with a survey by Kent Surveyors and Engineers, designated 51-109-99, as follows, to wit:

BEGINNING at an iron pin western ultimate right of way line of Hay Creek Road (60 feet wide), a corner of Lot #9; thence leaving said right of way along Lot #9, South 67 degrees 12 minutes 06 seconds West, 450.00 feet to an iron pin in line of Lot #10; thence along Lot #10 the five following courses and distances (1) North 22 degrees 47 minutes 54 seconds West, 146.59 feet to an iron pin; (2) North 73 degrees 41 minutes 41 seconds East, 178.49 feet to an iron pin; (3) North 57 degrees 35 minutes 06 seconds East, 96.74 feet to an iron pin, (4) North 37 degrees 06 minutes 04 seconds East, 44 14 feet to an iron pin; (5) North 67 degrees 12 minutes 06 seconds East, 139.08 feet to an iron pin the western ultimate right of way line of Hay Creek Road; thence along said right of way South 22 degrees 47 minutes 54 seconds East, 164.70 feet to an iron pin, the place of BEGINNING.

CONTAINING 1.510 acres.

BEING the same premises which Forrest P. Cramp, widower, by Deed dated August 9, 2001 and recorded November 29, 2001 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 3436 Page 860, granted and conveyed unto Burton C. Anderson and Jacqueline L. Anderson, husband and wife.

TAX PARCEL: 73532200998752

ACCOUNT: 73000499

BEING KNOWN AS 2660 Hay Creek Road, Birdsboro, PA 19508

To be sold as the property of Burton C. Anderson and Jacqueline L. Anderson

No. 15-20200

Judgment Amount: \$104,105.00

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN tract of land with a house erected thereon situate in Union Township, Berks County and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a rail monument the western right of way of R.R.; thence along the same, South 55 degrees 30 minutes West, 27 feet to a corner in the center line of a private driveway; thence along the same, North 23 degrees 30 minutes West, 54 feet to a corner in the center line of said driveway; thence North 49 degrees East 78 feet to a corner; thence North 28 degrees East, 276 feet to a corner; thence North 41 degrees East, 155 feet to a corner and North 49 degrees 30 minutes East, 228 feet to a corner in a line of lands of L. Paul Bernard and May H. Bernard, his wife; thence along the same South 84 degrees 38-1/2 minutes East 87 feet and 5 inches to a rail monument in a line of lands of the John T. Dyer Quarry Company R.R.; thence along the same, South 50 degrees 8 1/2

Vol. 108, Issue 27

minutes West, 279 feet 7-3/4 inches to a corner; thence along a curve to the left with a radius of 503 feet 3 5/8 inches and a distance of 156 feet 4 3/4 inches to a rail monument thence 32 degrees 18-1/2 minutes West, 107 feet 8 inches to a rail monument; thence North 67 degrees 41-1/2 minutes West; 5 feet to another rail monument; thence South 32 degrees 18 1/2 minutes West, 100 feet to another rail monument; thence South 67 degrees 41-1/2 minutes East, 5 feet to another rail monument; thence South 32 degrees 18-1/2 minutes West, 141 feet 6 inches to the place of beginning.

CONTAINING one (1) acre and 11.83016 perches.

TITLE TO SAID PREMISES IS VEST IN Karl S. Gross, III, by Deed from Federal National Mortgage Association, a corporation organized under an act of congress and existing pursuant to the Federal National Mortgage Association Charter Act, dated 04/09/2002, recorded 05/10/2002, Book 3532, Page 603.

BEING KNOWN AS 252 Shed Road, Douglassville, PA 19518-9739.

Residential property

TAX PARCEL NO: 88535301078480

TAX ACCOUNT: 88006310

SEE Deed Book 3532 Page 603

To be sold as the property of Karl S. Gross, III, Jean Gross.

No. 15-20217

Judgment Amount: \$198,626.12

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot of ground together with the improvements erected thereon, being No. 4347 12th Avenue in Muhlenberg Township, Berks County, Pennsylvania, shown as Lot No. 75 on the plan of "South Temple Heights, Phase II" recorded in Plan Book 173, Page 21, being more fully bounded and described as follows:

BEGINNING at a point on the East side of 12th Avenue (53-feet wide), said point being a corner of Lot No. 76 on said plan; thence along Lot No. 76, South 82 degrees 51 minutes 22 seconds East, 125.00 feet to a point; thence along residue lands of Donald D. and Barbara A. Quinter, South 07 degrees 08 minutes 38 seconds West, 35.00 feet to a point; thence along Lot No. 74, North 82 degrees 51 minutes 22 seconds West, 125.00 feet to a point; thence along the East side of 12th Avenue, North 07 degrees 08 minutes 38 seconds East, 35.00 feet to the place of beginning.

CONTAINING 4,375.00 square feet of land.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 4347 12th Avenue, Temple, PA 19560

TAX PARCEL #66531913045655

ACCOUNT: 66215320

SEE Deed Book Instrument Number: 2009013571

03/31/2016

PAGE Instrument Number: 2009013571

Sold as the property of: Stacy Ortiz and Ely R. Ortiz

No. 15-20220

Judgment Amount: \$49,488.14

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick and mansard roof dwelling house, and the lot or piece of ground, situate on the North side of Muhlenberg Street, No. 945 in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by a nine foot alley;

ON the South by said Muhlenberg Street;

ON the East by property now or late of Annie R Blatt; and

ON the West by property now or late of Richard Wentzel.

CONTAINING in front fourteen feet (14 feet) two inches (2 inches) more or less and in depth eighty feet (80 feet) more or less to said nine feet wide alley.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 945 Muhlenberg Street, Reading, PA 19602

TAX PARCEL #02531629083284

ACCOUNT: 02520725

SEE Deed Book 5066, Page 440

Sold as the property of: Anthony A. Cowsette and Audra C. Cowsette

No. 15-20347

Judgment Amount: \$136,868.31

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or piece of land, hereditaments and appurtenances, situate on the Northeast side of Legislative Route LR 147, State Traffic Route 724, in the Township of Union, County of Berks and Commonwealth of Pennsylvania, being Lot #1 on the D O S Subdivision, being more fully bounded and described in accordance with a survey by Andrew F. Kent, Professional Land Surveyor, designated 66-26-85, as follows, to wit:

BEGINNING at an iron pin in the Northeastern right of way line of Legislative Route LR 147 (60 feet wide), a corner of lands of Brian R. Hunsinger and Beverly D. Hunsinger, his wife, thence along lands of the same, North 32 degrees 18 minutes 21 seconds East, 144.37 feet to an iron pin, thence along lands of the subdivision of Arlington Place, North 31 degrees 11 minutes 22 seconds East, 17.02 feet to an iron pin in line of lands of Penn Central Corporation, thence along lands of the same, South 45 degrees 58 minutes 57 seconds East, 113.07 feet to an iron pin, a corner of Lot #2, thence along Lot #2, South 36 degrees 28 minutes 47 seconds West 146.30 feet to an iron pin in the Northeastern right of way

Vol. 108, Issue 27

line of LR 147, thence along said right of way, North 53 degrees 31 minutes 13 seconds West, 100.00 feet to an iron pin, the place of beginning.

SUBJECT to a drainage easement as shown on the afore described plan.

TITLE TO SAID PREMISES IS VESTED IN Matthew J. Peterson, by Deed from Cary W. Hendricks and Colleen M. Brown, n/b/m, Colleen M. Hendricks, dated 10/07/2008, recorded 10/15/2008 in Book 5429, Page 934.

BEING KNOWN AS 1209 East Main Street, Douglassville, PA 19518-9111.

Residential property

TAX PARCEL NO. 88-5344-16-83-0528

TAX ACCOUNT 88022800

SEE Deed Book 5429 Page 934

To be sold as the property of Matthew J. Peterson.

No. 15-21264

Judgment: \$60,696.34

Attorney: Andrew J. Marley, Esquire

ALL THAT CERTAIN lot or piece of ground with the two and one-half story brick dwelling, one story concrete block garage and other improvements erected thereon, situate on the Northern side of Elm Street between North Fifth and North Sixth Streets, being No. 537 Elm Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Northern building line of Elm Street (sixty feet wide) as shown on the topographical survey of the City of Reading, said point being seventy-one and twenty-five one-hundredths feet (71.25') West of the intersection of the said Northern building line of Elm Street with the Western building line of North Sixth Street (sixty feet wide) and being in the middle of a brick party wall erected between the herein described premises and other property of the Estate of George F. Eisenbrown, deceased, and Berks County Trust Company, Succeeding Trustee, at No. 539 Elm Street, thence in a Westerly direction following the said Northern building line of Elm Street a distance of nineteen and sixty-six one-hundredths feet (19.66') to a point a corner of other property of the said John W. Berk and Alma H. Berk, his wife; thence in a Northerly direction along said other property of John W. Berk and Alma H. Berk, his wife, partly passing through a joint alleyway and through and along the concrete block wall of the garage erected on the herein described premises and making an interior angle of ninety degrees one and one-half minutes (90° 01'-1/2') with the said Northern building line of Elm Street a distance of one hundred forty-two feet (142.00') to a point in the Southern line of a fifteen (15) feet wide alley, said point being twenty-one one-hundredths of a foot (021') West of the Western face of the Northern end of the said concrete block wall; thence in an Easterly direction following the

03/31/2016

Southern line of the said fifteen (15) feet wide alley and making an interior angle of eighty-nine degrees fifty-eight and one-half minutes (89° 58-1/2') with the last described line a distance of nineteen and ninety-six one-hundredths feet (19.96') to a point a corner of other property of the Estate of George F. Eisenbrown, deceased, and Berks County Trust Company, Succeeding Trustee, at No. 539 Elm Street, said point being thirty-one one-hundredths of a foot (0.31') West of the Western face of the Northern end of a brick wall erected on said other property of the Estate of George F. Eisenbrown, deceased, and Berks County Trust Company, Succeeding Trustee, and being seventy-one and twenty-five one-hundredths feet (71.25') West of the intersection of the Southern line of the said fifteen (15) feet wide alley with the aforementioned Western building line of North Sixth Street; thence in a Southerly direction along said other property of the Estate of George F. Eisenbrown, deceased, and Berks County Trust Company, Succeeding Trustee, at No. 539 Elm Street, partly passing along and through the said brick wall erected on said other property of the Estate of George F. Eisenbrown, deceased, and Berks County Trust Company, Succeeding Trustee, partly passing through and near the center of the aforementioned brick wall erected between the herein premises and the said other property of the Estate of George F. Eisenbrown, deceased, and Berks County Trust Company, Succeeding Trustee at No. 539 Elm Street and making an interior angle of eighty-nine degrees fifty-four and one-quarter minutes (89° 54-1/4') with the last described line and an interior angle of ninety degrees five and three-quarter minutes (90° 05-3/4") with the aforementioned Northern building line of Elm Street, a distance of one hundred forty-two feet (142.00') to the place of beginning.

CONTAINING 0.06 acres.

BEING the same premises which Jeffrey Musser, by Deed dated November 29, 2005 and recorded March 3, 2006 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 04808 Page 1887, granted and conveyed unto Esther Francisco and Gilbert Francisco, husband and wife.

TAX PARCEL: 07530775822083

ACCOUNT: 07363200

BEING KNOWN AS: 537 Elm Street, Reading, PA 19601

To be sold as the property of: Esther Francisco and Gilbert Francisco

No. 15-22030

Judgment: \$192,104.58

Attorney: Marc A. Hess, Esquire

ALL THAT CERTAIN parcel or tract of land situated on the Eastern side of Chipmunk Drive, known as Lot No. 1, in the development of Park Road Commercial Center, as shown on a plan prepared by C. L. Frantz & Associates, Inc., being Drawing No. 6-35-12-D-2 and Drawing

Vol. 108, Issue 27

No. C-35-12-D-3, and recorded in P.B.V. 176, Page 36, Berks County Records, said tract being situated in the Township of Maidencreek, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows:

BEGINNING at a steel pin on the Eastern right-of-way line of Chipmunk Drive, said point being a common corner of Limestone Acres Subdivision and the herein described tract; thence leaving said right-of-way line and along the common property line of Limestone Acres Subdivision and the herein described tract, North 85 degrees 54 minutes 04 seconds East, a distance of 337.00 feet to a steel pin; thence along the common property line of a portion of Lot No. 6 of Park Road Commercial Center Subdivision and the herein described tract, South 04 degrees 05 minutes 58 seconds East, a distance of 213.00 feet to a steel pin; thence along the common property line of Lot No. 5 and the herein described tract, South 85 degrees 54 minutes 04 seconds West, a distance of 337.00 feet to a steel pin on the Eastern right-of-way line of Chipmunk Drive; thence in and along said right-of-way line, North 04 degrees 05 minutes 56 seconds West, a distance of 213.00 feet to the point and place of BEGINNING.

CONTAINING 1.648 acres.

BEING THE SAME PREMISES which Larry L. Feger Builders, Inc., a Pennsylvania Corporation, by Deed dated October 2, 1998 and recorded October 5, 1998 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania in Deed Book 2987 at Page 962, granted and conveyed unto Your Children First, Inc., a Pennsylvania Corporation.

THEREON ERECTED A DWELLING KNOWN AS: 4 Chipmunk Drive, Fleetwood, Pennsylvania 19522.

TAX PARCEL: 61542119704779

SEE Deed Book 2987 at Page 962

To be sold as the property of Your Children First, Inc.

No. 15-2590

Judgment Amount: \$131,601.36

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN frame bungalow with the lot or piece of ground upon which the same is created, situate on the southwesterly side of Woodland Avenue, in Reading Gardens, Township of Exeter, Berks County, Pennsylvania, bounded northeastwardly by Woodland Avenue, southeastwardly by Sterling Avenue (50 feet wide) southwestwardly by property shown on the plan of "Woodside" and northwestwardly by the residue of Lot 378 in "Reading Gardens".

CONTAINING in front, along said Woodland Avenue, 24 feet 4 inches, and in depth of equal width, 8.28 feet, more or less, said premises composed of parts or portions of Lot Nos. 377 and 378 on the map or plan of "Reading Gardens"

03/31/2016

duly recorded in Plan Book 4, Page 8, Berks County Records.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 228 Woodland Avenue, Reading, PA 19606

TAX PARCEL #43532714431831

ACCOUNT: 43034039

SEE Deed Book 4957, Page 1721

Sold as the property of: Randy L. Hohl and Mary L. Klonis

No. 15-324

Judgment Amount: \$115,879.67

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and garage and the lot or piece of ground upon which the same is erected, situate on the West side of Rosedale Avenue, being House No. 3320, in the Borough of Laureldale, County of Berks and State of Pennsylvania, being further known as lots numbered 571, 572, 573 on the West side of Rosedale Avenue, as shown by map or plan of Rosedale surveyed by William H. Dechant, C.E., being dated August, 1902, said plan being recorded in the Recorder's Office of Berks County in Plan Book 2, Page 13; said piece of ground being bounded and described as follows, to wit:

ON the North by Lot No. 574;

ON the East by said Rosedale Avenue;

ON the South by Lot No. 570; and

ON the West by Lot No. 576.

CONTAINING in width or breadth North and South along Rosedale Avenue sixty feet (60 feet), more or less, and in depth one hundred twenty-five feet (125 feet), more or less.

TITLE TO SAID PREMISES IS VESTED IN Marilyn Cruz, by Deed from Sidney G. Dreese, dated 05/05/2009, recorded 05/15/2009 in Instrument Number 2009021905.

BEING KNOWN AS 3320 Rosedale Avenue, Reading, PA 19605-2612.

Residential property

TAX PARCEL NO. 57-5318-05-19-3791

TAX ACCOUNT: 57147600

SEE Instrument #2009021905

To be sold as the property of Marilyn Cruz.

No. 15-5291

Judgment: \$89,150.82

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

TAX I.D. #21541800890421

PURPART NO. 1

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

BEGINNING at an iron pin on line of lands now or late of Lettie N. Oswald and formerly of George H. Deysher and Amanda L. Deysher, his wife, at a point thirty-eight and nine tenths (38.9)

Vol. 108, Issue 27

perches southwest of a corner in the land formerly of George H. Deysher and Amanda L. Deysher, his wife, thence by land formerly of George H. Deysher and Amanda L. Deysher, his wife, North seventy (70) degrees one (1) minute East, thirteen and five tenths (13.5) perches to an iron pin, South twenty (20) degrees one (1) minute East twenty-four and eight tenths (24.8) perches to an iron pin, South seventy (70) degrees West three and four tenths (3.4) perches to a hickory tree, thence along lands now or late of Lettie N. Oswald North forty-five (45) degrees West twenty-seven and nine tenths (27.9) perches to the place of BEGINNING.

CONTAINING one acre and fifty perches (1 acre 50 perches), more or less.

TOGETHER with the free and uninterrupted right, liberty and privilege to use of the water from a spring located approximately four hundred fifty (450) feet North of the above described Purpart No. 1, on lands now or late of George H. Deysher and Amanda L. Deysher, for all personal, family and household uses and all such other purposes where water may be needed on said lot, and to lay a pipe line from said spring to said lot to carry said water to said lot, together with the right of ingress, egress and regress to the Grantees, their heirs, and assigns, along said pipeline and to said spring for the purposes of doing any and all necessary work that may have to be done at said pipeline and said spring, all as more fully set forth in the hereinafter recited Deed.

PURPART NO. 2

ALL THAT CERTAIN tract of woodland situate in the Township of Albany, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin, thence along land now or late of Lettie Oswald, North forty-three (43) degrees thirty-seven (37) minutes West one hundred thirteen and two tenths (113.2) feet to an iron pin, thence along Purpart No. 1 North seventy (70) degrees East sixty-two (62) feet to an iron pin, thence along the same, North twenty-four and one-half (24-1/2) degrees West four hundred nine and one tenth (409.1) feet to an iron pin, thence along lands now or late of George H. and Amanda L. Deysher, North seventy (70) degrees one (1) minute East one hundred thirty-four and six tenths (134.6) feet to an iron pin, thence along the same South twenty-two (22) degrees East four hundred seventy-four and five tenths (474.5) feet to an iron pin, thence along lands now or late of Clifford Pauley South fifty-five (55) degrees fifty-five (55) minutes West one hundred forty-five and three tenths (145.3) feet to the place of BEGINNING.

CONTAINING 1.19 acres.

EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN lot or tract of ground situate in the Township of Albany, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin at the property

03/31/2016

of Clifford Pauley, thence along the property of Clifford Pauley, North 55 degrees 55 minutes East 147 feet to an iron pin and the land of Oswell Reinhart, party hereto, thence along the land of Oswell Reinhart, North 67 degrees 45 minutes West 247 feet to an iron pipe, thence along the lands of the same South 46 degrees 15 minutes West 51 feet to the land of George Deysher, thence along the land of Clifford Folke, South 45 degrees East 202 feet to the place of BEGINNING.

CONTAINING 22,899 square feet, strict measure.

ALSO EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN triangular lot or piece of ground situate in the Township of Albany, County of Berks and State of Pennsylvania, more fully bounded and described according to a survey dated June 4, 1963 prepared by Glenn D. Packard, Registered Surveyor, as follows, to wit:

BEGINNING at an iron monument on land now or late of George Deisher and other land of Ralph C. Reinhart etux, thence along said land now or late of George Deisher North nineteen degrees five minutes West (N. 19° 5' W.) a distance of 170.8 feet to an iron pin in line of other land of Oswell T. Reinhart etux; thence along said other land of Oswell T. Reinhart etux, South fifty-seven degrees ten minutes West (S. 57° 10' W.) a distance of 157 feet to an iron pin in line of other land of Ralph C. Reinhart etux; thence along said other land of Ralph C. Reinhart etux, South sixty-seven degrees forty-five minutes East (S. 67° 45' E.), a distance of 202 feet to an iron monument, the place of BEGINNING.

CONTAINING an area of 12,726 square feet of land.

ALSO EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN tract of land situate in the Township of Albany, the County of Berks and the State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in a large tree stump, said iron pin being the northwest corner of the lands of Ralph C. Reinhart as described in Deed Book Volume 1171, Page 238, thence extending along other lands of Ralph C. Reinhart North forty-one (41) degrees thirty-nine (39) minutes thirty-three (33) seconds West two hundred ten and seventeen hundredths (210.17) feet to an iron pin, thence extending along the lands of Clarence J. Reinhart the grantor herein South fifty-nine (59) degrees two (2) minutes twenty-eight (28) seconds East two hundred seventeen and seventy-four hundredths (217.74) feet to an iron pin, thence extending partly along the lands of Clarence J. Reinhart and partly along the lands of Ralph C. Reinhart South forty-six (46) degrees fifteen (15) minutes zero (0) seconds West passing through an iron pin at thirteen and ninety-one hundredths (13.91) feet a total of sixty-five and nine hundredths (65.09) feet to the place of BEGINNING.

Vol. 108, Issue 27

CONTAINING six thousand eight hundred thirty-five (6,835) square feet.

BEING KNOWN AS: 41 Riegel Lane, Kempton, Pennsylvania 19529.

TITLE TO SAID PREMISES is vested in Julie Kehres and David Kehres, husband and wife, by Deed from Anna M. Bartholomew Schlenker dated March 13, 2003 and recorded May 27, 2003 in Deed Book 3770, Page 413 Instrument Number 2003038279.

To be sold as the property of Julie Kehres and David Kehres

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, May 6, 2016 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given. All claims to funds realized from the real estate sold by the Sheriff shall be filed by the respective Claimants with the Sheriff within five (5) days after the time of said Sheriff's Sale.

ACTION IN DIVORCE

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY, PENNSYLVANIA
CIVIL ACTION-LAW
DIVORCE NO. 15-00475
ASSIGNED: TIMOTHY J. ROWLEY, J.
JENNIFER COUTZ, Plaintiff

vs.

HARRY COUTZ, Defendant

**NOTICE OF INTENTION TO
REQUEST ENTRY OF §3301(d)
DIVORCE DECREE**

TO: HARRY COUTZ

You have been sued in an action for divorce. You have failed to answer the Complaint or file a Counter-Affidavit to the Section 3301(d) Affidavit. Therefore, on or after April 20, 2016, the other party can request the Court to enter a final decree in divorce.

If you do not file with the Prothonotary of the Court an answer with your signature notarized or verified or a Counter-Affidavit by the above date, the Court can enter a final decree in divorce. A Counter-Affidavit which you may file with the Prothonotary of the Court is attached to this Notice.

Unless you have already filed with the Court a written claim for economic relief, you must do so by above date or the Court may grant the divorce and you will lose forever the right to ask for economic relief. The filing of the form Counter-Affidavit alone does not protect your economic claims.

YOU SHOULD TAKE THIS PAPER TO

03/31/2016

YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. 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 AGENICES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service of the
Berks County Bar Association
544 Court Street
Reading, PA 19601
(610) 375-4591

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 **aim Drafting & Design, Inc.**

The Articles of Incorporation have been filed on March 11, 2016.

The purpose for which it was organized are: Professional drafting and related design services.

Stephen G. Welz, Esq.

LAW OFFICES OF STEPHEN G. WELZ, P.C.

Suite 290, 999 Berkshire Boulevard
Wyomissing, PA 19610

NOTICE HEREBY GIVEN, that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions for the Business Corporation Law of the Commonwealth of Pennsylvania, Act of December 21, 1988 (P.L. 1444, No. 177), by the following corporation:

The name of the proposed corporation is **Schuster Landscaping**

The Articles of Incorporation have been filed on February 25, 2016

Michael Ira Stump, Esquire

Suite 100, 207 East Main Street
Macungie, PA 18062

ARTICLES OF INCORPORATION NONPROFIT

Notice is hereby given that Articles of Incorporation have been filed with the Department

Vol. 108, Issue 27

of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on March 7, 2016, 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: **NAMI Berks County, PA.**

The purposes for which it was organized are: Exclusively for charitable purposes.

Fox Rothschild LLP, Solicitors,

747 Constitution Dr., Ste. 100

P.O. Box 673

Exton, PA 19341-0673

AUDIT LIST

Second and Final Publication

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

Notice of Audit of Fiduciaries Accounts

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

NOTICE is hereby given that the fiduciaries of the following estates have filed respectively, their accounts and statements of the proposed distribution in the Office of the Register of Wills or Clerk of the Orphans' Court as the case may be, in and for the County of Berks, Commonwealth of Pennsylvania and that these accounts will be presented to the Orphans' Court of said County at the Court House in Reading, Pennsylvania on Wednesday, April 6, 2016 at 9:30 A.M. for audit, confirmation and distribution. At that time and place parties interested and claimants against the respective estates will be heard.

17. BAGENSTOSE, EARLAS. - Terri Smith, Admx. C.T.A., Richard L. Geschwindt, Esq.

18. CHAMBERS, NANCY A. - John J. Dugan and Kim A. Clouser, Exrs., Robert R. Kreitz, Esq.

19. WARDEN, DAVID E. - Douglas R. Warden, Admr., Betsy H. Sprow, Esq.

20. YODER, DOLORES M. - Kathleen B. Riegel, Extx., Richard L. Geschwindt, Esq.

Last day for filing Accounts for May 2016 is March 29, 2016.

Larry Medaglia

Register of Wills and

Clerk of the Orphans' Court

Berks County, Pennsylvania

CERTIFICATE OF ORGANIZATION

Notice is hereby given that a Certificate of Organization was filed on January 5, 2016 with the Pennsylvania Department of State for **Flagship Music Productions, LLC**, in

03/31/2016

Vol. 108, Issue 27

accordance with the provisions of the Limited Liability Act of 1994.

The purposes for which it was organized are:
Entertainment Production Services.

Paul H. Herbein, Esq.

2601 Centre Avenue
Reading, PA 19605

CHANGE OF NAME

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 16-2825

NOTICE IS HEREBY GIVEN that the Petition of DELIA L. MOLINA was filed in the above named Court, praying for a Decree to change her name to RITA SA'DE GASHUAN.

The Court has fixed May 5th, 2016, 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.

Osmer S. Deming, Esq.

DEMING LAW OFFICE

38 North 6th Street
Reading, PA 19601

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 16-02736

NOTICE IS HEREBY GIVEN that on March 4, 2016, the Petition of Karen Ruth Rausch was filed in the above named Court, praying for a Decree to change her name to KAREN RUTH RAUSCH HARTMAN.

The Court has fixed April 29, 2016, 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.

Alexa S. Antanavage, Esq.

ANTANAVAGE FARBIARZ, PLLC

64 N. 4th Street
Hamburg, PA 19526

CIVIL ACTION

In The Court of
Common Pleas of
Berks County, Pennsylvania
Civil Action-Law
No. 16-01875

Notice of Action in Mortgage Foreclosure

Cendant Mortgage Corporation n/k/a PHH
Mortgage Corporation, Plaintiff
vs.

Unknown Heirs, Successors, Assigns and All
Persons, Firms or Associations claiming right,
Title or Interest From or Under Pedro Pagan,
Deceased, Defendant(s)

To the Defendant(s), Unknown Heirs,
Successors, Assigns and All Persons, Firms or
Associations claiming right, Title or Interest From
or Under Pedro Pagan, Deceased:

TAKE NOTICE THAT THE Plaintiff, Cendant
Mortgage Corporation n/k/a PHH Mortgage
Corporation, has filed an action in Mortgage
Foreclosure, as captioned above.

NOTICE

IF YOU WISH TO DEFEND, YOU MUST
ENTER A WRITTEN APPEARANCE
PERSONALLY OR BY ATTORNEY AND
FILE YOUR DEFENSES OR OBJECTIONS
WITH THE COURT. YOU ARE WARNED
THAT IF YOU FAIL TO DO SO THE CASE
MAY PROCEED WITHOUT YOU AND A
JUDGMENT MAY BE ENTERED AGAINST
YOU WITHOUT FURTHER NOTICE FOR THE
RELIEF REQUESTED BY THE PLAINTIFF.
YOU MAY LOSE MONEY OR PROPERTY OR
OTHER RIGHTS IMPORTANT TO YOU. YOU
SHOULD TAKE THIS NOTICE TO YOUR
LAWYER AT ONCE. IF YOU DO NOT HAVE
A LAWYER GO TO OR TELEPHONE THE
OFFICE SET FORTH BELOW. THIS OFFICE
CAN PROVIDE YOU WITH INFORMATION
ABOUT HIRING A LAWYER. IF YOU
CANNOT AFFORD TO HIRE A LAWYER,
THIS OFFICE MAY BE ABLE TO PROVIDE
YOU WITH INFORMATION ABOUT
AGENCIES THAT MAY OFFER LEGAL
SERVICES TO ELIGIBLE PERSONS AT A
REDUCED FEE OR NO FEE.

Berks County Bar Assn.

544 Court St.

P.O. Box 1058

Reading, PA 19603

Christopher A. DeNardo, Kristen D. Little,

Kevin S. Frankel, Regina Holloway,

Sarah K. McCaffery, Leslie J. Rase,

Alison H. Tulio & Katherine M. Wolf

Attys. for Plaintiff

Shapiro & DeNardo, LLC

3600 Horizon Dr., Ste. 150

King of Prussia, PA 19406

610-278-6800

03/31/2016

Vol. 108, Issue 27

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**BOLTZ, MILDRED, dec'd.**

Late of Phoebe Berks,
One Reading Drive, Apt. 255,
Wernersville.

Executor: WILLIAM B. BOLTZ,
3435 Jacksonwald Avenue,
Reading, PA 19606.

ATTORNEY: JACK G. MANCUSO, ESQ.,
BRUMBACH, MANCUSO & FEGLEY,
P.C.,
50 North Fifth Street,
P.O. Box 8321,
Reading, PA 19603-8321

BRYAN, ROBERT L., dec'd.

Late of 1112 Independence Drive,
Spring Township.
Executor: JEFFREY R. BRYAN,
241 Atlantic Ave.,
Sinking Spring, PA 19608.

DURAN, CAROLINE J., dec'd.

Late of 101 Inspiration Boulevard, Apt. 117
Cumru Township.

Executrix: ELIZABETH CHILD,
48 Pauline Avenue,
West Haven, CT 06516.

ATTORNEY: JONATHAN B. BATDORF,
ESQ.,
317 East Lancaster Avenue,
Shillington, PA 19607

EHNOT, JOYCE ELAINE also known as**EHNOT, JOYCE E., dec'd.**

Late of Robeson Township.
Executor: MARK E. EHNOT,
c/o David A. Miller, Esquire,
1800 East High Street, Suite 150,
Pottstown, PA 19464.

ATTORNEY: DAVID A. MILLER, ESQ.,
Dolan Law Group, LLC,
Suite 150, 1800 East High Street,
Pottstown, PA 19464

GASSERT, LEE F., dec'd.

Late of 204 Playground Drive,
Borough of West Reading.

Executrix: BEVERLY S. OLSON,
495 Old Oley Road,
Fleetwood, PA 19522.

ATTORNEY: JOHN S. HIBSCHMAN,
ESQ.,

BARLEY SNYDER, LLP,
50 North Fifth Street,
Second Floor,
P.O. Box 942,
Reading, PA 19603-0942

GORNEY, ALBERT E. also known as**GORNEY, PETE E., dec'd.**

Late of 195 Irish Run Road,
Mohrsville, Centre Township.
Executor: RONALD R. GENOVA,
29 Sycamore Drive,
Reading, PA 19606.

ATTORNEY: RAYMOND
BUTTERWORTH, ESQ.,
LAW OFFICES OF RAYMOND
BUTTERWORTH.
1105 Berkshire Blvd.,
Suite 312,
Wyomissing, PA 19610

HILBERT, FLORENCE M., dec'd.

Late of Hereford Township.
Executors: RONALD G HILBERT and
LANETTE A. KEMMERER,
c/o E. KENNETH NYCE LAW OFFICE,
LLC
105 East Philadelphia Avenue,
Boyertown, PA 19512.
ATTORNEY: NICOLE MANLEY, ESQ.,
E. KENNETH NYCE LAW OFFICE, LLC,
105 E. Philadelphia Avenue,
Boyertown, PA 19512

HILL, ANNA V., dec'd.

Late of Lower Alsace Township.
Executor: MARTIN D. HILL,
2322 Fairview Avenue,
Reading, PA 19606.

ATTORNEY: TIMOTHY B. BITLER,
ESQ.,
3115 Main Street,
Birdsboro, PA 19508-8319

HILL, J. RICHARD, dec'd.

Late of 309 Forest Hill Circle, Reading.
Administrator: SCOTT R. HILL,
309 Forest Hill Circle,
Reading, PA 19606.

ATTORNEY: SEAN D. CURRAN, ESQ.,
CURRAN ESTATE LAW,
222 N. Kenhorst Boulevard,
Reading, PA 19607

KASE, JANE L., dec'd.

Late of Borough of Wyomissing.
Executors: RAYMOND T. KASE, JR.,
110 Plymouth Court,
Wyomissing, PA 19610 and
STEPHEN A. KASE,
22 Dorchester Drive,
Wyomissing, PA 19610.

ATTORNEY: VICTORIA A. GALLEN
SCHUTT, ESQ.,
Suite 201, 5 Hearthstone Court,
Reading, PA 19606

KETCH, GUY R., JR., dec'd.

Late of 424 S. Fourth Street,
Hamburg.

03/31/2016

Vol. 108, Issue 27

Executrix: PATRICIA KETCH,
424 S. Fourth Street,
Hamburg, PA 19526.
ATTORNEY: ALEXA S. ANTANAVAGE,
ESQ.,
ANTANAVAGE FARBIARZ, PLLC,
64 North Fourth Street,
Hamburg, PA 19526

MILLER, LINDA I. also known as

**MILLER, LINDA and
MILLER, LINDA IRENE, dec'd.**

Late of 307 1/2 North 11th Street,
Reading.
Executrix: DORIS C. MILLER,
307 1/2 North 11th Street,
Reading, PA 19604.
ATTORNEY: SCOTT C. PAINTER, ESQ.,
906 Penn Avenue,
P.O. Box 6269,
Wyomissing, PA 19610

NINHO, BARBARA ANN, dec'd.

Late of Boyertown Township.
Executrix: MARI L. DEBON,
c/o Miguel M. Debon, Esquire,
3833 Lake Edge Drive,
Suwanee, GA 30024.
ATTORNEY: MIGUEL M. DEBON, ESQ.,
3833 Lake Edge Drive,
Suwanee, GA 30024

NORHEIM, JOYCE, dec'd.

Late of Amity Township.
Executor: ODDVAR NORHEIM,
c/o Vance E. Antonacci, Esq.,
McNees Wallace & Nurick LLC,
570 Lausch Lane, Suite 200,
Lancaster, PA 17601.
ATTORNEY: VANCE E. ANTONACCI,
ESQ.,
McNees Wallace & Nurick LLC,
Suite 200, 570 Lausch Lane,
Lancaster, PA 17601

PATTON, CHERRYLE D., dec'd.

Late of 2122 Fernwood Street,
Reading.
Executrix: DEBRA A. NOWOTARSKI,
830 Woodchuck Lane,
Reading, PA 19606.
ATTORNEY: MICHAEL KEITH
HOLLINGER, ESQ.,
P.O. Box 773,
Reading, PA 19603-0773

PHILLIPS, BETTE A., dec'd.

Late of 355 Lindbergh Avenue, Blandon,
Maidencreek Township.
Executrix: KAREN HOSHOUR,
c/o O'Keefe, Miller & Thielen, P.C.,
22 E. Main Street,
Fleetwood, PA 19522.
ATTORNEY: JACOB T. THIELEN, ESQ.,
O'KEEFE, MILLER & THIELEN, P.C.,
22 E. Main Street,
Fleetwood, PA 19522

**SCHWARTZ, JOHN J. also known as
SCHWARTZ, JOHN JOSEPH, dec'd.**

Late of Spring Township.
Executor: JERRY F. VIA,
2408 Jefferson Avenue,
West Lawn, PA 19609.
ATTORNEY: ERIC J. FABRIZIO, ESQ.,
BINGAMAN, HESS, COBLENTZ &
BELL, P.C.,
Treeview Corporate Center,
Suite 100, 2 Meridian Boulevard,
Wyomissing, PA 19610

SEAMAN, RUTH E., dec'd.

Late of 749 Franklin Street,
Hamburg.
Executors: JERYL D. SEAMAN,
42 Clover Alley,
Hamburg, PA 19526 and
RICHARD A. SEAMAN,
26 Scenic Drive,
Hamburg, PA 19526.
ATTORNEY: ALLEN R.
SHOLLENBERGER, ESQ.,
LEISAWITZ HELLER ABRAMOWITZ
PHILLIPS, P.C.,
2755 Century Boulevard,
Wyomissing, PA 19610-3346

SEIDEL, FRANCES H., dec'd.

Late of 1201 Museum Road, Reading.
Executor: GEORGE DITZLER,
130 Texter Mountain Road,
Wernersville, PA 19565.
ATTORNEY: WILLIAM R. BLUMER,
ESQ.,
LEISAWITZ HELLER ABRAMOWITZ
PHILLIPS, P.C.,
2755 Century Boulevard,
Wyomissing, PA 19610

SILBERMAN, THOMAS W., dec'd.

Late of 483 Walnuttown Road,
Ruscombmanor Township.
Administrator: DAVID SILBERMAN,
483 Walnuttown Road,
Fleetwood, PA 19522.
ATTORNEY: BRIAN R. OTT, ESQ.,
BARLEY SNYDER, LLP,
50 North Fifth Street,
Second Floor,
P.O. Box 942,
Reading, PA 19603-0942

SKIPPER, BERNITA M., dec'd.

Late of 450 Philadelphia Avenue, Apt.
316A,
Reading.
Executrices: BRITTANY L. NYE,
519 N. Temple Boulevard,
Temple, Pennsylvania 19560 and
BRIDGET M. SKIPPER,
814 Old Wyomissing Road,
Reading Pennsylvania 19611.
ATTORNEY: OSMER S. DEMING, ESQ.,
DEMING LAW OFFICE,
38 North 6th Street,
Reading, PA 19601

STETZLER, LORRAINE L., dec'd.

Late of 165 Rhoads Road, Kutztown.

03/31/2016

Vol. 108, Issue 27

Executrix: ELSIE L. STETZLER,
165 Rhoads Road,
Kutztown, PA 19530.
ATTORNEY: MICHAEL IRA STUMP,
ESQ.,
Suite 100,
207 East Main Street,
Macungie, PA 18062

STOUDT, LARRY S., dec'd.

Late of City of Reading.
Administratrix: SHARI L. STOUDT,
1190 Grange Road, Lot- I-6,
Allentown, PA 18106.
ATTORNEY: DAVID R. DAUTRICH,
ESQ.,
526 Court Street,
Reading, PA 19601

WAGNER, WILLIAM MUHLENBERG,**JR. also known as****WAGNER, WILLIAM M., JR., dec'd.**

Late of 77 Meadow Court, Skinking Spring,
Spring Township.
Executrix: REBECCA BATDORF STONE,
ESQUIRE,
301 East Lancaster Avenue,
Shillington, PA 19607.
ATTORNEY: MARK R. SPROW, ESQ.,
522 Washington Street,
Reading, PA 19603-1179

Second Publication**BOWERS, GRACE E., dec'd.**

Late of 1 South Home Avenue,
Borough of Topton.
Executor: DENNIS J. BOWERS,
c/o ANDREW S. GEORGE, ESQ.,
KOZLOFF STOUDT,
2640 Westview Drive,
Wyomissing, PA 19610

BURNS, WALTER R., SR., dec'd.

Late of 3106 North Wagner Circle,
Spring Township.
Executrix: CLAIRE JANE NERI,
c/o Barley Snyder LLP,
P.O. Box 942,
Reading, PA 19603-0942.
ATTORNEY: JOHN S. HIBSCHMAN,
ESQ. and
ALEXANDER S. PUSKAR, ESQ.,
BARLEY SNYDER, LLP,
50 N. 5th Street, 2nd Fl.,
P.O. Box 942,
Reading, PA 19603-0942

DAILY, SHIRLEE P., dec'd.

Late of 377 Henry Drive,
Blandon.
Executors: J. ROBERT DAILY and
CHRISTINA S. COOK.
ATTORNEY: SUSAN N. DENARO, ESQ.,
RABENOLD, KOESTEL, GOODMAN &
DENARO, P.C.,
501 Park Road North,
P.O. Box 6263,
Wyomissing, PA 19610

DUGAN, GEORGINE A., dec'd.

Late of 1603 Hancock Blvd.,
Cumru Township.
Executrix: STASEY A. DEWALT,
1603 Hancock Blvd.,
Reading, PA 19607.
ATTORNEY: SCOTT C. PAINTER, ESQ.,
906 Penn Avenue,
P.O. Box 6269,
Wyomissing, PA 19610

FINK, JANE L., dec'd.

Late of Douglass Township.
Executor: CHARLES M. FINK,
493 Indian Lane,
Boyertown, PA 19512.
ATTORNEY: MATTHEW H. DOLL, ESQ.,
BOYD & KARVER,
7 East Philadelphia Avenue,
Boyertown, PA 19512

HAFER, JUNE H., dec'd.

Late of 2125 Elizabeth Avenue,
Muhlenberg Township.
Administrator: GEORGE H. ZIEGLER,
c/o Walter M. Diener, Jr., Esq.,
Kozloff Stoudt,
2640 Westview Drive,
Wyomissing, PA 19610.
ATTORNEY: WALTER M. DIENER, JR.,
ESQ.,
KOZLOFF STOUDT,
2640 Westview Drive,
Wyomissing, PA 19610

HIESTER, RICHARD K., dec'd.

Late of 204 2nd St., Wernersville,
South Heidelberg Township.
Executors: BRIAN D. HIESTER,
303 Carriage Dr.,
Sinking Spring, PA 19608 and
TODD K. HIESTER,
508 Albert Dr.
Sinking Spring, PA 19608.
ATTORNEY: JOHN A. HOFFERT, JR.,
ESQ.,
536 Court Street,
Reading, PA 19601

JAMES, HIDLEGARDE O., dec'd.

Late of 105 Dries Road,
Reading.
Executors: LINDA A. POOLE and
TODD M. FRANK.
ATTORNEY: SUSAN N. DENARO, ESQ.,
RABENOLD, KOESTEL, GOODMAN &
DENARO, P.C.,
501 Park Road North, P.O. Box 6263,
Wyomissing, PA 19610

MARCH, HARVEY F. also known as**MARCH, H. FREDERICK and****MARCH, HARVEY FREDERICK, dec'd.**

Late of Douglassville.
Executrix: EMILY M. MARCH,
3 Heather Lane,
Douglassville, PA 19518.
ATTORNEY: HENRY M. KOCH, JR.,
ESQ.,

03/31/2016

Vol. 108, Issue 27

KOCH & KOCH,
217 North Sixth Street,
P.O. Box 8514,
Reading, PA 19603

**MOLL, DONALD H., SR. also known as
MOLL, DONALD H. and
MOLL, DONALD HENRY, SR., dec'd.**
Late of 9 Reading Drive, Apt. 215,
Borough of Wernersville.
Executors: DONALD H. MOLL, JR. and
JEAN MOLL LINK,
c/o Brian F. Boland, Esq.,
Kozloff Stoudt,
2640 Westview Drive,
Wyomissing, PA 19610.
ATTORNEY: BRIAN F. BOLAND, ESQ.,
KOZLOFF STOUDT,
2640 Westview Drive,
Wyomissing, PA 19610

**RUPPERT, HAROLD R. also known as
RUPPERT, H. RICHARD and
RUPPERT, RICHARD H., dec'd.**
Late of 3120 Linda Lane,
Spring Township.
Executrix: LORI E. RUPPERT,
3120 Linda Lane,
Sinking Spring, PA 19608.
ATTORNEY: SCOTT C. PAINTER, ESQ.,
906 Penn Avenue,
P.O. Box 6269,
Wyomissing, PA 19610

**SABO, JOAN M. also known as
SABO, JOAN MARIE, dec'd.**
Late of Amity Township.
Executors: BARBARA A. KELLER,
107 Poplar Drive,
Douglassville, PA 19518 and
CLIFFORD A. KELLER,
107 Poplar Drive,
Douglassville, PA 19518
ATTORNEY: RICHARD D. LINDERMAN,
ESQ.,
O'DONNELL, WEISS & MATTEI, P.C.,
41 East High Street,
Pottstown, PA 19464-5426

SAWERS, MILDRED J., dec'd.
Late of 9 Reading Drive, Apt. 227,
Borough of Wernersville.
Executor: CARL CONSTEIN,
c/o J. WILLIAM WIDING, III, ESQ.,
KOZLOFF STOUDT,
2640 Westview Drive,
Wyomissing, PA 19610

STAHL, RICHARD S., dec'd.
Late of Borough of Bally.
Executrix: BARBARA L. STAHL,
P.O. Box 293,
Bally, PA 19503.
ATTORNEY: JEFFREY C. KARVER,
ESQ.,
BOYD & KARVER,
7 East Philadelphia Avenue,
Boyertown, PA 19512

Third and Final Publication

BUTTON, BRIAN D., dec'd.
Late of 930 Hamilton Place,
Borough of Wyomissing.
Administratrix: MONICA BUTTON,
116 Howard Street,
West Lawn, PA 19609.

DININO, EILEEN, dec'd.
Late of 452 N. 14th Street,
Reading.
Executors: ERIKA TARNOSKI,
3814 Willow Grove Avenue,
Reading, PA 19605 or
MICHAEL TOBIAS,
1019 Daisy Drive,
Temple, PA 19560.
ATTORNEY: LATISHA B.
SCHUENEMANN, ESQ.,
LEISAWITZ HELLER ABRAMOWITZ
PHILLIPS, P.C.,
2755 Century Boulevard,
Wyomissing, PA 19610

HOLDEN, KATHRYN C., dec'd.
Late of Upper Bern Township.
Executrix: CYNTHIA M. SHEARER,
45 Kutz Road,
Fleetwood, PA 19522.
ATTORNEY: HENRY M. KOCH, JR.,
ESQ.,
KOCH & KOCH,
217 N. 6th Street,
P.O. Box 8514,
Reading, PA 19603

HUNTLEY, GERTRUDE E., dec'd.
Late of 102 Foxcroft Lane,
Robesonia.
Executrix: EMILY M. MILLS,
43 South Front Street,
Womelsdorf, PA 19567.
ATTORNEY: SCOTT C. PAINTER, ESQ.,
906 Penn Avenue,
P.O. Box 6269,
Wyomissing, PA 19610

HUYETT, MARY ANN, dec'd.
Late of 1926 Olive Street,
City of Reading.
Executor: SCOTT HUYETT,
2601 Centre Ave.,
Reading, PA 19605.
ATTORNEY: PAUL H. HERBEIN, ESQ.,
2601 Centre Avenue,
Reading, PA 19605

**LUDWIG, JOSEPHINE M. also known as
LUDWIG, JOSEPHINE MAY, dec'd.**
Late of Manorcare, 2125 Elizabeth Ave.,
Borough of Laureldale.
Administrator: JOSEPH W. LUDWIG,
3149 Fulton Street,
Reading, PA 19605.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
ROLAND STOCK, LLC,
627 North Fourth Street,
P.O. Box 902,
Reading, PA 19603

REPPER, ROBERT A., SR. also known as

03/31/2016

Vol. 108, Issue 27

REPPERT, ROBERT A., dec'd.

Late of Bernville.
 Executor: LEE ANN LIGHT,
 2373 Blakeslee Blvd. Dr. E,
 Lehighton, PA 18235.
 ATTORNEY: HOLLY A. HEINTZELMAN,
 ESQ.,
 192 South First Street,
 Lehighton, PA 18235

SCHOENNAGEL, JOHN L., dec'd.

Late of 2716 Reading Boulevard,
 Spring Township.
 Executor: DAVID SCHOENNAGEL,
 24-3 Heather Heights,
 Reading, PA 19606.
 ATTORNEY: ROBIN S. LEVENGOOD,
 ESQ.,
 1136 Penn Avenue,
 Wyomissing, PA 19610

SOLOWEY, BARBARA, dec'd.

Late of Borough of Wyomissing.
 Executrices: ELYSE HOROWITZ,
 29 Stonehill Drive,
 Mohnton, PA 19540 and
 LESLIE SHEFTEL,
 5615 Kernsville Road,
 Orefield, PA 18069.
 ATTORNEY: FREDERICK M. NICE,
 ESQ.,
 LEISAWITZ HELLER ABRAMOWITZ
 PHILLIPS, P.C.,
 2755 Century Boulevard,
 Wyomissing, PA 19610

SOWERS, BETTY L., dec'd.

Late of 632 N. 11th Street,
 Reading.
 Executor: KEITH A. PRICE, SR.,
 203 Evergreen Lane,
 Fleetwood, PA 19522.
 ATTORNEY: JAMES E. SHER, ESQ.,
 SHER & ASSOCIATES, P.C.,
 15019 Kutztown Road,
 Kutztown, PA 19530

STRICKLER, WILLIAM O. also known as STRICKLER, WILLIAM OSCAR, dec'd.

Late of 1803 Tulpehocken Road,
 Borough of Wyomissing.
 Executor: WILLIAM F. STRICKLER,
 305 Balmer Road,
 Lititz, PA 17543.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 ROLAND STOCK, LLC,
 627 North Fourth Street,
 P.O. Box 902,
 Reading, PA 19603

WALTER, FRANK M., dec'd.

Late of Borough of Boyertown.
 Executors: BERNARD SELL and
 BARBARA SELL,
 152 Henry Road,
 Barto, PA 19504.
 ATTORNEY: THOMAS L. HOFFMAN,
 ESQ.,
 Wells, Hoffman, Holloway & Medvesky,

LLP,
 635 E. High Street,
 P.O. Box 657,
 Pottstown, PA 19464

WESTLEY, PAUL E. also known as WESTLEY, PAUL EUGENE, dec'd.

Late of 3721 Plow Road,
 Robeson Township.
 Executor: ZACHARY M. NORMAN,
 3721 Plow Road,
 Mohnton, PA 19540.
 ATTORNEY: LEROY G. LEVAN, ESQ.,
 LAW OFFICE OF LEE LEVAN,
 310 W. Broad Street,
 Shillington, PA 19607

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:

NX Solutions with its principal place of business at 220 Swamp Road, Morgantown, PA 19543.

The name and address of the person owning or interested in said business is: Scott B. Caley, 220 Swamp Road, Morgantown, PA 19543.

The application was Filed on February 29, 2016.

Scott B. Caley
 220 Swamp Road
 Morgantown, PA 19543

Tires To Your Spot with its principal place of business at 259 Degler Avenue, Leesport, PA 19533.

The name and address of the person owning or interested in said business is: Jeremy James, 259 Degler Avenue, Leesport, PA 19533.

The application was Filed on March 6, 2016.

Jeremy James
 259 Degler Avenue
 Leesport, PA 19533

SALE OF REAL ESTATE

**COURT OF COMMON PLEAS
 BERKS COUNTY
 NO. 12-21627**

Wilmington Savings Fund Society, FSB, doing business as Christianna Trust, not in its individual capacity but solely as legal title trustee for Bronze Creek Title Trust 2013-NPL1, Plaintiff

03/31/2016

vs.

Edward F. Barbezat, Defendant**NOTICE OF SHERIFF'S SALE OF****REAL PROPERTY****PURSUANT TO P.A.R.C.P.3129****TAKE NOTICE:**

Your house (real estate) at 119 Berkley Street, Reading, PA 19605, is scheduled to be sold at Sheriff's Sale on May 6, 2016 at 10:00 a.m. in Courtroom #3, 3rd Floor, Courthouse, 633 Court Street, Reading, PA 19601 to enforce the Court Judgment of \$140,431.03 obtained by Wilmington Savings Fund Society, FSB, doing business as Christianna Trust, not in its individual capacity but solely as legal title trustee for Bronze Creek Title Trust 2013-NPL1.

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

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

1. The Sale will be cancelled if you pay to Milstead & Associates, LLC, Attorney for Plaintiff, back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call 856-482-1400.

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

3. You may also be able to stop the Sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the Sale. (See notice on following page on how to obtain an attorney).

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling Milstead & Associates at 856-482-1400.

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

3. The Sale will go through only if the Buyer pays the Sheriff the full amount due on the Sale. To find out if this has happened you may call Milstead & Associates at 856-482-1400.

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

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

6. You may be entitled to a share of the money which was paid for your house. A Schedule of distribution of the money bid for your house will

Vol. 108, Issue 27

be filed by the Sheriff on a date specified by the Sheriff not later than thirty days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after.

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

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

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

MILSTEAD & ASSOCIATES, LLC

BY: Robert W. Williams, Esquire

ID No. 315501

1 E. Stow Road

Marlton, NJ 08053

(856) 482-1400

Attorney for Plaintiff

File Number: 200.21315

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY, PENNSYLVANIA
CIVIL ACTION-LAW
NO. 14-03698

NOTICE OF SHERIFF SALE**OF REAL ESTATE****PURSUANT TO P.A.R.C.P. 3129**

Wells Fargo Bank, N.A., Plaintiff

vs.

Unknown heirs and/or administrators of the Estate of Michael E. Steininger;

Wendy McEvoy, Believed Heir and/or Administratrix of the Estate of Michael E. Steininger, Defendants

TO: Unknown heirs and/or administrators of the Estate of Michael E. Steininger; Wendy McEvoy, Believed Heir and/or Administratrix of the Estate of Michael E. Steininger, Defendants

Take Notice that by virtue of the Writ of Execution issued out of the Court of Common Pleas of Berks County, Pennsylvania, and directed to the Sheriff of Berks County, there will be exposed to Public Sale in the 2nd Floor Auditorium of the Berks County Services Center, 633 Court Street, Reading, PA 19601 on May 6, 2016 at 10:00 A.M., prevailing local time, your real property described herein.

The Real Property To Be Sold is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements

03/31/2016

Vol. 108, Issue 27

erected on the land.

The Location of your property to be sold is:
6820 Boyertown Pike, Douglassville, PA 19518

The Judgment under or pursuant to which your property is being sold is docketed to: No. 14-03698

A complete copy of the Notice of Sheriff Sale will be sent to you upon request to the Attorney for the Plaintiff, Kimberly A. Bonner, Esquire, Manley Deas Kochalski, P.O. Box 165028, Columbus, OH 43216, (614) 220-5611.

This Paper Is A Notice of the Time and Place of the Sale of Your Property. It has been issued because there is a Judgment Against You. It May Cause Your Property to be Held, to be Sold Or Taken to Pay the Judgment. You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of those rights. If you wish to exercise your rights, You Must Act Promptly.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:

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

TERMINATION OF PARENTAL RIGHTS

IMPORTANT NOTICE

TO: Unknown John Doe, Putative Father, or Anyone Claiming Paternity of XAVIAN JARREL DIAZ PEREZ, born February 3, 2011. The mother of said child is Nilda Rosa Diez-Perez.

A Petition has been filed asking the Court to put an end to all rights you have to your child, XAVIAN JARREL DIAZ PEREZ. The Court has set a hearing to consider ending your rights to your child. That hearing will be held in the Courtroom designated for Judge Peter W. Schmehl, Berks County Services Center, 633 Court Street, Reading, Berks County, Pennsylvania on Wednesday, April 13, 2016, at 10:00 a.m.

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

**LAWYERS' REFERRAL SERVICE OF BERKS COUNTY
BERKS COUNTY BAR ASSOCIATION**

544 COURT STREET
READING, PENNSYLVANIA 19601
TELEPHONE NO. 610-375-4591

If you feel you cannot afford a lawyer, you can apply for court-appointed representation by contacting the Register of Wills' Office to apply for an Affidavit of Destitution. You MUST then fill out the form completely and accurately so that the Court can determine if you are entitled to court-appointed representation. **THIS FORM MUST BE COMPLETED AND SUBMITTED AT LEAST TWENTY DAYS BEFORE THE DATE OF THE HEARING TO:**

Lisa Hartline, Deputy Clerk of Orphan's Court
Berks County Services Center
633 Court Street, Second Floor
Reading, PA 19601

If you do not submit the form in a timely manner, your request will be denied unless there is good cause shown for the untimeliness.

E. Jay Tract, Esquire
Attorney for Petitioners
635 Walnut Street
P.O. Box 438
Reading, PA 19603
610-376-7411

TRUST NOTICES

First Publication

HILL FAMILY TRUST

Anna V. Hill, deceased
Late of 1723 Friedensburg Road, Lower Alsace Township, Berks County, Pennsylvania, who died on March 6, 2016. All persons having claims or demands against Anna V. Hill, Settlor of the Hill Family Trust U/D/T dated March 13, 2001, and/or the trust, shall make them known, and all persons indebted to the decedent or to the trust shall make payment, without delay to:

Trustee: Martin D. Hill
2322 Fairview Ave.
Reading, PA 19606 or

Trustee's Attorney: Timothy B. Bitler, Esquire

3115 Main Street
Birdsboro, PA 19508

Second Publication

ELAINE M. ROLAND, Deceased

Late of Berks County, PA
Notice of the death of Elaine M. Roland, Settlor of Elaine M. Roland Living Trust dated December 22, 2003 is hereby given. All persons indebted to said Trust are requested to make prompt payment and those having claims to present the same, without delay to:

Trustee: Christine Folk
c/o Attorney: GARY SWAVELY, JR. ESQ.
38 N. 6th St.,
P.O. Box 1656
Reading, PA 19603

03/31/2016

Vol. 108, Issue 27

Third and Final Publication**MIRIAM M. SHEESLEY, Deceased**

Late of Maiden Creek Township, Berks County,
Pennsylvania.

NOTICE is hereby given pursuant to Section 7755(c) of the Pennsylvania Uniform Trust Act that The Lloyd & Miriam Sheesley Irrevocable Trust is in existence, that Lloyd & Miriam Sheesley are deceased, and Eleanor S. Long 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: Eleanor S. Long
123 Jessica Court
Leesport, PA 19533

SCOTT C. PAINTER, ESQUIRE

Attorney for the Trustee
906 Penn Ave.,
P.O. Box 6269
Wyomissing, PA 19610