

BERKS COUNTY LAW JOURNAL

Vol. 105

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No. 38

CASES REPORTED

**Commonwealth of Pennsylvania v. Matthew T. Ludwig, Defendant
Suppression – Terry Search – Reasonable Suspicion – Plain View –
Immediately Apparent**

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BERKS COUNTY LAW JOURNAL

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CONTAINING THE DECISIONS, ORDERS AND RULES OF THE COURTS
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AND BERKS COUNTY BAR ASSOCIATION NEWS

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BAR NEWS

New Mentoring Program Instituted

The Berks County Bar Association has instituted a new mentoring project, known as the **Safe Ask Program**. It is intended to provide a means whereby less experienced BCBA members may seek guidance and information from more experienced members in specific areas of substantive areas of law or with ethical concerns or office management issues. Please go to the Members Only section of www.berksbar.org to learn more.

“Curbside Consultations” with Psychiatrist

The Berks County Bar Association is pleased to announce another benefit of membership. Larry A. Rotenberg, M D, FAPA, a board-certified psychiatrist, will be having “office hours” at the Bar Building from noon to 2:00 pm on **July 3 and July 17**. (Note that Dr. Rotenberg’s consultations will now be on the first and third Wednesdays, unless otherwise noted). Members may discuss with him cases involving mental injuries and whether a forensic psychiatric evaluation would be appropriate. Mental health issues in general may also be discussed. The consultation at the Bar Building is at no charge to the member. We appreciate Dr. Rotenberg giving of his time in this manner. Please call the Bar Association at (610) 375-4591 to schedule a thirty minute session during the time Dr. Rotenberg is curbside. [Appointments are required.](#)

EMPLOYMENT LAW ATTORNEY:

Blakinger, Byler & Thomas, P. C. in Lancaster seeks a full time PA Bar admitted Employment Law Attorney with 3+ years of Employment Law experience and excellent academic record. Applicant must possess proficient analytical, research and advocacy skills. Ideal candidate would be familiar with employment discrimination, wage & hour and employment laws and have experience in counseling employers, drafting policies, training and employment litigation.

Interested candidates should send a cover letter and resume by to Hiring Partner, Blakinger, Byler & Thomas, P.C., 28 Penn Square, Lancaster, PA 17603, or to info@bbt-law.com, with Hiring Partner in the Re: line.

PBI Video Replays

Following is a list of Pennsylvania Bar Institute Video Replays scheduled at the Berks County Bar Association building. **All of the programs listed begin at 9:00 a.m. with registration at 8:30 a.m.** You may register for these seminars either by visiting our website at www.berksbar.org and clicking on the title of the seminar or call the Pennsylvania Bar Institute at (800) 932-4637.

DATE	PBI VIDEO	CREDITS	HOURS
June 24	Allegations of Sexual Misconduct in a Post-Sandusky World	3 Hours Sub	9:00 AM to 12:30 PM
June 25	The Law of Arrest and Seizure	4 Hours Sub	9:00 AM to 1:30 PM
July 2	SORNA Update - New Deadlines & New Crimes For SORNA & SORNA Violations	3 Hours Sub	9:00 AM to 12:30 PM
July 8	14th Annual Estate & Elder Law Symposium	5 Hours Sub 1 Hours Ethics	9:00 AM to 5:00 PM
July 10	Trusts: Drafting Well to Administer Well	2 Hours Sub	9:00 AM to 11:00 AM
July 11	Police Misconduct and the Dense of Criminal Cases	4 Hours Sub	9:00 AM to 1:30 PM
July 12	PBI Video Replay - Premarital Agreements	4 Hours Sub	9:00 AM to 1:30 PM
July 17	PBI Video Replay - Understanding Social Security Retirement: Getting the Benefits Your Clients Have Earned	3 Hours Sub	9:00 AM to 12:30 PM
July 19	Presenting a Case to a Zoning Hearing Board in the Burbs	3 Hours Sub	9:00 AM to 12:30 PM
July 22	Fire At-Will in Pennsylvania	3 Hours Sub	9:00 AM to 12:30 PM
July 30	Identifying Hidden Third Party Cases in Work Related Accidents	3 Hours Sub	9:00 AM to 12:30 PM
July 31	Understanding the Basics of Elder Law	5 Hours Sub 1 Hours Ethics	9:00 AM to 5:00 PM
Aug 2	Making Sense of Medicare	4 Hours Sub	9:00 AM to 1:30 PM
Aug 5	Internet Legal Research	2 Hours Sub 1 Hours Ethics	9:00 AM to 12:30 PM
Aug 6	Who's on First? Lien Priority in Pennsylvania	3 Hours Sub	9:00 AM to 12:30 PM
Aug 9	PBI Video - Joint and Several Liability a Year Later	3 Hours Sub	9:00 AM to 12:30 PM

To view our online calendar - please visit www.berksbar.org

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PBI Groupcasts

You may register for these seminars either by visiting our website at www.berksbar.org and clicking on the title of the seminar or call the Pennsylvania Bar Institute at (800) 932-4637. *Please arrive a half hour before seminar begins to register.*

Live from Philadelphia or Mechanicsburg shown in our Bar building:

DATE	PBI GROUCAST	CREDITS	HOURS
June 20	Basics of Employment Law	6 Substantive	9:00 AM to 4:00 PM (Includes lunch)
June 26	General Practitioners Update	5 Substantive 1 Hour Ethics	8:30 AM to 3:45 PM (Includes lunch)
June 28	Finance for Lawyers	5 Substantive 1 Hour Ethics	9:00 AM to 4:00 PM (Includes lunch)
July 16	Fee Agreements	3 Substantive 1 Hour Ethics	9:00 AM to 1:15 PM
July 23	Family Law 101	5 Substantive 1 Hour Ethics	8:30 AM to 4:00 PM (Includes lunch)
July 24	Advanced Issues in Social Security Disability	5 Substantive 1 Hour Ethics	9:00 AM to 4:30 PM (Includes lunch)
July 25	Ohlbaum on Evidence Advocacy	5 Substantive 1 Hour Ethics	8:30 AM to 3:30 PM (Includes lunch)
July 26	The Law of Guns in PA	5 Substantive 1 Hour Ethics	9:00 AM to 4:30 PM (Includes lunch)
July 29	Google Applications/Internet Research (AM/PM)	6 Substantive	9:00 AM to 5:00 PM (Includes lunch)
Aug 1	Evidentiary Challenges in Family Law	3 Substantive	12:00 PM to 3:15 PM (Includes lunch)
Aug 7	UM/UIIM	3 Substantive	12:00 PM to 3:15 PM (Includes lunch)
Aug 8	Anatomy for Lawyers: A Primer	6 Substantive	8:15 AM to 3:30 PM (Includes lunch)

To view our online calendar - please visit www.berksbar.org

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Is pleased to announce
Richard Corroon
has joined
Security National Trust Company as
Vice President / Trust Officer



Mr. Corroon brings 30 years of trust and investment experience to the firm and will be expanding our presence in the Berks County market as we continue to grow our Lancaster office. Mr. Corroon obtained his Bachelor of Science degree in Psychology from Roanoke College, advanced training at Southern Trust School and holds the professional designation of Certified Trust & Financial Advisor (CTFA). Dick lives in Sinking Spring and is passionate about working with clients to help them meet their financial needs and plans for the future. Mr. Corroon will be based in the Lancaster Office located at 100 E. King Street, Lancaster, PA 17602 and can be reached at (717) 399-1801 or rcorroon@snt-pa.com

Important Dates in 2013

Naturalization Ceremony — September 25, 2013

Solo and Small Firm Conference — September 25, 2013

Memorial Service — October 18

Pro Bono Celebration - Wyndham — October 22, 2013

Annual Meeting Berkshire Country Club — October 24, 2013

Admission Ceremony - 3:00 PM - Courtroom 5A; Reception to follow in
Bar Building — November 14, 2013

Law Foundation Holiday Benefit Luncheon — December 6, 2013

Holiday Reception — December 12, 2013

High Tech Courtroom Litigation Seminar

The Mandatory Continuing Legal Education Committee and the Federal Practice and Procedure Section are hosting a seminar entitled “**Using Trial Tools in the High Tech Courtroom**” on **Friday, June 28, 2013**, beginning at 10:00 am in the newly renovated electronic courtroom in the Reading Station of the Federal District Court for the Eastern District of Pennsylvania, Madison Building, Fourth Floor, 400 Washington Street, Reading. The presenters are Ellen Freedman, CLM, PBA’s Law Practice Management Coordinator, and Daniel J. Siegel, Esquire, a practicing attorney who authors the Technology columns in both *The Philadelphia Lawyer* and *Trial Magazine*. The presentation will demonstrate the available tools for trial attorneys to use in the courtroom, and in preparing a case. Included will be a demonstration of some specific hardware and software tools, as well as the relevant Rules which apply to the use of high tech exhibits.

The session is two hours and will count as **2 MCLE substantive** credits.

REGISTRATION

“Using Trial Tools in the High Tech Courtroom”

Friday, June 28, 2013

Reading Station of the Federal District Court for the Eastern District of Pennsylvania,
Madison Building, Fourth Floor, 400 Washington Street, Reading
10:00 a.m.

Cost:	Member w/credit	\$45.00	_____
	Non-member w/credit	\$80.00	_____
	Non-attorney/Judges	\$35.00	_____

Name _____ Sup Ct. # _____

Please return the above registration form together with your check in the appropriate amount made payable to “Berks County Bar Association” to P.O. Box 1058, Reading PA 19603-1058.

*****Cancellation Policy:** If you cancel your registration, you must notify the Berks County Bar Association office no later than 2 working days prior to the course presentation date in order to receive a refund for cancellation (less a \$5 administrative fee).

*****Hardship Policy:** *BCBA offers reduced tuition to allow attorneys experiencing financial hardship to fulfill their mandatory education requirement. For details and an application, contact the Executive Director, Donald F. Smith, Jr., at least 14 days before the program.

***Legal Support Staff Association of Berks County
Learn @ Lunch Program***

The Legal Support Staff Association of Berks County is pleased to co-sponsor with the Berks County Bar Association an educational seminar presented by **Jesse L. Pleet, Esquire**, entitled, **“Stop Preaching and Start Teaching,”** covering virtual law offices when lawyers and staff take work “home” from the office with ethical concerns to privacy, as well as internet privacy and discovery of litigants’ Facebook and social media accounts

[Please note that this presentation will provide **1.0 hours of ethics** CLE to attorneys who attend.]

Date: **Wednesday, July 17, 2013**

Time: 12 to 1 P.M.

Place: Berks County Bar Association
Second Floor, 544-546 Court Street, Reading

Cost: \$12 for LSSA members
\$15 for non-members of LSSA
\$20 for attorneys seeking CLE credits
\$ 4 for staff BYOL (Bring Your Own Lunch)
\$ 7 for attorneys BYOL and seeking CLE credits

The lunch options by “*Outside In*” are:

Chef Salad, Roll, Fruit Salad, Giant Cookie & Beverage
Or

Country Club Wrap (turkey breast, bacon, lettuce, tomato & Dijon mayo), Cole Slaw, Chips, Giant Cookie, Pickles, Olives & Beverage

****This seminar is limited to the first 50 paid reservations.****

**Please make checks payable to “LSSA of Berks County” and mail to
Lois F. Savage, 2755 Century Boulevard, Wyomissing, PA 19610
(610-372-3500) no later than July 15, 2013.**

Name: _____

Office: _____

Telephone Number: _____

LSSA Member (\$12) Non-LSSA member (\$15) Staff BYOL (\$4)

Attorney w/CLE Credit (\$20) Attorney BYOL w/CLE Credit (\$7)

Please circle lunch choice: Chef Salad Country Club Wrap

Mediation in Bankruptcy

The Mandatory Continuing Legal Education Committee and the Bankruptcy Section are hosting a seminar entitled “**Mediation in Bankruptcy: Sometimes You Can Win the War Without Firing a Shot**” on **Thursday, July 18, 2013**. The presenters are the Honorable Richard E. Fehling, Kurt Althouse, Esquire, and John A. DiGiamberardino, Esquire. Every Pre-Trial Order issued in every adversary proceeding in the Reading Vicinage of the Eastern District of Pennsylvania includes a requirement that counsel consider whether mediation is appropriate. The presenters will explain their experiences as parties and as mediators. Different strategies and approaches for the mediation session will be discussed. Attendees will learn what to do and how to do it.

The session is one hour and will count as **1 MCLE Substantive** credit.

REGISTRATION

“Mediation in Bankruptcy: Sometimes You Can Win the War Without Firing a Shot”

Thursday, July 18, 2013

Berks County Bar Association

Education Room, 2nd Fl.

Registration and Lunch: 11:45 a.m.

Seminar: 12:10 to 1:10 p.m.

Cost: Attorney w/credit \$30.00 _____
Non-attorney/Judges \$20.00 _____

Name _____ Sup Ct. # _____

Circle Choice:

California Turkey Club (Avocado makes it California)

or

Cobb Salad (chicken)

or

Vegetarian (Chef’s Choice)

Please return the above registration form together with your check in the appropriate amount made payable to “Berks County Bar Association” to P.O. Box 1058, Reading PA 19603-1058.

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*****Hardship Policy:** *BCBA offers reduced tuition to allow attorneys experiencing financial hardship to fulfill their mandatory education requirement. For details and an application, contact the Executive Director, Donald F. Smith, Jr., at least 14 days before the program.

Boot Camp Seminar
Practice Before Magisterial District Judges

The Mandatory Continuing Legal Education Committee is hosting a seminar, as part of the Boot Camp Series, entitled “**Avoid Major Headaches Before the Minor Judiciary**” on **Tuesday, July 30, 2013**. Moderator Jill M. Scheidt, Esquire, will lead members of the panel, who are Magisterial District Judges Dean Patton, Phyllis Kowalski, Victor Frederick, IV and Stuart Kennedy, in a discussion on filing requirements, courtroom procedure and protocol in civil and criminal cases.

The session is one hour and will count toward **1 MCLE substantive** credit.

REGISTRATION

“Avoid Major Headaches Before the Minor Judiciary”

Tuesday, July 30, 2013

Berks County Bar Association

Education Room, 2nd Fl. - 12:10 to 1:10 p.m.

Cost:	Member w/credit	*No Charge if admitted after January 1,2009 _____
	Member w/credit	\$30.00 if admitted before 1/1/2009 _____
	Non-member w/credit	\$50.00 _____
	Non-attorney/Judges	\$20.00 _____

Name _____ Sup Ct. # _____

Circle Choice:

Grilled Sausage, Penne & Veggies

or

Southwest Chicken Panini w/ Lime Chipotle Mayo

or

Vegetarian (Chef’s Choice)

Please return the above registration form together with your check in the appropriate amount made payable to “Berks County Bar Association” to P.O. Box 1058, Reading PA 19603-1058.

*****Cancellation Policy:** If you cancel your registration, you must notify the Berks County Bar Association office no later than 2 working days prior to the course presentation date in order to receive a refund for cancellation (less a \$5 administrative fee).

*****Hardship Policy:** *BCBA offers reduced tuition to allow attorneys experiencing financial hardship to fulfill their mandatory education requirement. For details and an application, contact the Executive Director, Donald F. Smith, Jr., at least 14 days before the program.

**Boot Camp Seminar
Assessment Appeal**

The Mandatory Continuing Legal Education Committee is hosting a seminar, as part of the Boot Camp Series, entitled “**Assessment Appeals for the Novice**” on **Wednesday, July 31, 2013**. Presenters James M. Lillis, Esquire, Edwin L. Stock, Esquire, and Douglas A. Haring, MAI, an appraiser, will review the practice and procedure for appealing an assessment from the perspectives of the applicant, the board and the appraiser. It will be a nuts and bolts presentation.

The session is one hour and will count toward **1 MCLE substantive** credit.

REGISTRATION

“Assessment Appeals for the Novice”

Wednesday July 31, 2013

Berks County Bar Association

Education Room, 2nd Fl. - 12:10 to 1:10 p.m.

Cost:	Member w/credit	*No Charge if admitted after January 1,2009 _____
	Member w/credit	\$30.00 if admitted before 1/1/2009 _____
	Non-member w/credit	\$50.00 _____
	Non-attorney/Judges	\$20.00 _____

Name _____ Sup Ct. # _____

Circle Choice:

Flounder Stuffed w/ Broccoli

or

Cheese Stuffed Pesto Burgers

or

Vegetarian (Chef’s Choice)

Please return the above registration form together with your check in the appropriate amount made payable to “Berks County Bar Association” to P.O. Box 1058, Reading PA 19603-1058.

*****Cancellation Policy:** If you cancel your registration, you must notify the Berks County Bar Association office no later than 2 working days prior to the course presentation date in order to receive a refund for cancellation (less a \$5 administrative fee).

*****Hardship Policy:** *BCBA offers reduced tuition to allow attorneys experiencing financial hardship to fulfill their mandatory education requirement. For details and an application, contact the Executive Director, Donald F. Smith, Jr., at least 14 days before the program.

Legal Support Staff Association of Berks County
Learn @ Lunch Program

The Legal Support Staff Association of Berks County is pleased to co-sponsor with the Berks County Bar Association an educational seminar presented by **David P. Johnson, Esquire**, entitled, **“The ABCs of Credit Card Defense.”**

[Please note that this presentation will provide **1.0 hours of substantive** CLE to attorneys who attend.]

Date: **Tuesday, August 27, 2013**

Time: 12 to 1 P.M.

Place: Berks County Bar Association
Second Floor, 544-546 Court Street, Reading

Cost: \$12 for LSSA members
\$15 for non-members of LSSA
\$20 for attorneys seeking CLE credits
\$ 4 for staff BYOL (Bring Your Own Lunch)
\$ 7 for attorneys BYOL and seeking CLE credits

_____The lunch options by “*Outside In*” are:

Chicken Caesar Salad, Roll, Fruit Salad, Giant Cookie & Beverage

Or

Heapin’ Ham & Swiss on White, Potato Salad, Chips, Giant Cookie, Pickles,
Olives & Beverage

****This seminar is limited to the first 50 paid reservations.****

**Please make checks payable to “LSSA of Berks County” and mail to
Lois F. Savage, 2755 Century Boulevard, Wyomissing, PA 19610
(610-372-3500) no later than August 23, 2013.**

Name: _____

Office: _____

Telephone Number: _____

LSSA Member (\$12) Non-LSSA member (\$15) Staff BYOL (\$4)

Attorney w/CLE Credit (\$20) Attorney BYOL w/CLE Credit (\$7)

Please circle lunch choice: Chicken Caesar Salad Ham & Swiss

**COMMONWEALTH OF PENNSYLVANIA v. MATTHEW T. LUDWIG,
Defendant****Suppression – Terry Search – Reasonable Suspicion – Plain View – Immediately Apparent**

1. In a motion to suppress evidence, the Commonwealth has the burden to prove that the challenged evidence was not obtained in violation of the defendant's rights.

2. Police officers can conduct a brief investigatory stop and weapons frisk under the Fourth Amendment when there is reasonable suspicion that criminal activity is afoot and the person may be armed and dangerous.

3. The purpose of this pat-down search, or *Terry* search, is to assure the safety of the officer and bystanders, and to justify such a search the officer must reasonably believe that his safety or the safety of others is threatened and there must be specific facts from which the officer reasonably inferred that the individual was armed and dangerous.

4. A *Terry* search must be strictly limited to what is necessary for the discovery of weapons which might be used to harm the officer or others nearby.

5. If the *Terry* search exceeds what is necessary to determine whether the suspect is armed, then it is no longer valid and its fruits will be suppressed.

6. If police are lawfully in a position to view an object that its incriminating character is immediately apparent and if the officers have a lawful right of access to the object, then they may seize it without a warrant. However, if the police lack probable cause to believe that an object in plain view is contraband without conducting some further search of the object, i.e., if it is not immediately apparent that the object is incriminating, then the plain view doctrine cannot justify its seizure.

7. "Immediately apparent" means that the officer has probable cause to believe that the article is contraband without further search or investigation.

Summary: In this case, the police stopped the car in which defendant was a passenger. A police officer saw what he believed to be a marijuana stem in the passenger door handle of the car. The officer then had the defendant exit the car, conducted a pat-down search, and found marijuana on his person. The trial court suppressed the marijuana found because the police officer's search and seizure violated the defendant's Fourth Amendment rights. The trial court reasoned that it could not have been immediately apparent to the officer that the marijuana stem was, in fact, marijuana, as the officer never tested it or otherwise confirmed that the stem was marijuana. Therefore, the officer did not have reasonable suspicion to conduct a *Terry* search of the defendant. Furthermore, even if there were some facts that the defendant was armed and dangerous, the officer's seizure of the marijuana exceeded a *Terry* search after he patted the defendant down and found no weapons but felt a soft item that was clearly not a weapon but which the officer suspected was marijuana.

COMMONWEALTH OF PENNSYLVANIA v. MATTHEW T. LUDWIG,
DEFENDANT, IN THE COURT OF COMMON PLEAS OF BERKS COUNTY,
PENNSYLVANIA, CRIMINAL DIVISION No. 265/2013.

Decision and Order, Boccabella, J. May 6, 2013

**FINDINGS OF FACT AND CONCLUSIONS OF LAW PURSUANT TO
PA.R.CRIM.P. 581(I)**

FINDINGS OF FACT

1. On September 29th, 2012, approximately 12:40am, the Defendant (Matthew Ludwig) was a passenger in a vehicle that entered a DUI checkpoint in the area of Perkiomen Ave. & West 47th Street, Exeter Township, Berks County, Pennsylvania.
2. Officer Kyle Morgan of Boyertown Police Department, stopped the vehicle and allegedly observed a marijuana stem in the door handle of the white Pontiac Grand Am (through the front windshield).
3. After seeing the object in the door handle, the Officer asked the Defendant to exit the car to conduct a pat-down search.
4. While conducting the search Officer Morgan noticed the Defendant was nervous and tense. He also recovered a cell phone and a plastic baggy which contained an amount of suspected marijuana in the Defendant's right front pant pocket.
5. The marijuana was NIK tested by Officer Carrasquillo. The test results were positive for marijuana.
6. A Criminal Complaint was filed against the defendant on or about October 24th, 2012. The Defendant was charged with Possession of Small Amount of Marijuana in violation of 35 P.S. §780-113(a)(31)

CONCLUSIONS OF LAW

1. "Where a defendant files a motion to suppress, the burdens of production and persuasion are on the Commonwealth to prove the challenged evidence was not obtained in violation of the defendant's rights." *Commonwealth v. West*, 834 A.2d 625 at 629 (Pa. Super. 2003), citing *Commonwealth v. Wilmington*, 729 A.2d 1160 (Pa. Super. 1999); *See also* Pa.R.Crim.P. 581(H).

2. The Fourth Amendment permits a police officer to conduct a brief investigatory stop and weapons frisk where the officer has reasonable suspicion to believe that criminal activity is afoot and the person with whom he or she is dealing may be armed and dangerous. *Commonwealth v. Kue*, 692 A.2d 1076 (Pa. 1997); *Terry v. Ohio*, 392 U.S. 1, 24 (1968). The purpose of this pat-down search is to assure the safety of the officer and of bystanders. *Commonwealth v. Stoner*, 710 A.2d 66 (Pa. Super. 1998).

3. If, during the course of a valid investigatory stop, an officer observes unusual and suspicious conduct on the part of the individual which leads the officer to reasonably believe that the suspect may be armed and dangerous, the officer may

Commonwealth v. Ludwig

conduct a pat-down of the suspect's outer garments for weapons. *Commonwealth v. E.M.*, 735 A.2d 654 (Pa. 1999). To justify a *Terry* frisk for weapons, the officer must be able to point to particular facts from which he or she reasonably inferred that the individual was armed and dangerous. *Id.*

4. Since the sole justification for a *Terry* frisk for weapons is the protection of the officer or others nearby, such a protective search must be strictly limited to that which is necessary for discovery of weapons which might be used to harm the officer or others nearby. *Commonwealth v. Stevenson*, 744 A.2d 1261 (Pa. 2000). See *Commonwealth v. Canning*, 587 A.2d 330, 331 (Pa. Super. 1991)(agreeing with *Terry* that because the sole justification for the search is the protection of the officer, it must be confined in scope to a search for weapons).

5. To conduct a pat-down for weapons, a limited search or frisk of the suspect, the officer must reasonably believe that his safety or the safety of others is threatened. *Commonwealth v. Simmons*, 17 A.3d 399, 403 (Pa. Super. 2011). See *Commonwealth v. Graham*, 721 A.2d 1075 (Pa. 1998)(a police officer's search of the defendant's back pants pocket and seizure of cocaine he found there, following a frisk of the defendant's outer garments revealing that the defendant was not armed and dangerous, exceeded the permissible scope of a pat-down search).

6. "We have long accepted the principles of *Terry* and its companion case *Sibron*, that if the protective search goes beyond that which is necessary to determine whether the suspect is armed, it is no longer valid, and its fruits will be suppressed." *Commonwealth v. Graham*, 721 A.2d 1075, 1078 (Pa. 1998).

7. In the case at hand, Officer Morgan was working a DUI checkpoint. He stopped every vehicle heading eastbound on Perkiomen Ave. Neither side disputes that the vehicle in question was subject to a valid stop as a result of the DUI checkpoint. Officer Morgan testified that upon making contact with the vehicle's passenger, he allegedly saw thru the front windshield a "marijuana stem" in the passenger door handle. Officer Morgan then asked the Defendant to exit the car. At this time Officer Morgan conducted a pat-down of the Defendant. Under the circumstances, this Court finds that Officer Morgan's concern for officer safety prior was not reasonable.

Under the plain view doctrine, "if police are lawfully in a position from which they view an object, if its incriminating character is immediately apparent, and if the officers have a lawful right of access to the object, they may seize it without a warrant. If, however, the police lack probable cause to believe that an object in plain view is contraband without conducting some further search of the object--i.e., if 'its incriminating character [is not] "immediately apparent,"--the plain-view doctrine cannot justify its seizure. "Immediately apparent" means that the officer has probable cause to believe that the article is contraband without further search or investigation.

In this situation Officer Morgan "allegedly" saw a marijuana stem in the door handle of the vehicle. He did not further investigate the object even though it was not "immediately apparent" as contraband. Officer Morgan had a duty to confirm the object was in fact a marijuana stem to establish probable cause. During his

Commonwealth v. Ludwig

testimony, he never seized the object (stem) for evidence nor conducted a test on the stem to confirm it as marijuana. A police officer may conduct a stop and frisk of an individual for purposes of investigating possibly criminal behavior, even though there is no probable cause to make an arrest as long as the officer is able to point to specific and articulable facts which give rise to reasonable suspicion of criminal activity. Officer Morgan did not have articulable facts which gave rise to reasonable suspicion of criminal activity by the Defendant before he conducted the pat-down. All he saw was an object in the door handle of the vehicle which he suspected of being a marijuana stem.

Essentially, the majority has considered factors extrinsic to the tactile sense of the frisking Officer such as the surrounding circumstances of the frisk and/or the personal knowledge and experience of the officer. The Supreme Court did not consider such factors in *Minnesota v. Dickerson*, and instead clearly delimited a very restrictive test rather than the expansive version espoused by the majority. “To justify a *Terry* frisk for weapons, the officer must be able to point to particular facts from which he or she reasonably inferred that the individual was armed and dangerous. Since the sole justification for a *Terry* frisk for weapons is the protection of the officer or others nearby, such a protective search must be strictly limited to that which is necessary for discovery of weapons which might be used to harm the officer or others nearby. *Commonwealth v. Stevenson*, 744 A.2d 1261 (Pa. 2000). *See Commonwealth v. Canning*, 587 A.2d 330, 331 (Pa. Super. 1991)”

There are no facts established in this situation where the Officer reasonably could have inferred that the Defendant posed a threat, or was armed or dangerous. Officer Morgan testified that the Defendant had no weapons and further searched (squeezed) the Defendant’s pocket and discovered that the bulge was a plastic baggie of some sort which contained a soft vegetable type material, which he suspected to be marijuana. Once that initial frisk dispelled any concern that the Defendant was not armed and dangerous, the officer’s further search of the bulge in the Defendant’s pocket exceeded the scope authorized under *Terry*. There is no possible permissible inference that the soft bulge in the Defendant’s pant pocket was contraband. Thus, Officer Morgan’s extended search, and subsequent seizure of the contraband (marijuana) was in violation of the Defendant’s Fourth Amendment rights. As a result, the evidence must be excluded as it derives from the illegal search.

The Defendant’s Motion to Suppress Evidence is granted.

ORDER

AND NOW, this 6th day of May, 2013, it is hereby **ORDERED** that the Defendant’s Motion for Suppression of Evidence is **GRANTED**.

LEGAL NOTICES

APPEARANCE DOCKET

Week Ending June 14, 2013

The Defendant's Name Appears
First in Capital Letters

AS A CONVENIENCE TO THE BAR, JUDGES ASSIGNED TO EACH CASE ARE DESIGNATED IN ACCORDANCE WITH THE KEY. THIS IS NOT AN OFFICIAL LIST AND IS PUBLISHED AS A CONVENIENCE ONLY. THE LAW JOURNAL IS NOT RESPONSIBLE FOR OMISSIONS, MISPRINTS, CHANGES OR ERRORS WHICH APPEAR. COUNSEL IS URGED TO VERIFY ALL APPOINTMENTS THROUGH THE OFFICE OF THE PROTHONOTARY.

KEY- PRESIDENT JUDGE

JUDGE PAUL M. YATRON - (PMY)

JUDGE SCOTT D. KELLER - (SDK)

JUDGE PETER W. SCHMEHL - (PS)

JUDGE JEFFREY K. SPRECHER - (JKS)

JUDGE STEPHEN B. LIEBERMAN -
(SBL)

JUDGE SCOTT E. LASH - (SEL)

JUDGE JEFFREY L. SCHMEHL - (JLS)

JUDGE MARY ANN ULLMAN - (MAU)

JUDGE THOMAS G. PARISI - (TGP)

JUDGE JAMES M. BUCCI - (JMB)

JUDGE JOHN A BOCCABELLA - (JAB)

JUDGE TIMOTHY J. ROWLEY - (TJR)

JUDGE ARTHUR E. GRIM - (AG)

JUDGE THOMAS J. ESHELMAN - (TE)

JUDGE LINDA K. M. LUDGATE - (LL)

CUSTOMERS BANK, XYZ
CORPORATIONS - Marvin,
Donald; 12 5266; Vicki Piontek. ()
FITZ, PETER Z - Capital One Bank (usa)
Na; 11 2362; C. Na, IPP. ()
GONZALEZ, ALBERTO - Gonzalez,
Ruth; 13 14405; R. Gonzalez, IPP. ()
GYAPONG, CHARLES K - Discover

Bank; 12 3022; D. Bank, IPP. ()
HAFER, LORI A - Discover Bank; 12 25201;
D. Bank, IPP. ()
HAVEN BEHAVIORAL HOSPITAL OF
EASTERN PENNSYLVANIA, HAVEN
BEHAVIORAL HEALTHCARE INC,
MARU, YOGESH, CAVALIERE, KYLE
- Cavaliere, Angela; 13 5101; Kathleen D.
Dautrich. ()
KELCHNER, AMANDA J - Portfolio
Recovery Associates Llc; 12 14118; P. Llc,
IPP. ()
KERBER, SANDRA - Young,
Phyllis; 10 14825; P. Young, IPP. ()
REAM, MICHAEL - Capital One Bank (usa) N
A; 09 11225; C. A, IPP. ()
RIVERA, HILDA Y - Palisades Collection
Llc; 12 6420; P. Llc, IPP. ()
ROLF, CRAIG, ROLF, DENNIS - Cassell,
Jenny, Cassell, David; 12 26393; Matthew
S. Crosby. ()
SANTIAGO, AURORA - Reading Housing
Authority; 13 6596; Gregory A. Shantz. ()
SIMPSON, DIRK M, KAPLIN STEWART
MELOFF REITER & STEIN P C -
Stutzman, Cheryl; 10 12339; Charles E.
Wasilefski. ()
YOUNG, DONALD - Kerber,
Sandra; 10 14825; S. Kerber, IPP. ()
Abuse
ALVAREZ, JOSE LUIS GRACIA - Mccleod,
Milagros; 13 14176; M. Mccleod,
IPP. (SEL).
ATKINSON, NATHANIEL - Mayo,
Turquoise; 13 14187; T. Mayo, IPP. (MAU).
BROWN, JEFFREY NATHAN - Ottinger,
Theresa Marie; 13 14602; T. Ottinger,
IPP. (TE).
BURK, ELIZABETH A - Vasquez, Hector
A; 13 14356; H. Vasquez, IPP. (MAU).
CAMACHO, DAVID O - Miller, Michelle
L; 13 14127; M. Miller, IPP. (MAU).
CANTS, NOVAN - Rivera, Clara; 13 14270;
C. Rivera, IPP. (JMB).
CARABALLO, HENRY - Barrell,
Tracey; 13 14245; T. Barrell, IPP. (JMB).
CARR, ALICIA P - Schappell, Dana
W; 13 14404; D. Schappell, IPP. (SEL).
DAVIS, PHILLIP - Almodovar,
Diane; 13 14332; D. Almodovar, IPP. (SEL).
DEJESUS, ASHLEY - Reyes, Norberto
A; 13 14402; N. Reyes, IPP. (JMB).
ELLISON, MACIOLEK ORTIZ - Pollock,
Colby; 13 14184; C. Pollock, IPP. (TE).
ENCARNACION, PEDRO L - Casalino, J.
Julia; 13 14532; P. Encarnacion, IPP (D); J.
Casalino, IPP. (TE).
FLOWERS, ROBERTO FELL - Gentile,
Sandra Jane; 13 14519; S. Gentile,
IPP. (TE).

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FRANKS, TYLER ALEXANDER - Miller, L Catherine, Andrews, Michelle M; 13 14601; L. Miller, IPP. (TE).

GENTILE, SANDRA JANE - Flowers, Roberto Fell; 13 14521; R. Flowers, IPP. (TE).

GONZALES, DAVID - Montalvo, Sonia L; 13 14362; S. Montalvo, IPP. (SEL).

GONZALEZ, SONIA - Lopez, Benjamin Jr; 13 14517; B. Lopez, IPP. (MAU).

HUERTAS, LUIS - Negron, Alyssa; 13 14147; A. Negron, IPP. (TE).

JACOBS, ADRIANA - Jacobs, Kelsey; 13 14192; K. Jacobs, IPP. (MAU).

LYNN, TREVIN RAY - Leshner, Michelle Gina; 13 14398; M. Leshner, IPP. (TE).

MALDONADO, RAFAEL - Ramos, Virginia; 13 14247; V. Ramos, IPP. (MAU).

NAZARIO, ANGEL MANUEL REYES - Perez, Yarkiris; 13 14142; Graziella M. Sarno (D); Y. Perez, IPP. (SEL).

NULL, CRAIG J - Null, Lisa M; 13 14396; L. Null, IPP. (JMB).

ORTEGA, ANTHONY M - Bruno, Nataliali; 13 14216; N. Bruno, IPP. (MAU).

PECK, DAVID W - Borrilez, Melani; 13 14361; M. Borrilez, IPP. (SEL).

PEREZ, JOSE A - Heilman, Robin P; 13 14212; R. Heilman, IPP. (JMB).

PUTT, DAVID JR - Seitz, Maria; 13 14128; M. Seitz, IPP. (MAU).

RODRIGEZ-SANTIAGO, LAMARI - Green, Sophia C; 13 14148; S. Green, IPP. (TE).

RODRIGUEZ, ERICK REINALDO NUNEZ - Quinones, Lukeisha L Gonzalez; 13 14208; L. Quinones, IPP. (JMB).

ROMERO, FRANCISCO A - Merced, Mariangelie; 13 14365; M. Merced, IPP. (TE).

SANCHEZ, LUIS E - Martinez, Maria E; 13 14353; M. Martinez, IPP. (SEL).

SEYFERT, LOGAN - Arnold, Allison; 13 14537; A. Arnold, IPP. (TE).

SKINNER, BRIAN W - Skinner, Stacy; 13 14175; S. Skinner, IPP. (MAU).

STONE, EVA MICHELLE - Stone, Jeffrey T; 13 14145; J. Stone, IPP. (MAU).

TYLER, KELVIN B JR - Gonzalez, Angelica; 13 14403; A. Gonzalez, IPP. (TE).

VELEZ, ISRAEL - Parisi, Mary Maria; 13 14217; M. Parisi, IPP. (JMB).

WINK, JASON C - King, Charlotte Ann; 13 14360; C. King, IPP. (SEL).

Additional Counts

DEVLIN, JUSTIN M - Devlin, Mindy M; 13 14427; Eric J. Fabrizio. (PS).

Answer to Divorce with Custody

Counterclaim

NAPOLI, JENNIFER L, NAPOLI, JENNIFER LYNN - Napoli, Guiseppe C. Napoli, Giuseppe Calogero; 13 14120; Jana R. Barnett (D); G. Napoli, IPP. (JMB).

Certified Copy of Foreign Divorce Decree

FREEMAN, PEARL T BROOKS - Freeman,

Seku Varney; 13 14406; S. Freeman, IPP. ()

Contract - Buyer Plaintiff

CALVARESI, THOMAS M, CAALVARESI, DEBORAH - Sodke, Edward, Sodke, Sandra; 13 14364; William F. Jr Ochs. (TJR).

Contract - Debt Collection: Credit Card

BONGARZONE, DONNA - Discover - Cl2abr; 13 14598; Michael F. Ratchford. (JLS).

BRENDLE, MILTON - Equable Ascent Financial Llc; 13 14244; Lloyd S. Markind. (JLS).

COAN, CINDY R - Remit Corporation, Unifund Cer Llc; 13 14225; Raymond W. Kessler. (JLS).

CRAWL, MARVIN C - Citibank Na; 13 14130; Brit J. Suttell. (JLS).

DILANZO, RICHARD J - Capital One Bank (usa) Na; 13 14582; Michael F. Ratchford. (JKS).

ETNYRE, ANN O - Discover Bank; 13 14180; Michael J. Dougherty. (JLS).

GORDON, ROBERT C JR - Equable Ascent Financial Llc; 13 14229; Lloyd S. Markind. (TJR).

HESSLER, DONNA M - Citibank Na; 13 14419; Brit J. Suttell. (TJR).

OFLAHERTY, TIM R - Discover Bank; 13 14536; David J. Apothaker. (JLS).

PASCUAL, RAMIRO C - Remit Corporation, Unifund Cer Llc; 13 14227; Raymond W. Kessler. (JKS).

SADUSKY, STEVEN A - Citibank Na; 13 14134; Brit J. Suttell. (JLS).

SCHMEER, KAUBE L - Remit Corporation, Unifund Cer Llc; 13 14226; Raymond W. Kessler. (TJR).

WENTZEL, KATRENA L - Main Street Acquisition Corp; 13 14126; Frederic I. Weinberg. (JKS).

Contract - Debt Collection: Other

BONET, CARMELO JR - Portfolio Recovery Associates Llc; 13 14345; Carrie Ann Brown. (TJR).

CASE, BRIAN F - Portfolio Recovery Associates Llc; 13 14531; Carrie Ann Brown. (JKS).

ESCORIAZA, JOSE - Portfolio Recovery Associates Llc; 13 14346; Carrie Ann Brown. (JKS).

FRANCISCO, ESTHER - Portfolio Recovery Associates Llc; 13 14355; Carrie Ann Brown. (JLS).

HOWARD, JANET L - Portfolio Recovery Associates Llc; 13 14526; Carrie Ann Brown. (JKS).

JOBE, SHEIKH - Portfolio Recovery Associates Llc; 13 14528; Carrie Ann Brown. (JLS).

KIDNEY, DAWN - Portfolio Recovery Associates Llc; 13 14344; Carrie Ann Brown. (JLS).

LAMBERT, TAMICA - Portfolio Recovery

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- Associates Llc; 13 14352; Carrie Ann Brown. (TJR).
- NAGLE, RONALD - Portfolio Recovery Associates Llc; 13 14333; Carrie Ann Brown. (JKS).
- NUNEZ, LISA A - Portfolio Recovery Associates Llc; 13 14529; Carrie Ann Brown. (TJR).
- QUILLMAN, TRICIA - Portfolio Recovery Associates Llc; 13 14347; Carrie Ann Brown. (JLS).
- ROBINSON, ESTHER, BENJAMIN, ESTHER D - Ctce Federal Credit Union; 13 14422; Michael M. Monsour. (JKS).
- RODRIGUEZ, BELGICA A - Portfolio Recovery Associates Llc; 13 14331; Carrie Ann Brown. (TJR).
- ROSARIO, FIORDALIZA - Portfolio Recovery Associates Llc; 13 14354; Carrie Ann Brown. (JKS).
- SCULL, TERENCE A - Portfolio Recovery Associates Llc; 13 14524; Carrie Ann Brown. (JLS).
- ZAHARIS, ANTHONY, ZAHARIS, ANTHONY G, ZAHARIS, CHERYL, ZAHARIS, CHERYL L - Fulton Bank Na; 13 14246; Shawn M. Long. (LL).
- Custody**
- DEVLIN, JUSTIN M - Devlin, Mindy M; 13 14428; Eric J. Fabrizio. (PS).
- FARTHING, ELIZABETH, SANDERLIN, ELIZABETH - Youse, Timothy Lee; 13 14511; Jeffrey R. Boyd. (JMB).
- FELICIANO, JILLIAN - Oquendo, Emilio; 13 14220; David R. Beane. (TJR).
- FINK, TIMOTHY - Anthony, Shannon; 13 14299; Daniel I. Sager. (JMB).
- FRONHEISER, LOIS E - Fronheiser, Alan E; 13 14190; Kristen L. Doleva-Lecher. (PS).
- FULK, KYLE - Fulk, Tiffany; 13 14421; Margaret M. Simok. (JMB).
- GRAEFF, TRICIA J - Rivera, Francisco P; 13 14535; Eric Gibson. (JMB).
- KIEFFER, JODI L - Kieffer, Jan M; 13 14122; Jana R. Barnett. (TJR).
- MARTORELL, DANIEL E - Snyder, Victoria L; 13 14209; V. Snyder, IPP. (JMB).
- NYE, RENEE C - Oswald, Dwayne H; 13 14597; Thomas L. Klonis. (JMB).
- PEREZ, YARKIRIS - Nazario, Angel M Reyes; 13 14125; A. Nazario, IPP. (SEL).
- PLASHA, JOHN A - Plasha, Kari M; 13 14604; Cheryl A. Rowe. (SEL).
- POPE, DAVID - Koelker, Lauren; 13 14611; L. Koelker, IPP. (JMB).
- REICHERT, SHAWN T - Moll, Kalah N; 13 14379; E Jay Tract. (JMB).
- SCHMIDT, JOSHUA D - Schmidt, Melody J; 13 14520; M. Schmidt, IPP. (JMB).
- SIERRA, RICARDO - Merced, Charlene; 13 14204; C. Merced, IPP. (JMB).
- TALFORD, CARNELL - Jordan, Taneshia M; 13 14359; Matthew M. Setley. (PS).
- VAZQUEZ-CRUZ, BRAULIO A - Rodriguez, Denny M; 13 14609; E Jay Tract. (JMB).
- WILSON, DANIEL L - Wilson, Mandy A; 13 14514; Ann E. Endres. (TJR).
- Custody Transfer from xxxx county**
- PATEL, MELISSA - Patel, Alpesh; 13 14138; Blake W. Rush. (PS).
- Divorce**
- BILLMAN, JEFFREY - Billman, Sarah; 13 14205; Lauren M. Marks. (JMB).
- BOBACK, LEONELA - Boback, Luke; 13 14363; Julie Marburger. (TJR).
- CADMUS, STEVEN W - Cadmus, Andrea L; 13 14213; Scott C. Painter. (SEL).
- DIAZ-CRUZ, CECILIE M - Diaz-cruz, Jeremy; 13 14123; Bernard Mendelsohn. (JMB).
- DOGGETTE, EMILY K - Doggette, Jackson M Jr; 13 14140; Joseph A. Guillama. (TJR).
- FEILER, JEFFREY C - Feiler, Catherine E; 13 14271; Gregory D. Henry. (PS).
- FREDRICK, KATHLEEN E - Fredrick, Christopher L; 13 14423; C. Fredrick, IPP. (SEL).
- GARCES, ORLANDE DE JESUS - Rendon, Olidai Suarez; 13 14215; O. Rendon, IPP. (JMB).
- GARCIA, FIDEL - Mejias, Lesbia A; 13 14124; Bernard Mendelsohn. (PS).
- HALLER, SHARON K - Haller, Scott W; 13 14420; Rebecca L. Bell. (PS).
- HANLEY, MICHAEL DAVID - Hanley, Jill Marie; 13 14407; J. Hanley, IPP. (TJR).
- KIEFFER, JODI L - Kieffer, Jan M; 13 14121; Jana R. Barnett. (TJR).
- PLASHA, JOHN A - Plasha, Kari M; 13 14603; Cheryl A. Rowe. (SEL).
- RODRIGUEZ-CRUZ, MINERVA DE JESUS - Cruz, Lucas; 13 14394; Bernard Mendelsohn. (JMB).
- SHANER, ROBERT S - Shaner, Tamara L; 13 14456; Scott F. Breidenbach. (TJR).
- STULL, MARILYN R - Stull, Kenneth E; 13 14358; Jeffrey R. Boyd. (JMB).
- VELOZ, IGNACIO A - Jorge, Claribel A; 13 14490; C. Jorge, IPP. (JMB).
- WILLIAMS, JOSEPH B - Williams, Barbara J; 13 14512; Joseph T. Jr Bambrick. (JMB).
- YURKOVITZ, KAREN I - Yurkovitz, Joseph R Jr; 13 14129; J. Yurkovitz, IPP. (JMB).
- License Suspension Appeal**
- SMITH, JAMIE LEE - Commonwealth Of Pennsylvania Department Of Transportation Bureau Of Motor Vehicles; 13 14153; William P. Brogley (D); C. Vehicles, IPP. (LL).
- Magisterial District Justice Appeal**
- ASSOCIATED WHOLESALERS INC, VERIZON PENNSYLVANIA INC, DOVE, MICHAEL L - Metropolitan Edison Company; 13 14380; Jesse L. Pleet. (JKS).
- BURNS, ERICA M - Miller, Chris A; 13 14383; C. Miller, IPP. (JLS).

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ROSE, DOUG, REINERT, BRAD -
Espexpress; 13 14149; D. Rose, IPP (D); E.,
IPP. (TJR).

Miscellaneous - Declaratory Judgment

CHURCHILL, RENEE JEAN, SHUMAN,
RENEE JEAN, ESTERLY, RENEE JEAN,
GULDIN, RENEE JEAN - Shuman,
Brian; 13 14424; Allan R. Kauffman. (TJR).
SOVEREIGN BANK INC - Griesser, Harry,
Griesser, Marie; 13 14168; Stephen Ross,
Stephen Ross. (JKS).

Petition for Court Approval of Settlement

COLON, ISRAEL - Merritt, Maria Ocasio,
Merritt, Brison; 13 14167; A J. Nardoizzi, A
J. Nardoizzi. (TJR).

Petition to Compromise

ERIE INSURANCE - Mora, Ricardo, Mora,
Vanessa; 13 14150; Michael J. Restrepo,
Michael J. Restrepo. (JKS).

Professional Liability - Medical

BCC READING OPERATIONS LLC,
ELMCROFT OF READING, BCC AT
READING INC, BCC READING REALTY
LP, BCC READING GP LLC, SENIOR
CARE INC, ELMCROFT SENIOR
LIVING - Murphy, Michael P, Murphy,
Margaret; 13 14132; David A. Miller. (JKS).

GASTROENTEROLOGY-HEPATOLOGY
ASSOCIATES INC - Smith, Kateria,
Smith, Nolan Ky; 13 14131; Richard P.
Abraham. (TJR).

GOODE, MAUREEN H, GOODE,
JOHN G JR, ST JOSEPH REGIONAL
HEALTH NETWORK, ST JOSEPH
MEDICAL CENTER - Christman, Mary
Beth, Christman, Charles; 13 14581; M.
Christman, IPP. (TJR).

**Real Property - Mortgage Foreclosure:
Residential**

ANGSTADT, KEVIN M - Jpmorgan
Chase Bank Na; 13 14468; Michael T.
McKeever. (LL).

BEAN, BRIAN T - M&t Bank; 13 14139;
Margaret Gairo. (LL).

BECKER, CONNIE, RODRIGUEZ,
REINALDO - Bank Of America
Na, Bac Home Loans Servicing Lp,
Countrywide Home Loans Servicing
Lp; 13 14467; Salvatore Filippello. (LL).

BESCRIP, ROBERT S SR, BESCRIP,
ANNMARIE, WORTHINGTON,
ANNMARIE - Sovereign Bank
Na; 13 14518; Melissa J. Cantwell. (LL).

BIRCH, STEPHEN P, FRIEDMAN-BIRCH,
JANINE S, FRIEDMAN, JANINE
S - Nationstar Mortgage Llc; 13 14522;
Jonathan Lobb. (LL).

BLACKETTER, DAVID, KELLY, PATRICIA
A, BLACKETTER, CHARLES,
BLACKETTER, JANET - Bank Of
America N A, Bac Home Loans Servicing
Lp; 13 14399; Allison F. Zuckerman. (LL).

BORCHER, THOMAS D, EIDLE, TINA
M - First Niagara Bank Na, Harleysville

National Bank & Trust; 13 14357; Marc S.
Weisberg. (LL).

CONNER, BRIAN J, CONNER, JENIFER L -
Nationstar Mortgage Llc; 13 14152; John M.
Kolesnik. (LL).

CRESSMAN, JOHN, CRESSMAN, LAUREN,
MARASON, KIM, MARASON, ROBERT -
Green Tree Servicing Llc; 13 14136; Alyk L.
Oflazian. (LL).

DARENEAU, ELLIOT T - Jpmorgan Chase
Bank National Association; 13 14400;
Christopher A. DeNardo. (LL).

DELP, JOHN III - Us Bank National
Association, Bank Of America National
Association, Lasalle Bank National
Association, Morgan Stanley Mortgage
Loan Trust 2007-1xs; 13 14397; Ashleigh
Levy Marin. (LL).

FRANCIS, DESMOND, MEAD, JOANNA
M - Bank Of America Na, Bac Home
Loans Servicing Lp, Countrywide Home
Loans Servicing Lp; 13 14527; Meredith
Wooters. (LL).

GONDER, ANTHONY J, GONDER,
ANDRIENNE M - Jpmorgan Chase
Bank National Association, Chase Home
Finance Llc, Chase Manhattan Mortgage
Corporation; 13 14401; Margaret
Gairo. (LL).

HEDBAVNY, MARY H, HEDBAVNY, MARY
- Wells Fargo Financial Pennsylvania
Inc; 13 14135; Jaime R. Ackerman. (LL).

HUNSICKER, JEREMY S, REINSTEIN,
ERICA M, HUNSICKER, ERICA M,
UNKNOWN HEIRS SUCCESSORS
ASSIGNS AND ALL PERSONS FIRMS
OR ASSOCIATIONS, CLAIMINIG RIGHT
TITLE OR INTEREST FROM OR UNDER,
REINSTEIN, ERICA M, HUNSICKER,
ERICA M - Jpme Speciality Mortgage
Llc; 13 14214; Mario J. Hanyon. (LL).

KESSLER, DAVID R, KESSLER, GAIL D
- National Penn Bank; 13 14366; Richard
Brent Somach. (LL).

KING, POLLY S, DAVIS, MICHAEL LEE -
Bank Of New York Mellon Trust Company
N A (the), Bank Of Newyorktrustcompany N
A (the), Jpmorgan Chase Bank N A, Chase
Manhattan Bank (the), Chemical Bank, Imc
Home Equity Loan Trust 1998-1; 13 14241;
Heather Riloff. (LL).

KOCH, LEANN, KOCH, CHRISTOPHER
J - Beneficial Consumer Discount
Company, Beneficial Mortgage Co Of
Pennsylvania; 13 14599; Christina C.
Viola. (LL).

KOHUT, ANDREW JR, KOHUT, SUSAN M -
Nationstar Mortgage Llc; 13 14479; Alyk L.
Oflazian. (LL).

KRAFT, PHYLLIS R - Bank Of America
Na, Bac Home Loans Servicing Lp,
Countrywide Home Loans Servicing
Lp; 13 14351; John D. Krohn, John D.
Krohn, John D. Krohn. (LL).

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LANDIS, TIMOTHY L, LANDIS, CYNTHIA A - Citimortgage Inc; 13 14525; John M. Kolesnik. (LL).

LEFRIDGE, RAYMOND, LEFRIDGE, VERONICA - Us Bank National Association, Bank Of America National Association, Lasalle Bank Na, Washington Mutual Asset-backed Certificates Wmabs Series 2007-he2 Trust; 13 14454; Jay E. Kivitz. (LL).

LEINBACH, LAWRENCE L, LEINBACH, SUSAN J - Us Bank National Association, Ownit Mortgage Loan Trust, Mortgage Loan Asset-backed Certificates Series 2006-7; 13 14154; Mark J. Udre. (LL).

PETERSON, DEBORAH A - Jpmorgan Chase Bank Na, Chase Home Finance Llc; 13 14516; John D. Krohn. (LL).

PRUSSOCK, KELLY D - Jpmorgan Chase Bank Na; 13 14349; John M. Kolesnik. (LL).

PULTRO, DAVID J, PULTRO, DAVID A, PULTRO, SUSAN M - Deutsche Bank National Trust Company, Soundview Home Loan Trust 2007-1, Asset-backed Certificates Series 2007-1, Ocwen Loan Servicing Llc; 13 14185; Kevin P. Diskin. (LL).

RANFT, CHRISTOPHER M, RANFT, HEATHER K - Bank Of America N A, Bac Home Loans Servicing Lp, Countrywide Home Loans Servicing Lp; 13 14218; Jonathan Lobb. (LL).

REIDLER, CARL E - Household Finance Consumer Discount Company; 13 14605; Kevin P. Diskin. (LL).

ROWLEY, MICHAEL J II, ROWLEY, MICHELLE C - Household Realty Corporation; 13 14432; Kevin P. Diskin. (LL).

SHEERIN, KATHLEEN M - Us Bank National Association, Bnc Mortgage Loan Trust 2007-2, Mortgage Pass-through Certificates Series 2007-2, Ocwen Loan Servicing Llc; 13 14189; Kevin P. Diskin. (LL).

SMALL, SUSAN E D, SMALL, JOHN R II - Jpmorgan Chase Bank National Association; 13 14455; Salvatore Filippello. (LL).

THOMAS, WILLIAM M, THOMAS, LUCILLE A - Nationstar Mortgage Llc; 13 14151; Allison F. Zuckerman. (LL).

UNKNOWN HEIRS SUCCESSORS ASSIGNS AND ALL PERSONS FIRMS OR ASSOCIATIONS, CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER, AYRES, ANDREW A, SCHMEER, PATRICIA, AYRES, ANDREW A, AYRES, ERIC, AYRES, ANDREW A - Bank Of America Na, Bac Home Loans Servicing Lp, Countrywide Home Loans Servicing Lp; 13 14350; Meredith Wooters. (LL).

WALKER, MARIE L, LUNDY, MARIE, WALKER, MARIE A, LUNDY, ROY

A, LUNDY, ROY, LUNDY, TARA, LUNDY, ROY A, LUNDY, DEMARCO, LUNDY, ROY A, LUNDY, ROY - Bank Of America Na, Bac Home Loans Servicing Lp, Countrywide Home Loans Servicing Lp; 13 14348; Melissa J. Cantwell. (LL).

WALTERS, JASON B - Jpmorgan Chase Bank National Association; 13 14523; Christopher A. DeNardo. (LL).

WATERS, VERNON T, WATERS, VENETH C - Jpmorgan Chase Bank Na; 13 14155; John M. Kolesnik. (LL).

WATERS, VERNON T, WATERS, VENETH C - Jpmorgan Chase Bank Na; 13 14155; John M. Kolesnik. (LL).

WENTZEL, MELISSA ANN - Wells Fargo Bank Na; 13 14530; Joel A. Ackerman. (LL).

WINSLOW, ROYCE, WINSLOW, ROYCE R, WINSLOW, SARA, TOLLAND, SARA L - Nationstar Mortgage Llc; 13 14219; John M. Kolesnik. (LL).

Registration Appeal

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Kee, James H Jr; 13 14395; J. Kee, IPP. (LL).

Tort Motor Vehicle

ALLSTATE INSURANCE COMPANY - Motta, Morris P, Motta, Janet; 13 14181; Richard A. Cataldi, Richard A. Cataldi. (TJR).

KOSTIVAL, JEFFREY - State Farm Mutual Automobile Insurance Company, Stokes, Thomas; 13 14607; James J. Gluck, James J. Gluck. (TJR).

OFFICE SERVICES COMPANY, DOE, JOHN - Tavarez, Anyrose, Tavarez, Yubelkis; 13 14228; Howard A. Rosen, Howard A. Rosen. (JLS).

PEERLESS INSURANCE COMPANY, PEERLESS INDEMNITY INSURANCE COMPANY, OHIO CASUALTY, LIBERTY MUTUAL GROUP INC, LIBERTY MUTUAL INSURANCE, LIBERTY MUTUAL AGENCY CORPORATION, SAFECO INSURANCE - Downey, James, Downey, Jacquelyn; 13 14210; Brian D. Hartshorn. (TJR).

QUIJADA, MAURA, PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, CITY OF READING, COUNTY OF BERKS, COMMONWEALTH OF PENNSYLVANIA - Plum, Eugene; 13 14207; Jay M. Leffler. (JLS).

READING YELLOW CAB INC, HORST, RANDALL, ESPADA, ANA, CRUZ, EUNISE - Tamayo, Dillian; 13 14224; Daniel P. Hartstein. (JKS).

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 July 5, 2013 at 10:00 o'clock A.M. .

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

The following described Real Estate. To wit:

Second Publication

No. 06-3858

Judgment: \$152,309.75

Attorney: Mark J. Udren, Esquire

ALL THAT CERTAIN lot or piece of ground, situate in the Borough of Hamburg, County of Berks and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Wyndeliffe Residential II, dated 12/14/98 as revised and recorded in Plan Volume 253 Page 26 as follows, to wit:

BEGINNING at a point on the southeasterly side of Winterson Drive (50 feet wide), a corner of Lot No. 25 on said Plan; thence extending from said beginning point and along Winterson Drive, the two following courses and distances, viz.: (1) North 10 degrees 33 minutes 30 seconds East, 47.16 feet to a point of curve: thence (2) on the arc of a circle curving to the right having a radius of 132.15 feet, the arc distance of 60.41 feet to a point, a corner of Lot No. 27 on said Plan; thence leaving Winterson Drive and extending along Lot No. 27, South 55 degrees 23 minutes 00 seconds East, 126.87 feet to a point, a corner of Lot No. 28 on said Plan; thence extending along same, South 16 degrees 24 minutes 48 seconds West, 40.75 feet to a point, a corner of Lot No. 25 aforesaid: thence extending along Lot 25, the two following courses and distances, viz.: (1) South 84 degrees 49 minutes 02 seconds West, 61.70 feet to a point: thence (2) North 79 degrees 26 minutes 30 seconds West, 65.87 feet to a point on the southeasterly side of Winterson Drive, the first mentioned point and place of beginning.

BEING LOT NO. 26 on said Plan

BEING KNOWN AS: 107 Winterson Drive, Hamburg, PA 19526

PROPERTY ID NO.: 4485-16-93-1645

ACC NO.: 46-000199

TITLE TO SAID PREMISES IS VESTED IN Susan V. Lotts by Deed from Wyndcliffe Associates, LLC dated 3/21/2003 recorded 4/10/2003 in Deed Book 3735 Page 1135.

To be sold as the property of: Susan V. Lotts

No. 08-12955

Judgment Amount: \$247,105.85

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or lot of land on the Northwestern side of Bewley Lane (53.00 feet wide) in the Township of Ontelaunee, County of Berks and Commonwealth of Pennsylvania, being Lot No. 7 on the Plan of Orchard Hill Farms recorded in Plan Book Volume 188, Page 37, Berks County Records, more fully bounded and described as follows to wit:

BEGINNING at a point on the Northwesterly side of Bewley Lane, said point being a corner of Lot No. 8 on said Plan; thence extending from said point of beginning along Bewley Lane South 56 degrees 24 minutes 39 seconds West 152.00 feet to a point a corner of Lot No. 6 on said Plan; thence extending along Lot No. 6 North 33 degrees 35 minutes 21 seconds West 286.71 feet to a point in line of lands now or late of Consolidated Rail Corporation; thence extending along said lands North 56 degrees 24 minutes 39 seconds East 152.00 feet to a point a corner of Lot No. 8 on said Plan; thence extending along Lot No. 8 South 33 degrees 35 minutes 21 seconds East 286.71 feet to the first mentioned point and place of BEGINNING.

CONTAINING 1.0000 acres.

TITLE TO SAID PREMISES IS VESTED IN Duane E. Maurer and Janice T. Maurer, his wife, as tenants by the entireties, by Deed from TAS Development Corporation, a Pennsylvania Corporation, dated 08/20/1993, recorded 09/29/1993 in Book 2462, Page 626.

BEING KNOWN AS 171 Bewley Lane, Reading, PA 19605.

Residential property

TAX PARCEL NO.: 68-5410-05-09-7495

TAX ACCOUNT: 68018900

SEE Deed Book 2462 Page 626

To be sold as the property of Duane E. Maurer, Janice T. Maurer.

No. 09-11262

Judgment Amount: \$184,138.20

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN PARCEL of ground on the northern side of Belle Alto Road (T-379) situate in South Heidelberg Township, Berks County, Pennsylvania, being known as Lot #8 of the final Plan of Lots 'James B. Siegrist' (Phase I) recorded in Plan Book Volume 133 Page 64, Berks County Records, prepared by Robert B. Ludgate & Associates, Plan No. D3292-A dated June 7, 1984, being more fully bounded and described as follows, to wit:

BEGINNING at a p.k. spike in the pavement of Belle Alto Road (T-379) a corner of Lot #7; thence along Lot #7, North 42 degrees 45 minutes 50 seconds East passing through an iron pin twenty-nine and eighty-eight hundredths

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feet (29.88 feet) from the last described corner a distance of three hundred seventy-eight and thirty-eight hundredths feet (378.38 feet) to an iron pin in line of residue property of James B. Siegrist and Esther M. Siegrist, his wife; thence along lands of Siegrist, South 47 degrees 14 minutes 10 seconds East, one hundred twenty-five feet (125.00 feet) to an iron pin a corner of Lot #9; thence along Lot #9, South 42 degrees 45 minutes 50 seconds West passing through an iron pin thirty and thirty-eight hundredths feet (30.38 feet) from the next described corner a distance of three hundred and seventy-eight and eighty-eight feet (378.88 feet) to a p.k. spike in the pavement of Belle Alto Road (T-379); thence in the pavement of Belle Alto Road, North 47 degrees 00 minutes 50 seconds West, one hundred twenty-five feet (125.00 feet) to a p.k. spike, the place of BEGINNING.

CONTAINING 1.08 acres.

BEING SUBJECT to the 60 feet wide proposed right-of-way of Belle Alto Road (T-379) as shown on the above-referenced plan.

BEING SUBJECT to a Pennsylvania Power and Light, 50 feet wide right-of-way (Misc. Book Volume 224 Page 442) as shown on the above-referenced plan.

TITLE TO SAID PREMISES IS VESTED IN Russell Withrow and Patrice Withrow, h/w, by Deed from Gary L. Hughes and Lucinda M. Hughes, h/w, dated 04/03/1998, recorded 04/17/1998 in Book 2930, Page 1561.

BEING KNOWN AS 267 Belle Alto Road, Wernersville, PA 19565-9422.

Residential property

TAX PARCEL NO.: 51436604531127

TAX ACCOUNT: 51025452

SEE Deed Book 2930 Page 1561

To be sold as the property of Patrice Withrow, Russell Withrow.

No. 09-12394

Judgment Amount: \$173,894.89

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

PURPART NO. 1

ALL THAT CERTAIN lot or piece of ground, together with the two-story colonial Dwelling house thereon erected, being numbered 15 Ironstone Drive, lying on the Northwesterly side of Ironstone Drive 60 feet wide, Northeast of Hearthstone Drive, said lot being composed of the Northernmost 30 feet of Lot No. 901 and the Southwesternmost 60 feet of Lot No. 899 as shown on Subdivision 'B' of Crestwood Section No. 4 Plan of Lots laid out by Richard H. Rimby, dated 2/4/1972, and recorded in Berks County Records in Plan Book No. 33, Page 57, 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 in the Northwestern line of Ironstone Drive, said point being Northeastwardly along said building

line of Ironstone Drive a distance of 55 feet from a corner between Lots numbered 903 and 901 of said Plan of Lots; thence leaving said building line of Ironstone Drive and extending in a Northwesterly direction along the Southwesternmost 55 feet of Lot No. 901, by a line making a right angle with the said building line of Ironstone Drive, a distance of 115.00 feet to a point in line of Lot No. 900 of said Plan of Lots; thence extending in a Northeasterly direction along said Lot No. 900 and partly along Lot No. 898 of said Plan of Lots, by a line making a right angle with the last described line, a distance of 90.00 feet to a point; thence extending in a southeasterly direction along the Northeastern-most 25 feet of Lot No. 899 of said Plan of Lots, by a line making a right angle with the last described line, a distance of 115.00 feet to a point in the aforesaid Northwestern building line of Ironstone Drive; thence extending in a Southwesterly direction along said building line of Ironstone Drive, by a line making a right angle with the last described line, a distance of 90.00 feet to the place of beginning.

CONTAINING 10,350.00 square feet

TITLE TO SAID PREMISES IS VESTED IN Kelly L. Schabener, by Deed from Michael W. Schabener and Kelly L. Schabener, his wife, dated 01/08/2009, recorded 06/04/2009 in Instrument Number 2009025633.

BEING KNOWN AS 15 Ironstone Drive, Reading, PA 19606-2946.

Residential property

TAX PARCEL NO.: 43532613039257

TAX ACCOUNT: 43054829

INSTRUMENT NO.: 2009025633

To be sold as the property of Kelly L. Schabener, Michael Schabener.

No. 09-14998

Judgment: \$182,951.82

Attorney: Udren Law Offices, P.C.

ALL THAT CERTAIN lot or piece of ground, together with the buildings thereon erected, situate on the East side of Philadelphia and Pottsville Pike, known as Main Street, and being further known as No. 423 Main Street in the Borough of Shoemakersville County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the West by said Philadelphia and Pottsville Pike, known as Main Street;

ON the North by property now or late of Charles Peters;

ON the East by Cherry Alley (16 feet wide); and

ON the South by property now or late of Sylvester Koller

AND BEING in width along said Philadelphia and Pottsville Pike, known as Main Street, seventy (70) feet and along Cherry Alley, seventy-two (72) feet, and in depth from said pike, known as Main Street Cherry Alley, a distance of one hundred and ninety-four feet and

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six inches (19' 06") more or less.

CONTAINING 50.4 perches.

BEING PARCEL NUMBER: 4492-06-49-9870

BEING THE SAME PREMISES which Michael J. Renner and Barbara L. Renner, formerly Barbara L. Billman, his wife, by Deed dated December 23, 1991 and recorded in Berks County in Record Book 2261 Page 1243, granted and conveyed unto Norman G. Yeager and Theresa A. Yeager, his wife, in fee.

BEING KNOWN AS : 423 Main Street, Shoemakersville, PA 19555

PROPERTY ID NO.: 4492-06-49-9870

TITLE TO SAID PREMISES is vested in Norman G. Yeager by Deed from Norman G. Yeager and Theresa A. Yeager dated 04/04/2006 recorded 04/21/2006 in Deed Book 4858 Page 528.

To be sold as the property of: Norman G. Yeager

No. 09-2216

Judgment: \$156,771.35

Attorney: Udren Law Offices, P.C.

THE FOLLOWING DESCRIBED premises in the City of Berks, and State of Pennsylvania, to-wit:

ALL THAT CERTAIN tract of land, with the improvements thereon erected, situate on the South side of Township Road T-721 (known as Hex Highway), in the Township of Tilden, County of Berks, Commonwealth of Pennsylvania, as shown on a Plan prepared by G.L. Kohl & Associates of Hamburg, Pennsylvania, Drawing No. 96-035-359-D, dated 6/18/1997, last revised 11/24/1997, said Plan being recorded in the Office of the Recorder of Deeds of Berks County, Pennsylvania, in Plan Book 228, Page 16, being more fully bounded and described as follows, to wit.

BEGINNING at a point, a corner marked by an iron pin (set), said point being the Northeast corner of the herein described property and a point on the Southerly right of way of said Township Road T-721; thence along property belonging to Harry P. Shaak and Elda M. Shaak, his wife; and-passing over an iron pin (set) on the ultimate right of way line of Township Road T-677 (known as Mill Road) a distance of 27.91 feet from the next described point, South 24 degrees 46 minutes 48 seconds West a distance of 200.15 feet to a point a corner in Township Road T-677; thence in and along Township Road T-677, South 34 degrees 26 minutes 35 seconds East a distance of 183.09 feet to a point, a corner in said Township Road T-677; thence leaving aforesaid Township Road T-677; passing over an iron pin (set) on the Ultimate right of way line of said Township Road, a distance of 25.28 feet from the last described point, and along property belonging to Harry P. Shaak and Elda M. Shaak, his wife, South 65 degrees 27 minutes 41 seconds, West a distance of 202.86 feet to a

point, a corner marked by an iron pin (set); thence along property belonging to Harry P. Shaak and Elda M. Shaak, his wife, North 25 degrees 44 minutes 34 seconds West, a distance of 419.85 feet to a point, a corner marked by an iron pin (set) on the Southerly right of way line of Township Road T-721 (known as Hex Highway), thence along the Southerly right of way line of Township Road T-721, passing over a concrete monument (set) at the intersection of the Westerly ultimate right of way line of Township Road T-677, a distance of 100.45 feet from the last described point, passing over a concrete monument (set) at the intersection of the Easterly ultimate right of way line of Township Road T-677, a distance of 90.64 feet from the next described point, North 83 degrees 37 minutes 36 seconds East, a distance of 349.39 feet to the place of beginning.

CONTAINING IN AREA 84,979.80 square feet.

SUBJECT to a right of way to be granted to the Township of Tilden for that portion of land contained within the 50 foot wide ultimate right of way of Township Road T-677 (known as Mill Road), being more fully bounded and described as follows, to wit:

BEGINNING at a point, a corner marked by a concrete monument (to be set), said point being at the intersection of the Westerly ultimate right of way line of Township Road T-677 and the Southerly right of way line of Township Road-T-721 (known as Hex Highway); thence along the Southerly right of way line of Township Road T-721, North 83 degrees 37 minutes 36 seconds East a distance-of 158.30 feet to a point of curvature with the Easterly ultimate right of way line of Township Road T-677 marked by a concrete monument (set); thence leaving said Township Road T-721, in Lot 2 of the aforesaid Subdivision, and along the Eastern ultimate right of way line of Township Road T-677 in a Southerly direction by a curve deflecting to the left (tangent to the last described course but reversed) having a radius of 50.00 feet, a central angle of 115 degrees 06 minutes 50 seconds, and an arc length of 100.4606/13/2013| feet to a point of compound curvature, a corner; thence along the same, by a curve deflecting to the left having a radius of 165.00 feet, a central angle of 07 degrees 18 minutes 58 seconds and an arc length of 21.07 feet to a point, a corner, thence along the same, South 38 degrees 48 minutes 12 seconds East a distance of 68.39 feet to a point, a corner marked by an iron pin,(set); thence in and along Township Road T-677 and Lot 1 of the aforesaid Subdivision, South 24 degrees 46 minutes 48 seconds West a distance of 27.91 feet to a point, a corner in Township Road T-677; thence along the same, South 34 degrees 26 minutes 35 seconds East, a distance of 183.09 feet to a point, a corner in Township Road T-677; thence along the same, South 65 degrees 27 minutes 41 seconds West, a distance of 25.28 feet to a point, a corner on the Western ultimate right of way line of Township

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Road T-677, a corner marked by an iron pin (set); thence in Lot 2 and along the Western ultimate right of way line of Township Road T-677 the following six courses and distances, viz: (1) North 30 degrees 30 minutes 18 seconds West, a distance of 83.17 feet to a point; (2) by a curve deflecting to the left having a radius of 135.00 feet, a central angle of 08 degrees 17 minutes 54 seconds, and an arc distance of 19.55 feet to a point; (3) North 38 degrees 48 minutes 12 seconds West a distance of 155.36 feet to a point of curvature; (4) by a curve deflecting to the right having a radius of 215 feet, a central angle of 14 degrees 59 minutes 45 seconds, and an arc distance of 56.27 feet to a point of tangency; (5) North 23 degrees 48 minutes 28 seconds West a distance of 32.06 feet to a point of curvature; (6) by a curve deflecting to the left having a radius of 50.00 feet, a central angle of 72 degrees 33 minutes 56 seconds and an arc length of 63.33 feet to the place of beginning.

CONTAINING IN AREA 14,718.65 square feet.

BEING THE SAME PREMISES which Michael J. Schoffstall and Joanne Schoffstall by Deed bearing date May 26, 2004 and recorded in the Office of the Recorder of Deeds in and for the County of Berks, State of Pennsylvania in Deed Book 4090 Page 2368 granted and conveyed unto Joanne Schoffstall, in fee.

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

TAX ID: 84-4473-01-18-6121

BEING KNOWN AS: 119 Mill Road, Hamburg, PA 19526

PROPERTY ID NO.: 84-4473-01-18-6121

TITLE TO SAID PREMISES is vested in Robert B. Marchut by Deed from Joanne Schoffstall dated 07/30/2007 recorded 08/14/2007 in Deed Book 5201 Page 125.

To be sold as the property of: Robert B. Marchut

No. 09-5507

Judgment Amount: \$141,528.22

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the two and one-half story brick dwelling house thereon erected, lying on the Southeastern side of East Main Street and being further known as No. 138 East Main Street, Situate in the Borough of Kutztown, County of Berks and Commonwealth of Pennsylvania, being more fully described as follows, to wit:

BEGINNING at an iron pin in the Southeastern building line of East Main Street, (sixty feet wide) said iron pin being South forty-five degrees fifty-seven minutes thirty seconds West, a distance of one hundred seventy and twenty-five one-hundredths feet (170.25) from the Southeastern building corner of South Maple Street (fifty-three feet wide); thence leaving East Main Street and extending along property belonging to the now or late Dr. Ulysses B. G. Bieber and Samuel H. Heffner, South forty-four degrees two minutes thirty seconds East, a distance of one hundred seventy-five and fifty one-hundredths feet (175.50) to an iron pipe in the Northwestern side of James Street (thirty-three feet wide), said described line being a distance of three feet from and parallel to the present brick wall of the aforementioned two and one-half story brick dwelling house thereon erected, thence along the Northwestern side of said James Street, South forty five degrees forty-six minutes forty-five seconds, West, a distance of thirty two and ninety-two one-hundredths feet (32.92) to an old iron pipe, a corner of property belonging to the Kutztown Building and Loan Association, thence along the same North forty four degrees four minutes West, a distance of one hundred seventy-five and sixty one-hundreds feet (175.60) to an old pipe in the Southeastern building line of the aforementioned East Main Street thence extending along the Southeastern building line of East Main Street, North forty-five degrees fifty-seven minutes thirty seconds East, a distance of thirty-three and no one-hundredths feet (33.00) to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Patrick Johnsen, by Deed from Patrick Johnsen and Steven R. Simmons, dated 04/28/2006, recorded 05/12/2006 in Book 4875, Page 2170.

BEING KNOWN AS 138 East Main Street, Kutztown, PA 19530-1515.

Residential property

TAX PARCEL NO.: 55-5443-08-98-1763

TAX ACCOUNT: 55003520

SEE Deed Book 4875 Page 2170

To be sold as the property of Patrick Johnsen.

No. 09-5863

Judgment Amount: \$118,413.27

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the one-story stucco covered frame dwelling house erected thereon, situate on the northern side of a thirty-three feet (33 feet) wide street known as Berg Street, a short distance eastwardly from the Macadam State Highway leading from Walnuttown to Sand Hill, in the Township of Richmond, County of Berks, and Commonwealth of Pennsylvania, bounded on the North by property now or late of Samuel Raunzahn, on the East by other property now or late of Russell R. Berg and Helen M. Berg, his wife, on the South by a thirty three feet (33 feet)

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wide street known as Berg Street, and on the West by other property now or late of Russell R. Berg and Helen M. Berg, his wife, and being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by an iron pin on the northern side of a thirty-three feet (33 feet) wide street known as Berg Street, said corner being the southwestern corner of the herein described property, a distance of three hundred twenty-five feet no inches (325 feet 0 inches) eastwardly from the center line of the Macadam State Highway leading from Walnuttown to Sand Hill; thence leaving the aforesaid Berg Street in a northerly direction along other property now or late of Russell R. Berg and Helen M. Berg, his wife, making an interior angle of eighty-nine degrees twenty minutes with the last described line, a distance of one hundred thirty feet no inches (130 feet 0 inches) to a corner marked by an iron pin in line of property now or late of Samuel Raunzahn; thence along same in an easterly direction, making an interior angle of ninety degrees forty minutes with the last described line, a distance of sixty-two feet no inches (62 feet 0 inches) to a corner marked by an iron pin; thence in a southerly direction along other property now or late of Russel R. Berg and Helen M. Berg, his wife, making an interior angle of eighty-nine degrees twenty minutes with the last described line, a distance of one hundred thirty feet no inches (130 feet 0 inches) to a corner marked by an iron pin on the northern side of the aforesaid Berg Street; thence along same, in a westerly direction, making an interior angle of ninety degrees forty minutes with the last described line, a distance of sixty-two feet no inches (62 feet 0 inches) to the place of Beginning.

CONTAINING eight thousand fifty-nine and thirty-five one hundredths (8,059.35) square feet.

TITLE TO SAID PREMISES IS VESTED IN Siri D. Thomas, by Deed from Stewart R. Berg, Sr., dated 08/10/1989, recorded 08/14/1989 in Book 2086, Page 2130.

BEING KNOWN AS 14 Berg Road, Fleetwood, PA 19522-8331.

Residential property

TAX PARCEL NO.: 72-5431-17-10-3474

TAX ACCOUNT: 72074607

SEE Deed Book 2086 Page 2130

To be sold as the property of Siri D. Thomas.

No. 09-6793

Judgment Amount: \$256,000.86

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or tract of ground, known as Lot #1, as shown on Final Plan prepared for Gene N. Zerbe and Judy Zerbe Boyer, by H & K Surveying / Engineering, Inc., Drawing No. C-1359, recorded in Plan Book Volume 138, Page 64, Berks County Records, situate to the southeasterly side of Grange Road, in the Township of Penn, County of Berks,

Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point to be marked by a P.K. nail in the macadam cartway of Grange Road, said point being a corner common between Lot #2 and the herein described Lot #1 and being on line of lands of Arthur J. and Catherine Ann Etchberger and being the approximate distance of nine hundred fifty (950) feet northeasterly from the intersection of Grange Road and Plum Creek Road; thence in a northeasterly direction, within said cartway along lands of Etchberger, by a line having a bearing of North fifty-six (56) degrees one (1) minute, twenty-six (26) seconds East, the distance of two hundred ninety-eight and thirty-one hundredths (298.31) feet to a point to be marked by a railroad spike; thence in a southeasterly direction, leaving said cartway and passing along lands of Gilbert H. and Claire L. Zerbe, by a line having a bearing of South twenty-eight (28) degrees thirty-two (32) minutes fourteen (14) seconds East, passing over an iron pipe found at a distance of fourteen and thirty-seven hundredths (14.37) feet, the total distance of one hundred forty-five and thirty-two hundredths (145.32) feet to a point marked by an iron pipe found; thence in a southeasterly direction, still along the same, by a line having a bearing of South twenty (20) degrees twenty-two (22) minutes two (2) seconds East, the distance of forty and thirty-eight hundredths (40.38) feet to a point marked by an iron pipe found; thence in a southeasterly direction, along lands of Robert E. and Betty J. Zerbe, by a line having a bearing of South twenty-three (23) degrees, sixteen (16) minutes eleven (11) seconds East the distance of two hundred thirty-nine and four hundredths (239.04) feet to a point marked by an iron pipe found in a tree row; thence in a southwestwardly direction, along lands of now or late Kurt B. and Grace Schreiter, by a line having a bearing of South sixty-two (62) degrees forty-five (45) minutes fifty (50) seconds West, the distance of two hundred fifty (250) feet to a point to be marked by an iron pin, thence in a northwestwardly direction along Lot #2, by a line having a bearing of North twenty- one (21) degrees, fifty four (54) minutes one (1) second West, the distance of two hundred twenty-two and forty-five hundredths (222.45) feet to a point to be marked by an iron pin; thence in a northwestwardly direction, still along the same, by a line having a bearing of North forty-three (43) degrees thirty (30) minutes fifty- three (53) seconds West, the distance of one hundred seventy-four and thirty-three hundredths (174.33) feet to the place of Beginning.

CONTAINING a total gross acreage of 2.4264 acres.

TITLE TO SAID PREMISES IS VESTED IN Moises Burgos and Kelli Burgos, h/w, by Deed from Judy Zerbe Boyer and Terry Donald Boyer, h/w, dated 10/30/2006, recorded 10/31/2006 in Book 5002, Page 501.

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BEING KNOWN AS 40 Grange Road,
Bernville, PA 19506-9348.

Residential property

TAX PARCEL NO.: 69437902965931

TAX ACCOUNT: 69003275

SEE Deed Book 5002 Page 501

To be sold as the property of Moises Burgos,
Kelli Burgos.

No. 09-7244

Judgment: \$287,599.28

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

TAX I.D. #: 77-4395-07-57-8626

ALL THAT CERTAIN tract or lot of ground situate on the northeastern corner of West Broad Street and Church Street in the Borough of Shillington, Berks County, Pennsylvania, and being known as Lot No. 2 of the Graig Fioravante" Minor Subdivision, prepared by John W. Hoffert, P.L.S., Plan No. D-89-105, and being more fully bounded and described as follows, to wit:

BEGINNING at an iron pin on the northern right of way line of West Broad Street, 60 feet wide, a corner of Lot No. 1; thence along the northern right of way line of West Broad Street, North 59° 41' 47" West, 110.00 feet to an iron pin on the eastern right of way line of Church Street, 40 feet wide; thence leaving said West Broad Street and along the eastern right of way line of Church Street, North 30° 58' 13" East, 55.00 feet to an iron pin, a corner of lands of Richard C. Hetrich and Sarah A. Hetrich; thence leaving said Church Street and along lands of Richard C. Hetrich and Sarah A. Hetrich, South 59° 41' 47" East, 110.00 feet to an iron pin, a corner of Lot No. 1; thence along Lot No. 1, South 30° 58' 13" West, 55.00 feet to the place of BEGINNING.

CONTAINING 6,050 square feet.

BEING KNOWN AS: 125 Church Street,
Reading, Pennsylvania 19607.

TITLE TO SAID PREMISES is vested in Jason Holland by Deed from Graig A. Fioravante dated April 3, 2006 and recorded April 17, 2006 in Deed Book 4852, Page 2177, Instrument #2006035856.

To be sold as the property of Jason Holland

No. 10-03362

Judgment Amount: \$1,370.17

Attorney: James R. Wood, Esquire

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 North Ninth Street, between Robeson and Marion Streets, and being known as No. 1143 North Ninth Street, in the City of Reading, County of Berks and State of Pennsylvania.

TAX PARCEL NO. 13-5317-37-06-1603

ACCOUNT NO. 13124350

BEING KNOWN AS 1143 N. 9th Street,
Reading, Pennsylvania

SINGLE-FAMILY residential dwelling
To be sold as the property of Eric F. Orsag

No. 10-07815

Judgment Amount: \$1,811.57

Attorney: James R. Wood, Esquire

ALL THAT CERTAIN two-story brick and stucco house and the lot or piece of ground on which the same is erected, Hereditaments and Appurtenances, Situate at the corner of South Twelfth Street and a 10 feet wide alley, being known as No. 515 South Twelfth Street, in the City of Reading, County of Berks and State of Pennsylvania.

TAX PARCEL NO. 10-5316-30-17-7618

ACCOUNT NO. 10200850

BEING KNOWN AS 515 S. 12th Street,
Reading, Pennsylvania

SINGLE-FAMILY residential dwelling

To be sold as the property of Daniel T. Fuller

No. 10-08979

Judgment Amount: \$1,260.03

Attorney: James R. Wood, Esquire

ALL THAT CERTAIN lot or piece of ground upon which is erected a three-story brick dwelling house, being Number 1622 Muhlenberg Street, situate on the South side of Muhlenberg Street, between South Sixteenth and South Seventeenth Streets, in the City of Reading, County of Berks and State of Pennsylvania.

TAX PARCEL NO. 16-5316-32-47-0954

ACCOUNT NO. 16525925

BEING KNOWN AS 1622 Muhlenberg Street,
Reading, Pennsylvania

SINGLE-FAMILY residential dwelling

To be sold as the property of Joseph J. Reilly
and Lisa Ann Reilly

No. 10-1179

Judgment Amount: \$38,600.55

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel, situated in the City of Reading, County of Berks and Commonwealth of Pennsylvania.

THEREON erected a dwelling house known as: 924 North 8th Street, Reading, PA 19604

TAX PARCEL #13530752957425

ACCOUNT: 13109775

SEE Deed Book 2530, Page 350

To be sold as the property of: Carmen A. Cuesta a/k/a Carmen Cuesta and Jairo A. Cuesta a/k/a Jairo Cuesta

No. 10-13738

Judgment Amount: \$1,657.64

Attorney: James R. Wood, Esquire

ALL THAT CERTAIN lot or piece of ground upon which is erected a two-story brick dwelling house, being Number 1143 Muhlenberg Street, situate on the North side of Muhlenberg Street,

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between South Eleventh and South Twelfth Streets, in the City of Reading, County of Berks and State of Pennsylvania.

TAX PARCEL NO. 10-5316-30-18-4275
ACCOUNT NO. 10522350

BEING KNOWN AS 1143 Muhlenberg Street, Reading, Pennsylvania

SINGLE-FAMILY residential dwelling

To be sold as the property of Michele A. Martinez

No. 10-14027

Judgment Amount: \$1,414.00

Attorney: James R. Wood, Esquire

ALL THAT CERTAIN two-story stone dwelling house with mansard roof and one-story cement garage and the lot or piece of ground upon which the same are erected, situate on the East side of North Fourth Street, being Number 933, between Windsor and Spring Streets, in the City of Reading, County of Berks and State of Pennsylvania.

TAX PARCEL NO. 14-5307-50-75-3497
ACCOUNT NO. 14066825

BEING KNOWN AS 933 N. 4th Street, Reading, Pennsylvania

SINGLE-FAMILY residential dwelling

To be sold as the property of Manuel Leonor

No. 10-16131

Judgment Amount: \$214,267.74

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or parcel or land, together with the one and one-half story frame dwelling and frame garage erected thereon, situate on the North side of Macadam Township Road T-418 (Wanner Road), in the Township of Alsace, County of Berks and State of Pennsylvania, being bounded and more fully described in accordance with a survey by Paul R. Grube Associates and designated on Plan No. 41-31, as follows, to wit:

BEGINNING at an iron pin on the North side of Macadam Township Road T-418 (Wanner Road), said corner being a corner in common with property belonging to Richard D. Pfeleger and Angela V. Pfeleger, his wife, and also being the Southwest corner of herein described parcel, thence; along property belonging to Richard D. Pfeleger and Angela V. Pfeleger, his wife, the seven following courses and distances, viz: (1) North forty-five (45) degrees five (05) minutes twenty-three (23) seconds West two hundred fifty-four and seventeen one-hundredths (254.17) feet to an iron pin, thence; (2) South forty-nine (49) degrees fifty-five (55) minutes forty-two (42) seconds West two hundred twenty-six and twenty one-hundredths (226.20) feet to an iron pin, thence; (3) along property belonging to Raymond G. Tobias and Betty I. Tobias, his wife, also known as Lot No. 1 of the 'Richard M. Wanner and Deborah D. Wanner Subdivision', North fifty-one

(51) degrees thirteen (13) minutes thirty-six (36) seconds West five hundred eight and eleven one-hundredths (508.11) feet to an iron pin, thence; (4) along property belonging to Helen D. Jackson, North thirty-nine (39) degrees two (02) minutes three (03) seconds East five hundred seven and eighty-two one-hundredths (507.82) feet to an iron pin, thence; (5) along property belonging to Timothy F. Davids and Pamela S. Davids, his wife, South forty-two (42) degrees twenty-five (25) minutes six (06) seconds East four hundred eight and eighty-eight one-hundredths (408.88) feet to an iron pin, thence; (6) along property belonging to Phillip Chirieleisor and Mary Chirieleisor, his wife, South forty-two (42) degrees thirty (30) minutes thirty-eight (38) seconds East four hundred thirty-three and twenty-three one-hundredths (433.23) feet to a spike in the center of T-418 (Wanner Road), and thence; (7) in and along T-418 (Wanner Road) South forty-eight (48) degrees West one hundred eighty-seven and twenty-one one-hundredths (187.21) feet to the place of Beginning.

CONTAINING six and nine hundred sixty-nine one-thousandths (6.969) acres.

TITLE TO SAID PREMISES IS VESTED IN Joseph B. Ellis, Jr. and Joseph B. Ellis, Sr., by Deed from Deborah M. Rinaldi, dated 08/29/2007, recorded 08/31/2007 in Book 5212, Page 1618.

JOSEPH B. ELLIS, SR. was a co-record owner of the mortgaged premises as a joint tenant with the right of survivorship. By virtue of JOSEPH B. ELLIS, SR.'s death on or about 03/23/2009, his ownership interest was automatically vested in the surviving joint tenant(s).

BEING KNOWN AS 127 Wanner Road, Reading, PA 19606-8515.

Residential property

TAX PARCEL NO.: 22532803340985

TAX ACCOUNT: 22005900

SEE Deed Book 5212 Page 1618

To be sold as the property of Joseph B. Ellis, Jr.

No. 10-16631

Judgment Amount: \$1,384.22

Attorney: James R. Wood, Esquire

ALL THAT CERTAIN lot or piece of ground with the three-story brick dwelling house erected thereon, situate on the South side of Cherry Street, between Maple and South Tenth Streets, being No. 1014 Cherry Street, in the City of Reading, County of Berks and State of Pennsylvania.

TAX PARCEL NO. 03-5316-21-09-7806

ACCOUNT NO. 03302125

BEING KNOWN AS 1014 Cherry Street, Reading, Pennsylvania

SINGLE-FAMILY residential dwelling

To be sold as the property of Brenda Berger

No. 10-16784

Judgment Amount: \$1,407.13

Attorney: James R. Wood, Esquire

ALL THAT CERTAIN two-story brick, tin roof, dwelling house and the lot or piece of ground upon which the same is erected, situate on the West side of Moss Street, between Windsor and Springs Streets, being known as 936 Moss Street, in the City of Reading, Berks County, Pennsylvania.

TAX PARCEL NO. 13-5317-45-05-2424

ACCOUNT NO. 13512950

BEING KNOWN AS 936 Moss Street, Reading, Pennsylvania

SINGLE-FAMILY residential dwelling

To be sold as the property of Gina Y. Santiago

No. 10-17120

Judgment Amount: \$244,031.82

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the one and one half-story brick dwelling house thereon erected, being No. 722 Lobelia Avenue, situate on the South side of Lobelia Avenue, between Stoudt's Ferry Bridge Road and Lantana Avenue, as shown the Plan of Riverview Park, Section No. 3 said Plan recorded in Plan Book Volume 16 Page 13, Berks County Records in the Township of Muhlenberg County of Berks and State of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING AT A POINT on the southerly line of Lobelia Avenue a distance of six hundred fifteen feet and six hundredths of one foot eastwardly from a point of curve in the southerly building line of Lobelia Avenue at Stoudt's Ferry Bridge Road; thence in a southerly direction forming a right angle with the southerly building line of Lobelia Avenue a distance of one hundred fifty feet to a point, thence in an easterly direction forming a right angle with the last described line, a distance of one hundred one feet and twenty hundredths of one foot to a point, thence in a northerly direction forming a right angle with the last described line, a distance of one hundred fifty feet to a point on the southerly building line of Lobelia Avenue, thence in a westerly direction along the southerly building line of Lobelia Avenue, forming a right angle with the last described line a distance of one hundred one foot and twenty hundredths of one foot to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Samuel A. Clarke, by Deed from Moy Chow, dated 01/13/2006, recorded 02/28/2006 in Book 4804, Page 358.

BEING KNOWN AS 722 Lobelia Avenue, Reading, PA 19605-1534.

Residential property

TAX PARCEL NO.: 66-5309-1710-4812

TAX ACCOUNT: 66099400

SEE Deed Book 4804 Page 358

To be sold as the property of Samuel A. Clarke.

No. 10-18954

Judgment Amount: \$1,408.61

Attorney: James R. Wood, Esquire

ALL THAT CERTAIN three-story brick dwelling house together with a small Cement Block Garage in the rear and the lot or piece of ground upon which the same are erected, situate on the Northwest Corner of Franklin and Wunder Street, No. 1117 Franklin Street, in the City of Reading, County of Berks and State of Pennsylvania.

TAX PARCEL NO. 03-5316-22-19-2689

ACCOUNT NO. 03383600

BEING KNOWN AS 1117 Franklin Street, Reading, Pennsylvania

SINGLE-FAMILY residential dwelling; Detached Improvements.

To be sold as the property of Manuel E. Huemes and Gladys M. Huemes

No. 10-49

Judgment: \$62,441.75

Attorney: Udren Law Offices, P.C.

ALL THAT CERTAIN two (2) story brick semi-detached dwelling house No. 1612 North Ninth Street, together with the Lot or piece of ground upon which the same is erected situate on the West side of North Ninth Street between Union and Exeter Streets, in the City of Reading, County of Berks, and Commonwealth of Pennsylvania, bounded and described as follows to wit:

BEGINNING at a point on the West building line of North Ninth Street northward a distance of 716.20 feet from the intersection of said West building line of North Ninth Street (60 feet wide as shown on the topographical survey of the City of Reading) with the North building line of Amity Street produced westward (60 feet wide as shown on the topographical survey) thence along property No. 1610 North Ninth Street, North 81 degrees West, crossing a 20 feet wide alley, a distance of 120 feet to a point on the West side of said alley, a distance of 120 feet to a point on the West side of said 20 feet wide alley, thence along the West side of said 20 feet wide alley along property now or late of the Reading Iron Company North 9 degrees East, a distance of 32 feet to a point, thence recrossing a 20 feet wide alley along property No. 1614 North Ninth Street South 81 degrees East, a distance of 120 feet to a point on the West building line of North Ninth Street, thence along said West building line of North Ninth Street, South 9 degrees West, a distance of 32 feet to the place of beginning.

CONTAINING in front along North Ninth Street 32 feet and in depth of equal width 120 feet.

UNDER AND SUBJECT to the use of the rear 20 feet of the herein described premises by the owner and occupiers of the adjoining premises.

PARCEL NO. 5307-08-99-9147

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BEING KNOWN AS: 1612 North 9th Street,
Reading, PA 19604

PROPERTY ID NO.: 5307-08-99-9147

TITLE TO SAID PREMISES is vested in Ronald E. Acker and Lorie Rodriguez, joint tenants, and not as tenants in common by Deed from Jack Plylaharn and Robin Plylaharn dated 06/02/2006 recorded 07/11/2006 in Deed Book 4917 Page 2126.

To be sold as the property of: Ronald E. Acker and Lorie Rodriguez, joint tenants, and not as tenants.

No. 11-13812

Judgment: \$95,670.43

Attorney: Joseph L. Haines, Esquire

First American Title Insurance Company

Plaintiff: VIST Financial, f/k/a The First National Bank of Leesport

Commitment Number: 102759

SCHEDULE C

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Hamburg, County of Berks and Commonwealth of Pennsylvania, as shown on a revision Plan of Hawk Ridge, prepared by C. Wesley Seitzinger, P.L.S., dated July 14, 1994 and last revised September 23, 1994 and recorded in the Office of the Recorder of Deeds in Berks County in Plan Book 205, Page 32, more fully bounded and described as follows:

BEGINNING at a point in the northwestern topographical building line of Broad Winged Circle (a cul-de-sac having a 60 feet radius) at a corner of Lot No. 10; thence along said lot and passing through a party wall, North 49 degrees 26 minutes 20 seconds West, a distance of 193.55 feet to a corner in line of land now or late of the Jennie L. Bickel Estate; thence along said land North 01 degree 28 minutes 00 seconds West, a distance of 26.92 feet to a corner of Lot No. 11; thence along said lot and passing through a party wall, South 49 degrees 26 minutes 20 seconds East, a distance of 208.14 feet to a corner in the northwestern topographical building line of said Broad Winged Circle; thence along the same in a southwesterly direction by the arc of a curve deflecting to the left having a radius of 60.00 feet, a central angle of 19 degrees 28 minutes 16.4 seconds and an arc distance of 20.39 feet to a corner of Lot No. 10, the point and place of Beginning.

BEING Lot No. 11 on said Plan.

BEING THE SAME PREMISES which became vested in Timothy Steidle and Tabetha Evangelista, as joint tenants with the right of survivorship and not as tenants in common by Deed from Denver Development Co. dated December 15, 1997 and recorded in Record Book 2895, Page 328, Berks County Records.

TAX PARCEL NO. 4494-10-36-0662

PROPERTY KNOWN AS 8 Broadwinged Circle, a/k/a 8 Broad Winged Circle, Hamburg, Pennsylvania 19526

To be sold as the property of Melvin W. Manley and Lori R. Manley

No. 11-141

Judgment: \$243,711.94

Attorney: Udren Law Offices, P.C.

ALL THAT CERTAIN lot of ground, together with the improvements erected thereon, being No.110 Marie Drive in the Township of Spring, County of Berks and Commonwealth of Pennsylvania, and shown as Lot 44 on the Plan of "Spring Knoll, Section 1" recorded in Plan Book 55, Page 11A, Berks County Records, being more fully bounded and described as follows, to wit:

BEGINNING AT A POINT on the South line of Marie Drive, said point being on the division line between Lot No. 44 and Lot No. 43 on the aforesaid Plan and said point also being the Northeast Corner of the herein described lot, thence along said Lot No. 43 in a Southwesterly direction, by a line making an interior angle of 90 degrees with the line to be described last, 125.00 feet to a point in line of land now or late of Jennie M. Bare; thence along same in a Northwesterly direction, by a line making an interior angle of 90 degrees with the last described line 80.00 feet to Lot No. 45; thence along same in a Northeasterly direction by a line making an interior angle of 90 degrees with the last described line, 125.00 feet to a point on the South line of Marie Drive; thence along same in a Southeasterly direction, by a line making an interior angle of 90 degrees with the last described line, 80.00 feet to Lot No. 43, being the place of Beginning.

CONTAINING 10,000.00 square feet of land. BEING THE SAME PREMISES which Pheasant Associates, a Pennsylvania General Partnership, by Deed dated April 24, 1987 and recorded in the Berks County Recorder of Deeds Office in Deed Book Volume 1936, Page 816, granted and conveyed unto Randy J. McCormack and Kimberly A. Johnston.

TAX ID: 4385-14-33-3292 (Acct # 80-530512)

BEING KNOWN AS: 110 Marie Drive,
(Spring Township) Sinking Spring, PA 19608

PROPERTY ID NO.: 4385-14-33-3292

TITLE TO SAID PREMISES is vested in Joshua R. Neider and Samantha L. Neider by Deed from Randy J. McCormack and Kimberly A. Johnston dated 07/15/2005 recorded 09/16/2005 in Deed Book 4667 Page 2041.

To sold as the property of: Joshua R. Neider and Samantha L. Neider

No. 11-15692

Judgment Amount: \$127,059.25

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN brick dwelling being House No. 1600 Dogwood Drive, together with the lot or piece of ground upon which the same is erected being Lot No. 7, Block 'U', as

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shown on the plan of building lots known as Whitefield, Section IV, as laid out by Berkshire Greens, Inc., and recorded in the Office for the Recording of Deeds in and for Berks County, in Plan Book Volume 31, Page 21, dated July 30, 1965, situate in Spring Township, Berks County, Pennsylvania, being more particularly bounded as follows, to wit:

BEGINNING at a point on the Westerly building line of Dalin Drive, a 53.00 feet wide street, said point being the point of tangency formed by the intersection of the Southerly building line of Dogwood Drive, a 53.00 feet wide street with the aforementioned Westerly building line of Dalin Drive; thence in a Southwardly direction, along the Westerly building line of Dalin Drive, by line being tangent to the curve to be described last, the distance of 79.98 feet to a point; thence in a Westwardly direction, along the Northerly side of Lot No. 8 being House No. 2603 Dalin Drive, by a line forming an interior angle of 90 degrees with the last described line, the distance of 126.33 feet to a point; thence in a Northwardly direction, along the Easterly portion of Lot No. 6, being House No. 1602 Dogwood Drive, by a line forming an interior angle of 90 degrees with the last described line, the distance of 97.01 feet to a point in the aforementioned Southerly building line of Dogwood Drive; thence in an Eastwardly direction, along said Southerly building line of Dogwood Drive, by a line forming an interior angle of 85 degrees 18 minutes with the last described line, the distance of 69.50 feet to a point of curve; thence still along the same, by a line curving to the left, said curve having a radius of 117.01 feet, a central angle of 18 degrees 56 minutes 30 seconds, the arc distance of 18.68 feet, to a point of reverse curve; thence still along the same, by a line curving to the right, said curve having a radius of 15.00 feet, a central angle of 104 degrees 14 minutes 30 seconds, the arc distance of 27.28 feet, to the place of Beginning.

TITLE TO SAID PREMISES IS VESTED IN Brenda L. Snyder, by Deed from Michael J. Snyder and Brenda L. Snyder, Husband and Wife, dated 11/17/2003, recorded 01/14/2004, Book 3968, Page 1894.

BEING KNOWN AS 1600 Dogwood Drive, West Lawn, PA 19609-1015.

Residential property
 TAX PARCEL NO.: 80438718306533
 TAX ACCOUNT: 80200002
 SEE Deed Book 3968 Page 1894

To be sold as the property of Brenda L. Snyder a/k/a Brenda Snyder a/k/a Brenda Lee Snyder.

No. 11-16917

Judgment Amount: \$98,900.81

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or piece of ground, together with building and improvements as erected thereon, situate in Douglass Township,

Berks County, Commonwealth of Pennsylvania, shown as Lot No. 2 on a Subdivision Plan 'Wedge Hills' by A. G. Newbold, P.E. dated December 3, 1971, as follows:

BEGINNING at a point in the bed of Englesville Road, T-482, said point being the Southerly corner of Lot No. 1; thence by Lot No. 1 and passing through a pin on the Northeasterly side of Englesville Road North 40 degrees 40 minutes 40 seconds East 277.10 feet to a pin;

THENCE by lands now or late of Charles D. Kayer South 44 degrees 01 minute East 50.00 feet to a monument;

THENCE by Lot No. 3 and passing through a pin on the Northerly side of Englesville Road South 9 degrees 48 minutes 40 seconds West 231.98 feet to a point in the bed of Englesville Road;

THENCE by the bed of Englesville Road the remaining two courses and distances:

- 1) North 86 degrees 40 minutes 50 seconds West 128.76 feet to a nail;
- 2) North 45 degrees 13 minutes West 66.63 feet to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Melody A. Rhoads, by Deed from Melody A. Egolf, n/k/a Melody A. Rhoads, dated 01/15/2004, recorded 01/26/2004 in Book 3975, Page 2084.

BEING KNOWN AS 972 Englesville Hill Road, Boyertown, PA 19512-8458.

Residential property
 TAX PARCEL NO.: 41-5386-15-52-0742
 TAX ACCOUNT: 41043250
 SEE Deed Book 3975 Page 2084

To be sold as the property of Melody A. Rhoads.

No. 11-17214

Judgment Amount: \$81,853.71

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN message, tenement and tract of land with the farmhouse, barn sand other improvements thereon erected, situate in the Township of Tulpehocken, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone in the State Road leading from Rehrersburg to Hamburg thence along land now or late of Reuben W. Sensenig, South 6 1/2 degrees East 53.6 perches to a stone; thence along lands now or late of Alvin J. Knoll South 80 degrees West, 29.1 perches to a stone; thence along lands now or late of Paul F. Etchberger North 7 1/2 degrees West, 57 perches to a stone; thence along the State Road and lands now or late of the said Reuben W. Sensenig, North 86 1/2 degrees East, 29.7 perches to a stone, it being the place of Beginning.

EXCEPTING THEREOUT AND THEREON the property being Lot 2 of the Sketch Plan for Record of the Bieber Subdivision, conveyed by correction Deed dated June 16, 2003 from

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Owen R. Bieber to Owen R. Bieber as set forth in Record Book 3780, Page 1147.

Robert A. Ney and Angela G. Ney, h/w, by Deed from Thomas F. Snyder and Linda M. Snyder, h/w, dated 03/01/2001, recorded 03/08/2001 in Book 3303, Page 794.

TITLE TO SAID PREMISES IS VESTED IN Jean Koral by Deed from Thomas Koral and Jean Koral, dated 05/20/11, recorded 12/14/2011 in Instrument # 2011046943.

BEING KNOWN AS 675 Mohrsville Road, Shoemakersville, PA 19555-9714.

BEING KNOWN AS 40-42 Strausstown Road, Bethel, PA 19507-9781.

Residential property
TAX PARCEL NO.: 70449204501337
TAX ACCOUNT: 70034625
SEE Deed Book 3795 Page 1133

Residential property

TAX PARCEL NO. 1: 86442100458674
TAX PARCEL NO. 2: 86442100458674T01
TAX ACCOUNT 1: 86023197
TAX ACCOUNT 2: 86002210
SEE Instrument # 2011046943

To be sold as the property of Angela G. Ney, Robert A. Ney.

To be sold as the property of Jean Koral a/k/a Jean B. Koral.

No. 11-24177

Judgment: \$59,898.16

Attorney: Michael M. Monsour, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN property situated in the Township of South Heidelberg, County of Berks, in the Commonwealth of Pennsylvania, and having thereon erected a dwelling house known as 11 Golf Road, Reinholds, South Heidelberg Township, Berks County, Pennsylvania 17569

TAX PARCEL I.D. 51-4355-01-48-1521

SEE Deed Book 3217, Page 1418

To be sold as the property of: Ricardo A. Velazquez and Ralene M. Velazquez

No. 11-17234

Judgment Amount: \$79,437.06

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the two-story and attic frame dwelling house erected thereon, situate on the southeastern side of Mohrsville Road (Township Road T-754), formerly State Highway known as the Old Pottsville Pike, in the Village of Mohrsville, Township of Perry, County of Berks and Commonwealth of Pennsylvania, being a portion of Lot No. 3 as laid out on the Plan of Lots by John Schneider on August 24, 1861, which aforesaid Plan is recorded in the Office of the Register of Wills, in and for Berks County, at Reading, Pennsylvania, in Will Book 13, Page 72, bounded on the Northwest by said Mohrsville Road, on the Northeast by a private alley owned by Mastercraft Woodworking Co., Inc., and on the Southeast and Southwest by other properties of said Mastercraft Woodworking Co., Inc., and being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by an iron pin on the Southeastern side of said Mohrsville Road, said corner being the Westerly most corner of property herein described:

THENCE along said the Southeastern side of said Mohrsville Road: North 38 degrees 55 minutes 00 seconds East, 42.36 feet to an iron pin.

THENCE along a private alley on lands now or formerly of said Mastercraft Woodworking Co., Inc. the two following courses and distances: South 69 degrees 41 minutes 25 seconds East, 16.70 feet to an iron pin. South 53 degrees 18 minutes 00 seconds East, 123.89 feet to an iron pin.

THENCE continuing along lands now or formerly said Mastercraft Working Co., Inc. the two following courses and distances: South 38 degrees 35 minutes 00 seconds West, 47.76 feet to a point. North 53 degrees 01 minutes 00 seconds West, 139.99 feet to the place of beginning.

CONTAINING 0.151 acres (6,591 square feet).

TITLE TO SAID PREMISES IS VESTED IN

No. 11-25031

Judgment Amount: \$33,804.26

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the three-story brick dwelling house and store stand erected thereon; being House No. 538 Walnut Street, situate on the South side of Walnut Street, between Church Street and North Sixth Street, in the City of Reading, County of Berks, and State of Pennsylvania, and being more particularly bounded and described as follows, to wit:

BEGINNING at a point in the South property line of Walnut Street seventy-six (76) feet one and one-half (1 1/2) inches West of the West property line of North Sixth Street;

THENCE in a southerly direction along the rear of House Lots Nos. 154, 152, and 150 North Sixth Street, a distance of sixty (60) feet no (0) inches to a point of property of House Lot No. 148 North Sixth Street;

THENCE in a westerly/direction along the North property line of House Lot No. 148 North Sixth Street, a distance of seventeen (17) feet one and three-quarters (1-3/4) inches to a corner of property of House Lot No. 536 Walnut Street;

THENCE in a northerly direction along the eastern property line of House Lot No. 536 Walnut Street and passing through the center of a joint two (2) feet eight (8) inch wide alleyway, a distance of sixty (60) feet no (0) inches to the South property line of Walnut Street;

THENCE in an easterly direction along the South property line of Walnut Street, a distance of

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seventeen (17) feet one and three-quarters (1-3/4) inches to the place of BEGINNING.

To be sold as the property of: Walter H. Barrera, sole owner

CONTAINING in front in width or breadth on Walnut Street seventeen (17) feet one and three-quarters (1-3/4) inches and in depth or length of equal width sixty (60) feet no (0) inches to the North property line of House Lot No. 148 North Sixth Street.

TITLE TO SAID PREMISES IS VESTED IN Jose Cruz, by Deed from John J. Grenko, Power of Attorney/Agent for David McMillan and Jeanine McMillan, h/w, said Power of Attorney Instrument recorded simultaneously herewith, dated 04/23/2004, recorded 04/28/2004 in Book 4046, Page 682.

BEING KNOWN AS 538 Walnut Street, Reading, PA 19601-3478.

Residential property
 TAX PARCEL NO.: 07-5307-75-81-2288
 TAX ACCOUNT: 07671650
 SEE Deed Book 4046 Page 682
 To be sold as the property of Jose Cruz.

No. 11-25597

Judgment: \$170,835.45

Attorney: Udren Law Offices, P.C.

ALL THAT CERTAIN lot or piece of ground situate on the southern side of Curtis Road, East of Stevens Avenue, being all of Lot No. 37 and the western 10 feet of Lot No. 38 as shown on Plan of Wilshire Development, Section No. 1, said Plan being recorded in Plan Book Volume 16, Page 5, Berks County Records, in the Township of Spring, County of Berks, and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the southern side of Curtis Road ninety and zero hundredths (90.00') feet East of the eastern side of Stevens Avenue; thence in an easterly direction along the southern side of Curtis Road a distance of eighty and zero hundredths (80.00') feet to a point; thence in a southerly direction at right angles to Curtis Road a distance of one hundred forty and zero hundredths (140.00') feet to a point; thence in a westerly direction at right angles to last described line a distance of eighty and zero hundredths (80.00') feet to a point; thence in a northerly direction at right angles to last described line a distance of one hundred forty and zero hundredths (140.00') feet to the southern side of Curtis Road, the place of beginning, and making a right angle with same. Together with the dwelling house thereon erected, known as 3020 Curtis Road.

PARCEL ID: 80-4386-11-57-2380
 AS DESCRIBED in Mortgage Book 4994 Page 412

BEING KNOWN AS: 3020 Curtis Road, Sinking Springs, PA 19608

PROPERTY ID NO.: 80-4386-11-57-238

TITLE TO SAID PREMISES IS VESTED IN Walter H. Barrera, sole owner by Deed from Lee Ann Wright dated 09/25/2006 recorded 10/23/2006 in Deed Book 04994 Page 0408.

No. 11-26981

Judgment Amount: \$357,796.86

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or piece of land with the two story frame dwelling, barn, sheds and other improvements erected thereon situate on the side of Legislative Route LR 06087, in the Township of Robeson, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows:

BEGINNING AT A SPIKE in Legislative Route LR 06087, said spike being N. 71 degrees 55 minutes 20 seconds E. 11 00 degree from an iron pin a corner of land of Charles O. Glass, thence in said road N. 17 degrees 25 minutes 48 seconds W. 413.28 feet to a spike on the eastern edge of Legislative Route LR 06087, thence leaving said road and along residue land of Ronald L. Glass the five following courses and distances:

- (1) N. 69 degrees 02 minutes 48 seconds E. 460.00 feet to an iron pin
- (2) N. 74 degrees 05 minutes 37 seconds E. 390.00 feet to an iron pin
- (3) S. 24 degrees 02 minutes 07 seconds E. 233.55 feet to an iron pin
- (4) S. 44 degrees 26 minutes 36 seconds W. 434.23 feet to an iron pin
- (5) S. 69 degrees 02 minutes 58 seconds W. 492.98 feet to a spike in Legislative Route LR 06087

THENCE IN SAME N. 18 degrees 49 minutes 04 seconds W. 36.10 feet to a spike the place of beginning

BEING KNOWN AS 1177 White Bear Road, Birdsboro, PA 19508-7949.

Residential property
 TAX PARCEL NO.: 73-5324-03-31-1655
 TAX ACCOUNT: 73005060
 SEE Deed Book 5269 Page 1951

TITLE TO SAID PREMISES IS VESTED IN Walter H. Rich and Debra G. Norris-Rich, by Deed from Louise A. Bell, dated 10/26/2007, recorded 12/07/2007 in Book 5269, Page 1951.

To be sold as the property of Walter H. Rich a/k/a Walter Henry Rich, Debra G. Norris-Rich a/k/a Debra Gail Norris-Rich.

No. 11-27803

Judgment Amount: \$66,969.80

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story house, No. 1556, and lot or piece of ground situate on the South side of Perkiomen Avenue between Fifteenth and Sixteenth Streets, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows:

BEGINNING at a corner on Perkiomen

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Avenue and property now or late of Jacob Fries; thence along said Perkiomen Avenue, westward fifteen feet (15 feet) to a corner of property now or late of Peter W. Helfrich; thence by the same, southward by a line at right angles to said Perkiomen Avenue, eighty-nine feet nine inches (89 feet 9 inches), more or less, to a corner; thence still by the same, southward twenty-eight feet three inches (28 feet 03 inches), more or less, to a ten feet (10 feet) wide alley; thence along said alley, eastward fifteen feet (15 feet) to a corner of property now or late of Jacob Fries; thence along the same, northward twenty-seven feet one and one-half inches (27 feet 1-1/2 inches), more or less, to a corner, thence still Northward eighty-eight feet eight inches (88 feet 8 inches), more or less, to a corner, the Place of Beginning.

TITLE TO SAID PREMISES IS VESTED IN Amy B. Sarangoulis, by Deed from Terry T. Sarangoulis and Barbara A. Sarangoulis, h/w, dated 10/21/2005, recorded 12/27/2005 in Book 4740, Page 99.

BEING KNOWN AS 1556 Perkiomen Avenue, Reading, PA 19602-2221.

Residential property
 TAX PARCEL NO.: 16-5316-32-38-7155
 TAX ACCOUNT: 16590125
 SEE Deed Book 4740 Page 99

To be sold as the property of Amy B. Sarangoulis.

No. 11-28294

Judgment Amount: \$69,310.69

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN 1-1/2 story frame dwelling house and the two lots or pieces of ground situate on the East side of Marion Street, being known as 3427 Marion Street, in the Borough of Laureldale, (formerly Rosedale, Muhlenberg Township), County of Berks and Commonwealth of Pennsylvania, as shown by the Map or Plan of Rosedale, surveyed by William H. Dechant, recorded in Recorder's Office of Berks County at Reading in Plan Book Volume 2, Page 13, said lots being known as Lots Nos. 102 and 103 on said Plan of Lots laid out by Edward A. Larter and known as Rosedale, bounded and described as follows, to wit:

ON the North by Lot No. 101 property now or late of Jacob R. Hiester;

ON the East by a development known as East Rosedale;

ON the South by Lot No. 104 property now or late of Samuel Brensinger and Frances Brensinger;

ON the West by Marion Street, a fifty feet (50 feet) wide street shown on said Plan of Rosedale.

CONTAINING in front on Marion Avenue in width or breadth a distance of forty feet (40 feet) and extending in depth of equal width one hundred fifty feet (150 feet) more or less to East Rosedale in the rear.

TITLE TO SAID PREMISES IS VESTED

IN Joseph J. Gilar, Jr. and Elizabeth A. Ferry, by Deed from Joseph J. Gilar, Jr., dated 02/14/2007, recorded 02/26/2007 in Book 5080, Page 735.

BEING KNOWN AS 3427 Marion Street, Laureldale, PA 19605-1901.

Residential property
 TAX PARCEL NO.: 57-5319-17-10-8671
 TAX ACCOUNT: 57103600
 SEE Deed Book 5080 Page 735

To be sold as the property of Joseph J. Gilar, Jr., Elizabeth A. Ferry.

No. 11-28354

Judgment: \$57,412.84

Attorney: Jaime R. Ackerman, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of land together with a two story brick and frame townhouse erected thereon being House No. 827 Woodchuck Lane, on the southern side of Woodchuck Lane, being known, as Lot No. 4, Block "E", Section No. 1 of Mountain Park Development as laid out by S. & H., Inc. on November 25, 1970, and recorded in Plan Book Volume No. 32, Page 79, in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, and being more fully bounded and described as follows, to wit:

BEGINNING at a corner on the southern building line of Woodchuck Lane (53 feet wide) said corner being seventy-two and twelve one hundredths feet measured eastwardly from the end of curve having a twenty feet radius connecting the eastern building line of Deer Run (53 feet wide) and the southern building line of Woodchuck Lane; thence along the southern building line of Woodchuck Lane South forty-two degrees four minutes zero seconds East a distance of twenty feet to a corner; thence leaving the aforesaid Woodchuck Lane along Lot No. 5 passing through an eight inch party wall South forty-seven degrees fifty-six minutes zero seconds West a distance of one hundred fifteen feet to a corner on the northern side of a fifteen feet wide easement for public utilities; thence along the aforesaid fifteen feet wide easement North forty-two degrees four minutes zero seconds West a distance of twenty feet to a corner; thence along Lot No. 3, passing through an eight inch party wall North forty-seven degrees fifty-six minutes zero seconds East a distance of one hundred fifteen feet to the place of beginning.

CONTAINING two thousand three hundred (2,300.00) square feet.

BEING THE SAME PREMISES which Heather L. Black, by Deed dated July 14, 2000 and recorded July 17, 2000 in and for Berks County, Pennsylvania, in Deed Book Volume 3220, Page 2211, granted and conveyed unto Henry Black and Heather L. Black (f/k/a Heather L. Reiter), husband and wife.

PARCEL NO.: 43532719522180

HAVING ERECTED thereon a dwelling house known as 827 Woodchuck Lane, Reading, PA,

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19606-0000.

To be sold as the property of Henry Black and Heather L. Black (f/k/a Heather L. Reiter), husband and wife.

No. 11-28415

Judgment Amount: \$53,849.86

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THOSE CERTAIN two adjoining lots of ground situate on the North side of and known as 753 Mt. Laurel Avenue, in the Township of Muhlenberg, formerly the Borough of Temple, Berks County, Pennsylvania, together with a two and one-half story frame dwelling house thereon erected, said Lots being numbered 101 and 102 in the Plan of Lots laid out by Daniel Baum, and being bounded and described as follows:

ON the North by Long Alley;

ON the East by property numbered 767 Mount Laurel Avenue;

ON the South by Mount Laurel Avenue; and

ON the West by property numbered 761 Mount Laurel Avenue.

CONTAINING in front on Mount Laurel Avenue, a distance of forty feet (40.00 feet) and in depth of equal width a distance of one hundred forty feet (140.00 feet) to the said Long Alley.

TITLE TO SAID PREMISES VESTED IN Ruben Acevedo deeded by Michael A. Byerly and Michaelann L. Byerly, h/w dated 6/25/1999 recorded July 9, 1999 Volume 3097 Page 1976

BEING KNOWN AS 763 Mount Laurel Avenue, Temple, PA 19560-1562.

Residential property

TAX PARCEL NO.: 66-5309-12-87-6487

TAX ACCOUNT: 66830318

SEE Deed Book 3097 Page 1976

To be sold as the property of Ruben Acevedo, Sherry L. Acevedo.

No. 11-2965

Judgment: \$257,765.72

Attorney: Jaime R. Ackerman, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN lot situated in the Borough of Boyertown, Berks County, Commonwealth of Pennsylvania being on the East side of Sunset Lane (50' wide) bounded and described according to a survey as prepared by John T. Aston, Registered Surveyor, Boyertown, PA, Plan No. 674-1A dated May 21, 1976, as last revised and being Lot #1.

BOUNDED on the North by the land now or late of the R. B. Elliot Construction Company Inc., on the East by the land now or late of Eugene R. and Nancy Rothenberger, on the South by Lots 2 and 3 on the above mentioned Plan, and on the West by the easterly side of Sunset Lane, being more fully described as follows:

BEGINNING at a point a corner on the easterly side of Sunset Lane (50' wide) a corner of this and Lot No. 2 above mentioned the land

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of Wittronics Manufacturing, Inc. being located North 8 degrees 23 minutes West 89.41 feet measured along the easterly side of Sunset Lane from the point of tangent of a curve having a radius of 11.50' and an arc distance of 17.13' connecting the easterly side of Sunset Lane with the northerly side of Crest Drive (50' wide).

THENCE from the point of beginning along the easterly side of Sunset Lane North 8 degrees 23 minutes West 115.66 feet to an iron pin set a corner of this and the land now or late of R. B. Elliot Construction Company Inc. thence along the land now or late of the R. B. Elliot Construction Company Inc. North 81 degrees 37 minutes East 120.00 feet to an iron pin set a corner of this and the land now or late of Eugene R. and Nancy Rothenberger. Thence along the land now or late of Eugene R. and Nancy Rothenberger South 8 degrees 23 minutes East 62.43 feet to an iron pin set a corner of this and Lot No. 3 above mentioned. Thence along Lot No. 3 South 52 degrees 14 minutes 44 seconds West 71.48 feet to an iron pin set a corner of this and Lot No. 2 above mentioned. Thence along Lot No. 2 South 64 degrees 08 minutes 18 seconds West 60.50 feet to the point of beginning.

BEING THE SAME PREMISES which Nancy S. Magee now known as Nancy S. Mest, by Deed dated May 29, 2009 and recorded June 4, 2009 in and for Berks County, Pennsylvania, Document 2009025609, granted and conveyed unto George Cramer.

PARCEL NO.: 33-5387-19-62-4011

HAVING ERECTED thereon a dwelling house known as 116 Sunset Lane, Boyertown, PA, 19512.

To be sold as the property of George Cramer.

No. 11-4112

Judgment Amount: \$48,009.95

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story, brick dwelling house and the lot or piece of ground upon which the same is erected, situate on the East side of Birch Street, between Spring and Robeson Streets, being City Number 1017, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, having thereon erected a dwelling known as 1017 Birch Street, Reading, Reading, bounded;

ON the North by property, now or late of Wilbur J. Williams and Altheda I. Williams, his wife, being No. 1019 Birch Street;

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

ON the South by property, now or late of Dill E. Wesner and Sally Wesner, his wife, being No. 1015 Birch Street, and

ON the West by said Birch Street.

CONTAINING in front, North and South, along said Birch Street, twelve feet (12 feet) and three inches (3 inches g) and in depth, East and West of equal width, one hundred feet (100 feet).

TITLE TO SAID PREMISES IS VESTED IN

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Ryan Dower, by Deed from Our City-Reading, Inc., a non-profit corporation organized and existing under and by virtue of the laws of the State of Pennsylvania, dated 12/01/2005, recorded 02/03/2006 in Book 4775, Page 2300.

BEING KNOWN AS 1017 Birch Street, Reading, PA 19604-2217.

Residential property
TAX PARCEL NO.: 13-5317-46-25-0900
TAX ACCOUNT: 13265525
SEE Deed Book 4775 Page 2300
To be sold as the property of Ryan Dower.

No. 11-5055

Judgment Amount: \$64,369.11
Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the brick dwelling house thereon erected, situate on the East side of North Ninth Street, between Marion and Perry Streets, being No. 1215 North Ninth Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by 1217 North Ninth Street; On the East by a 10 feet wide alley; On the South by 1213 North Ninth Street; and On the West by said North Ninth Street.

CONTAINING in front on said North Ninth Street in width or breadth, sixteen feet four inches and in depth or length of equal width or breadth, one hundred feet.

TITLE TO SAID PREMISES IS VESTED IN Stephanie M. Taylor, by Deed from William G. Kazmierczak, dated 03/30/2007, recorded 04/09/2007 in Book 5108, Page 105.

BEING KNOWN AS 1215 North 9th Street, Reading, PA 19604-2001.

Residential property
TAX PARCEL NO.: 17-5317-37-06-1907
TAX ACCOUNT: 17124800
SEE Deed Book 5108 Page 105
To be sold as the property of Stephanie M. Taylor.

No. 11-5279

Judgment: \$470,588.74
Attorney: Christopher A. DeNardo, Esquire

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

TAX PARCEL NO. 5320-02-57-5031
BEING KNOWN AS 10 Hunters Hill Drive, Morgantown, PA 19543
Residential Property
To be sold as the property of Linda R. Natelson and Frank Simone

No. 12-1371

Judgment: \$168,019.95

Attorneys: Jaime R. Ackerman, Esquire, Joel A. Ackerman, Esquire and Ashleigh Levy Marin, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN tract of land, situate in the Township of Exeter County of Berks and State of Pennsylvania, bounded and described as follows:

STARTING AT THE POINT of intersection of the West right of way line of Sunset Manor Drive and the dividing line between Sunset Manor Section I and Sunset Manor Section II said point also being the southeast corner of Lot #23 of Sunset Manor Section I and the northeast corner of Lot #1 Sunset Manor Section II; thence along the above mentioned dividing line North 72 degrees 55 minutes 49 seconds West 38.23 feet to an iron pipe the northwest corner of Lot #4 of Sunset Manor Section II the place of beginning; thence in a southerly direction along the above mentioned Lot #4 South 13 degrees 47 minutes 13 seconds West 127.16 feet to an iron pipe on the North right of way line of Claire Drive; thence along the North right of way line of Claire Drive North 76 degrees 12 minutes 47 seconds West 82.31 feet to an iron pin in the southwest corner of this described lot and to line of lands of the Metropolitan Edison Company (Met-Ed); thence along the lands of Met-Ed North 10 degrees 22 minutes East 125.97 feet to an iron pin; thence North 13 degrees 47 minutes 13 seconds East 3.58 feet to an iron pin on the dividing line of Sunset Manor Drive Section I and II; thence along the said dividing line South 72 degrees 55 minutes 49 seconds East 90.15 feet to an iron pin the said place of beginning.

BEING the remaining portion of Lot #5 Block D of the Sunset Manor Section II Subdivision recorded in Berks County Plan Book 29 Page 10.

BEING THE SAME PREMISES which Patricia A. Overdorf, by Deed dated December 16, 2009 and recorded December 28, 2009 in and for Berks County, Pennsylvania, Instrument No. 2009059383, granted and conveyed unto Brandon R. Shirey and Kaityn E. Incarvite, as joint tenants with the right of survivorship.

PARCEL NO.: 5335-16-72-7874

HAVING ERRECTED THEREON A DWELLING HOUSE KNOWN AS 1145 Claire Drive, Birdsboro, PA, 19508-1003.

To be sold as the property of Brandon R. Shirey and Kaityn E. Incarvite, as joint tenants with the right of survivorship.

No. 12-14068

Judgment: \$133,040.32

Attorney: Udren Law Offices, P.C.

PREMISES A

ALL THAT CERTAIN building lot or tract of land with the 1-1/2 story cement construction dwelling house thereon erected, situate in the Borough of Laureldale, in the County of Berks,

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and Commonwealth of Pennsylvania, as shown by Map or Plan of Laurel Hill surveyed by E. Kurtz Wells, bearing date January 1915, said Map or Plan having been duly executed and intended to be recorded in the Records Office of Berks County, Commonwealth of Pennsylvania, and being further known as part of Lot entitled Section G of said Plan of Lots laid out by Chas. S. Eisenbrown and known as Laurel Hill, said dwelling house being known as No. 3531 Oak Street, Laureldale Borough aforesaid, bounded and described as follows, to wit:

BEGINNING AT A POINT in the eastern building line of Oak Street, said point being a corner of property now or late of M. R. Kauffman and also being 627.19 feet South of the southeast corner of Oak and Little Streets, as laid out on Plan of Lots known as Laurel Hill; thence eastward along property now or late of said M. R. Kauffman at right angles to Oak Street the distance of 368.6 feet to a point in line of property now or late of John C. Roth; thence southward along same by a line making the interior angle of 80 degrees 45 minutes with the last described line the distance of 81.05 feet to a point, thence westwardly along property now or late of Frank F. Gartman by a line making an interior angle of 99 degrees 15 minutes with the last described line the distance of 355.57 feet to a point in the eastern building line of Oak Street; thence North along same at right angles to last described line 80 feet to the place of beginning.

CONTAINING .665 Acres.

PREMISES B

ALL THAT CERTAIN strip of ground lying on the eastern side of Oak Street, between County Street and Laurel Court, as shown on the Map or Plan of Laurel Hill, recorded in Plan Book Volume 7, Page 12, Berks County Records, in the Borough of Laureldale, County of Berks, and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING AT A POINT on the East building line of Oak Street (fifty feet (50') wide), a distance of six hundred and twenty-five and sixty-seven hundredths of one foot (625.67') South along the East building line of Oak Street from the intersection of the East building line of Oak Street with the South building line of Little Street; thence extending in an easterly direction along land of the grantor, forming a ninety degree (90°) angle with the East building line of Oak Street, a distance of three hundred sixty-eight feet and eighty-four hundredths of one foot (368.84') to a point; thence extending in a southeasterly direction along land now or late of John Roth, forming an interior angle of eighty degrees (80°) forty-five minutes (45') with the last described line, a distance of one foot and fifty-two hundredths of one foot (1.52') to a stake; thence extending in a westerly direction along land now or late of A. Erich Koblitz and Gertrude Koblitz, his wife, forming an interior angle of ninety-nine degrees (99°) fifteen minutes (15'),

a distance of three hundred sixty-eight feet and sixty hundredths of one foot (368.60') to a stake on the East building line of Oak Street; thence along the East building line of Oak Street in a northerly direction, forming an interior angle of ninety degrees (90°) with the last described line, a distance of one foot and fifty hundredths of one foot (1.50') to the place of beginning.

CONTAINING IN AREA five hundred fifty-three and eight hundredths (553.08) square feet of land.

AS DESCRIBED in Mortgage Book 5032 Page 848

BEING KNOWN AS: 3531 Oak Street, Laureldale, PA 19605

PROPERTY ID NO.: 5319-18-31-1944

TITLE TO SAID PREMISES IS VESTED IN Eric G. Fox and Kara K. Fox, husband and wife by Deed from Brian M. Zerebiec and Jeffrey P. Martin dated 11/17/2006 recorded 12/12/2006 in Deed Book 5032 Page 843

To be sold as the property of: Eric G. Fox and Kara K. Fox, husband and wife.

No. 12-14836

Judgement Amount: \$136,770.47

Attorney: Kristine M. Anthon, Esquire

ALL THAT CERTAIN parcel or tract of land with 2 and 1/2-story frame and Masonry Townhouse Unit, Number 27 Lincoln Drive, being located on the Northern side of Lincoln Drive, S.R. 3012, being shown as Lot Number 2 on a recorded Subdivision Plan of Werner Square, recorded in Plan Book Volume 265 Page 006, said Plan prepared for Seader/Feldman Corporation, in the Borough of Wernersville, County of Berks, Commonwealth of Pennsylvania. Being more fully bounded and described as follows to wit:

BEGINNING at a steel pin on the Northern right of way line of Lincoln Drive, S.R. 3012, said steel pin being a common property corner with Lot Number 1, thence leaving the right of way line of Lincoln Drive and going along Lot Number 1 and passing through the party wall of House Number 25 and 27 Lincoln Drive, North 40 degrees 58 minutes 29 seconds East, a distance of 107.87 feet to a steel pin on line of Lot Number 7, South 61 degrees 07 minutes 31 second East a distance of 20.45 feet to a steel pin in a common property corner of Lot Number 3. Thence going along Lot Number 3 and passing through the party wall of House Number 27 and 29 Lincoln Drive, South 40 degrees 58 minutes 29 seconds West a distance of 112.16 feet to a steel pin on the Northern right of way line of Lincoln Drive. Thence going along the Northern right of way line of Lincoln Drive, North 49 degrees 01 minutes 31 seconds West, a distance of 20.00 feet to a steel pin, the place of beginning.

CONTAINING In area; 2200 square feet.

BEING THE SAME PREMISES which Phillip Feldmand and Helene R. Feldman, by Indenture dated October 27, 2004 and recorded November 9, 2004 in the Office for the Recorder

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of Deeds in and for the County of Berks in Record Book Volume 4187 Page 360, granted and conveyed unto Andrew C. Neider and Janelle L. Neider.

To be sold as the property of: Andrew C. Neider and Janelle L. Neider

No. 12-15264

Judgment: \$194,003.42

Attorney: Udren Law Offices, P.C.

ALL THAT CERTAIN lot or piece of ground in the Township of Maxatawny, County of Berks and Commonwealth of Pennsylvania and being more fully described in Recorder of Deeds Office of Berks County in DBV 3800, Page 973 dated 05/31/2003.

BEING designated as Tax Parcel ID #5455-00-54-4320

AS DESCRIBED in Mortgage Book 4509 Page 1741

BEING KNOWN AS: 12 Deer Run Road, (Maxatawny Township), Kutztown, PA 19530

PROPERTY ID NO.: 5455-00-54-4320

TITLE TO SAID PREMISES IS VESTED IN Brenda L. Davis and Roderick A. Davis, husband and wife by Deed from Arvella D. Andrews, widow, by Keith R. Pavlack, her Attorney-In-Fact dated 05/31/2003 recorded 07/03/2003 in Deed Book 3800 Page 973.

To be sold as the property of: Brenda L. Davis and Roderick A. Davis, husband and wife.

No. 12-15348

Judgment Amount: \$255,090.81

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN tract of land together with the improvements erected thereon, being No. 1121 Ashbourne Drive situate in the Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, being Lot No. 21, Block R on the Plan of 'Whitford Hill' recorded in Plan Book 41 Page 9, being more fully described as follows, to wit:

BEGINNING AT A POINT on the Northwest line of Ashbourne Drive, said point being on the division line between Lot No. 21 and Lot No. 22 on the aforesaid Plan, thence along said Northwest line of Ashbourne Drive in a Southwesterly direction by a line making an interior angle of 95 degrees 25 minutes 25 seconds with the line to be described last, 84.00 feet to Lot No. 20, thence along same in a Northwesterly direction by a line making an interior angle of 88 degrees 13 minutes 28 seconds with the last described line, 96.34 feet to a point in line of PA State Highway LR 1035; thence along same in a Northeasterly direction along a curve to the right having a radius of 7,517.49 feet, a central angle of 00 degree 38 minutes 53 seconds the arc distance of 85.03 feet to a point; thence along Lot No. 22, in a Southeasterly direction by a line tangent to the aforesaid curve, the distance of 93.26 feet to a

point on the Northwest line of Ashbourne Drive, being the place of beginning.

BEING KNOWN AS 1121 Ashbourne Drive, Reading, PA 19605-3225.

Residential property

TAX PARCEL NO.: 66-4399-1962-6421

TAX ACCOUNT: 66019880

SEE Deed Book 5313 Page 1330

To be sold as the property of Neal Durham and Kimberly Durham.

No. 12-15711

Judgment Amount: \$62,701.99

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and lot or piece of ground upon which the same is erected, situate on the North side of Spring Street, No. 1015 between North Tenth and Mulberry Streets, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by a ten feet wide alley;

ON the East by property now or late of Provident Building and Savings Association No. 2;

ON the South by said Spring Street; and

ON the West by property now or late of John Wanner.

CONTAINING in front on said Spring Street, East and West, fourteen (14) feet and ten (10) inches, and in depth of equal width to said ten feet wide alley, North and South, one hundred (100) feet, more or less.

TITLE TO SAID PREMISES IS VESTED IN Jorge A. Rivera Alvarado, by Deed from Pablo DeJesus, dated 01/19/2007, recorded 01/31/2007 in Book 5065, Page 1001.

BEING KNOWN AS 1015 Spring Street, Reading, PA 19604-2205.

Residential property

TAX PARCEL NO.: 13-5317-45-05-7739

TAX ACCOUNT: 13640625

SEE Deed Book 5065 Page 1001

To be sold as the property of Jorge A. Rivera Alvarado, The United States of America c/o The United States Attorney for the Eastern District of PA.

No. 12-15849

Judgement Amount: \$189,768.22

Attorney: Kristine M. Anthou, Esq.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate on the North side of Girard Street, and being known as 111 Girard Street between Jefferson Street and Pennsylvania Avenue, in the Village of Hyde Park, Muhlenberg Township, County of Berks, Commonwealth of Pennsylvania, and being Lot No. 53 on the Plan of Lots laid out by J. Henry Miller, recorded in Plan Book Volume 5A, Page 21, Berks

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County Records, more particularly bounded and described as follows, to wit:

ON the South by said Girard Street;
ON the West by Lot No. 52 on said Plan;
ON the North by an Eight Foot wide alley; and
ON the East by Lot No. 54 on said Plan.

CONTAINING in front on said Girard Street fifty feet and in depth of that width eighty-nine feet four inches on the West side and eighty-nine feet six and three eighths inches on the East side of said eight feet wide alley.

To be sold as property of: Jeffrey Corcino

No. 12-16320

Judgment: \$261,623.58

Attorneys: Martha E. Von Rosenstiel, Esquire
and

Heather Riloff, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate on the northwesterly side of West Walnut Tree Drive, in the Township of Maiden creek, County of Berks and Commonwealth of Pennsylvania, shown as Lot #36 on the Plan of Walnut Manor Phase II, recorded in Plan Book Volume 168, Page 30, Berks County Records, more fully bounded and described as follows, to wit:

PREMISES being known as 300 West Walnut Tree Drive, Blandon, Pennsylvania.

BEGINNING at a point on the southeasterly right-of-way of West Walnut Tree Drive, said point being a corner in common with Lot #35 as shown on said Plan, thence departing said West Walnut Tree Drive along the southerly boundary of said Lot #35 North 48 degrees 34 minutes 58 seconds East 148.52 feet to a point in line of lands of others, thence along said lands South 42 degrees 21 minutes 45 seconds East 132.68 feet to a point a corner in common with Lot #37 as shown on said Plan, thence along the northerly boundary of said Lot #37 North 87 degrees 13 minutes 00 seconds West 168.45 feet to a point on the southeasterly right-of-way of West Walnut Tree Drive; thence along said right-of-way along the arc of a 176.50 feet radius curve to the right, said curve having a central angle of 19 degrees 34 minutes 45 seconds and an arc length of 60.45 feet to a point, thence continuing along said North 42 degrees 21 minutes 45 seconds East 19.54 feet to the point and place of BEGINNING.

PARCEL IDENTIFICATION NO.: 61-5421-1434-2335, TAX ID #: 61045508

TITLE TO SAID PREMISES IS VESTED IN Maria Sandor, by Deed from Michael J. Snyder and Teresa A. Sassaman, dated 06/18/2007, recorded 07/06/2007 in Book 5173, Page 1076.

To be sold as the property of Maria Sandor

No. 12-16636

Judgment: \$93,223.69

Attorney: Udren Law Offices, P.C.

ALL THAT CERTAIN lot or piece of ground, together with the improvements erected thereon, being House No. 98 Mountain Boulevard, in the Borough of Wernersville, County of Berks and Commonwealth of Pennsylvania, and known as Lot No. 5, Block "B" on the Plan of "Bryn Mawr Estates, Section 1" recorded in Plan Book 31, Page 53, Berks County Records, and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the southwest line of Mountain Boulevard, said point being 243.14 feet northwest of a point of curve on Lot No. 1 and being on the division line between Lot No. 3 and 4; thence along No. 4 in a southwesterly direction by a line being perpendicular to the southwest line of Mountain Boulevard, the distance of 120.00 feet to a point in line of land now or late of Eisenhauer Imported Cars, Inc.; thence along same in a northwesterly direction, by a line marking an interior angle of 90 degrees with the last described line, the distance of 110.12 feet to Lot No. 6; thence along same in an northeasterly direction, by a line making an interior angle of 72 degrees 17 minutes 46 seconds with the last described line, the distance of 134.81 feet to a point of curve on the southwest line of Mountain Boulevard; thence along same in a southeasterly direction on a radius of 178.00 feet, curving to the left, the arc distance of 65.00 feet to a point; thence continuing along the southwest line of Mountain Boulevard in a southeasterly direction, the distance of 15.00 feet to Lot No. 4, being the place of beginning. The last described line making an interior angle of 90 degrees with the first described line.

BEING Tax Account Number: 90-017288

AS DESCRIBED in Mortgage Book 3800 Page 894

BEING KNOWN AS: 98 Mountain Boulevard, Wernersville, PA 19565

PROPERTY ID NO.: 4366-05-18-8709

TITLE TO SAID PREMISES IS VESTED IN Kevin L. Dennis and Tracey D. Dennis, husband and wife, as tenants by the entireties by Deed from Bradley S. Peiffer and Bobbi Jo Boltz, n/b/m Bobbi Jo Peiffer, husband and wife dated 04/24/2003 recorded 07/03/2003 in Deed Book 3800 Page 890.

To be sold as the property of: Kevin L. Dennis and Tracey D. Dennis, husband and wife, as tenants by the entireties.

No. 12-17079

Judgment: \$229,452.09

Attorney: Jaime R. Ackerman, Esquire

LEGAL DESCRIPTION

ORDER NO. 1411955WL (W-FATICO)

ALL THAT CERTAIN lot of ground together with the improvements erected thereon, being 7 Orchard Hill Road in Heidelberg Township, Berks County, Pennsylvania, bounded and

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described according to a Final Plan of Orchard Hill-Section 2 recorded in Plan Book 141, Page 20, as follows:

BEGINNING at a railroad spike on the Northwest side of Hill Road (T-508) (50-foot wide), said point being in line of lands now or late Timothy E. and Carolyn H. Weaver; thence leaving the Northwest side of Hill Road along a curve to the right, having a radius of 4.22, feet the arc distance of 7.24 feet to a railroad spike, a point of tangent on the Northeast side of Orchard Hill Road (50-foot wide); thence along same, North 55 degrees 09 minutes 30 seconds West, 133.91 feet to a railroad spike, a point of curve; thence along the Northeast, North and Northwest sides of Orchard Hill Road along a curve to the left having a radius of 175 feet, the arc distance of 192.42 feet to a spike, a point of reverse curve; thence southwestwardly, westwardly and northeastwardly along the northwesterly, northerly, and northeasterly sides of Orchard Hill Road along a curve to the right having a radius of 260 feet the arc distance of 288.15 feet to a railroad spike, a corner of Lot 2. on said Plan; thence along same: North 32 degrees 06 minutes 21 seconds East, 241.51 feet a railroad spike in line of lands now or late Timothy E. and Carolyn H. Weaver; thence along said lands, South 55 degrees 09 minutes 30 seconds East, 527.62 feet to the place of beginning.

PARCEL 48-4347-01-18-6555

BEING THE SAME PREMISES which Todd M. Syfer and Alison S. Seyfert, by Deed dated March 27, 2008 and recorded April 2, 2008 in and for Berks County, Pennsylvania, in Deed Book Volume 5330, Page 1657, granted and conveyed unto Alison S. Seyfert.

PARCEL NO.: 48-4347-01-18-6655

HAVING ERECTED THEREON a dwelling house known as 7 Orchard Hill Road, Robesonia, PA, 19551-9624.

To be sold as the property of Alison S. Seyfert.

No. 12-18208

Judgment Amount: \$27,058.19

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two story brick dwelling house and the lot or piece of ground upon which the same is erected, Situate on the West side of Chapel Terrace, being No. 518, between Cotton and South Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by a ten feet wide alley;

ON the East by said Chapel Terrace;

ON the South by property now or late of George P Ganger; and

ON the West by a fifteen feet wide alley.

CONTAINING in front on said Chapel Terrace eleven feet six inches and having depth of equal width of one hundred seven feet six inches, more or less.

TITLE TO SAID PREMISES IS VESTED IN Jason B. Smith, by Deed from Carlton T. Clapp, Jr., dated 01/31/2005, recorded 04/15/2005 in Book 4561, Page 1437.

BEING KNOWN AS 518 Chapel Terrace, Reading, PA 19602-2034.

Residential property

TAX PARCEL NO.: 10-5316-30-17-8649

TAX ACCOUNT: 10301125

SEE Deed Book 4561 Page 1437

To be sold as the property of Jason B. Smith.

No. 12-19328

Judgment Amount: \$76,130.70

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the two and one-half story brick dwelling house erected thereon situate on the West side of Alsace Road South of Perry Street, being No. 1242 in the City of Reading, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the West side of Alsace Road, said point being 80 feet 2 inches South from the Southwest corner of Perry Street and Alsace Road and being the Southern boundary line of property No. 1244 Alsace Road; thence West along the Southern boundary line of said property No. 1244 Alsace Road 100 feet to a point in the East side of a twenty feet wide alley; thence South along the East side of a twenty feet wide alley 20 feet 1 inch to a point, being the Northern boundary line of property No. 1240 Alsace Road; thence East along said Northern boundary line of property No. 1240 Alsace Road 100 feet to a point in the West side of said Alsace Road; thence North along the West side of said Alsace Road 20 feet and 1 inch to a point, the place of Beginning.

CONTAINING in front along said Alsace Road a width of 20 feet 1 inch and in depth of equal width to said twenty feet wide alley 100 feet.

TITLE TO SAID PREMISES IS VESTED IN Andrew P. Englehart, by Deed from Anthony M. Ray, dated 11/26/2004, recorded 12/29/2004 in Book 4208, Page 295.

BEING KNOWN AS 1242 Alsace Road, Reading, PA 19604-2031.

Residential property

TAX PARCEL NO.: 17-5317-10-37-2240

TAX ACCOUNT: 17241500

SEE Deed Book 4208 Page 295

To be sold as the property of Andrew P. Englehart.

No. 12-19370

Judgment Amount: \$23,161.44

Attorney: Kristine M. Anthon, Esquire

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon

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erected, situate on the West side of Linden Street, being No. 338, in the City of Reading, Berks County, State of Pennsylvania, bounded on the North by property now or late of Jonathan Bucks, on the East by said Linden Street, on the South by property now or late of Charles and Eva Bowers and on the West by a ten feet wide alley.

CONTAINING in front along said Linden Street, twelve feet and in depth of equal width one hundred ten feet.

TAX PARCEL NO.: 5317-70-22-3290

To be sold as the property of Geraldine M. Pollard a/k/a Geraldine Pollard.

No. 12-1941

Judgment: \$63,048.40

Attorney: Zucker Goldberg & Ackerman, LLC
LEGAL DESCRIPTION

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

BEGINNING at a p.k. spike corner of southern topographical building line of Third Street, (50 feet wide), said corner being a corner in common with property belonging to Gladys C. Stoyer and being the northwest corner of herein described tract, thence;

(1) ALONG the southern topographical building line of Third Street, a distance of fifteen and eleven hundredths feet (15.11') to a point on the southern topographical building line of Third Street, thence;

(2) LEAVING Third Street and along the residue property of herein described grantor, passing through a partition wall of the 2 1/2 story semi-detached brick dwelling, forming an interior angle of ninety degrees (90°) with the last described line a distance of one hundred sixty-one feet (161.00') to an iron pin on the North side of a 15 ft. wide alley, thence;

(3) ALONG the North side of the 15 ft. wide alley, forming an interior angle of ninety degrees (90°) with the last described line, a distance of fifteen and eleven hundredths feet (15.11') to an iron pin on the North side of the 15 ft. wide alley, thence;

(4) ALONG property belonging to Gladys C. Stoyer, forming an interior angle of ninety degrees (90°) with the last described line, a distance of one hundred sixty-one feet (161.00') forming an interior angle of ninety degrees (90°) with the first described line, to the place of beginning.

CONTAINING: Two thousand four hundred thirty-two and seventy-one hundredths square feet (2,432.71 SQ. FT.).

BEING THE SAME PREMISES which

Randall A. Fields and Renee A. Fields, his wife, by Deed dated August 31, 1983 and recorded September 1, 1983 in and for Berks County, Pennsylvania, in Deed Book Volume 1838, Page 109, granted and conveyed unto Dale A. Wentzel and Beverly A. Wentzel, his wife, as tenants by the entirety.

PARCEL NO.: 29-4450-15-54-6364

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 127 West 3rd Street, a/k/a 127 West Third Street, Bernville, PA, 19506-0000.

To be sold as the property of Dale A. Wentzel and Beverly A. Wentzel, his wife, as tenants by the entirety.

No. 12-19545

Judgment Amount: \$207,937.42

Attorney: Kristine M. Anthon, Esq.

ALL that certain lot of ground, together with the improvements erected thereon, being No. 1011 Hickory Lane, in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, and shown as Lot No. 292 on the plan of "Farming Ridge, Section 4" recorded in Plan Book 134, page 20, Berks County Records, being more fully bounded and described as follows to wit:

BEGINNING at a point on the North lien of Hickory Lane, said point being on the division line between Lot No. 291 and 292 on the aforesaid plan and being the Southeast corner of herein described lot; thence along the North line of Hickory Lane the two (2) following courses and distances; (1) North 80 degrees 2 minutes 40 seconds West, 27.50 feet to a point of curve, and (2) in a Northwesterly direction on a radius of 1302 feet curving to the left arc distance of 56.88 feet to Lot No. 293; thence along same, North 7 degrees, 27 minutes 9 seconds East 179.81 feet to Lot No. 301; thence along said Lot No. 301 and No. 302, South 80 degrees 2 minutes 40 seconds East, 92.2 feet to Lot No. 291; thence along same South 9 degrees 37 minutes 20 seconds West, 178.40 feet to a point on the North line of Hickory Lane, being the place of beginning.

CONTAINING 15,779.17 square feet of land BEING Parcel No. 270081 (43) PIN No. 5336-06-38-4461

BEING the same premises which Terry H. Rissmiller by Deed dated August 16, 2002 and recorded in the Office of the Recorder of Deeds of Berks County on May 12, 2003 in Deed Book Volume 3758, Page 1542, granted and conveyed unto Shereen R. Scarborough.

To be sold as Peoperty of: Shereen R. Scarborough a/k/a Shereen Scarborough

No. 12-20006

Judgment Amount: \$96,122.57

Attorney: Kristine M. Anthon, Esquire

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground

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upon which it is erected, situate on the West side of North Tenth Street, being No. 1420 in the City of Reading, County of Berks and Commonwealth of Pennsylvania, and described as follows, to wit:

ON the North by property now or late of David R. Shearer;

ON the South by property now or late of Harry L. Seiders;

ON the East by said North Tenth Street; and

ON the West by a twenty feet wide alley.

CONTAINING in front on said North Tenth Street twenty feet and in depth East and West one hundred feet

TAX PARCEL NO.: 17-5317-29-08-4085

BEING the same premises which Michael T. Holley a/k/a Michael T. Holley, Sr., by Deed dated 2/8/2008 and recorded 2/15/2008 in the Office of the Recorder of Deeds in and for the County of Berks and Commonwealth of Pennsylvania, at Deed Book Volume 5304, Page 1705, granted and conveyed unto Noe Navarro-Rivas.

To be sold as the property of Noe Navarro-Rivas.

No. 12-20321

Judgment Amount: \$186,460.44

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, being Lot #95 as shown on the Plan of 'Spring Meadows', Section #2, said Plan recorded in Plan Book Volume 31, Page 60, Berks County Records, situate on the Southeasterly side of Rosemead Avenue, between Haywood Avenue and Burrows Street, in the Township of South Heidelberg, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point on the Southeasterly right of way line of Rosemead Avenue (50 feet wide) on the division line between Lot #94 and Lot #95, thence extending in a Northeasterly direction along the Southeasterly right of way line of Rosemead Avenue, being along the arc of a curve deflecting to the left having a radius of 1,153.45 feet, a central angle of 03 degrees 43 minutes 32 seconds, a distance along the arc of 75.00 feet to a point, thence extending in a Southeasterly direction along Lot #96, radial to the curve in the Southeasterly right of way line of Rosemead Avenue, a distance of 110.34 feet to a point, thence extending in a Southwesterly direction along Lots Nos. 91 and 92, forming an interior angle of 81 degrees 32 minutes 15 seconds with the last described line, a distance of 82.39 feet to a point, thence extending in a Northwesterly direction along Lot #94, forming an interior angle of 94 degrees 44 minutes 13 seconds with the last described line, and radial to the curve in the Southeasterly right of way line of Rosemead Avenue, a distance of 100.86 feet to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Samantha I. Staude, Jeffrey B. Shott deeded by

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Leon A. Shiry, Jr., Trustee of the Leon A. Shiry, Jr. Revocable Trust dated 2/24/2005, dated 6/30/2008 and recorded 7/3/2008, in Instrument # 2008034806

BEING KNOWN AS 113 Rosemead Avenue, Singing Spring, PA 19608-9760.

Residential property

TAX PARCEL NO.: 51-4376-11-65-7419

TAX ACCOUNT: 51045910

INSTRUMENT # 2008034806

To be sold as the property of Samantha I. Staude, Jeffrey B. Shott

No. 12-20351

Judgment Amount: \$143,126.50

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in County of Berks, Commonwealth of Pennsylvania.

PURPART NO. 1

ALL THAT CERTAIN two-story frame dwelling house, together with the lot or piece of ground upon which the same is erected, situate on the East side of and being No. 113 New Holland Avenue, in the Borough of Shillington, County of Berks and State of Pennsylvania, said lot of ground being composed of portions of Lot No. 59 and 60 in Plan of Lots laid out by James G. Lash, and more particularly bounded and described as follows:

ON the North by property of Raymond Wade;

ON the South by property now or late of Henry Matz;

ON the East by Thorn Alley; and

ON the West by said New Holland Avenue.

CONTAINING in front on said New Holland Avenue, 17 feet 6 inches, and in depth to said Thorn Alley 199 feet 10 inches.

PURPART NO. 2

ALL THAT CERTAIN lot or piece of ground, situate on the East side of New Holland Avenue, formerly called Walsh Mountain Road, in the Borough of Shillington, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the East line of said New Holland Avenue, at a corner of property now or late of Sophia Burkhart; thence Eastwardly along said property of Sophia Burkhart One hundred and ninety-seven (197) feet, ten (10) inches, to the West line of said Thorn Alley; thence Southwardly along the West line of said Thorn Alley, thirty-five (35) feet, to the middle of Lot No. 62, thence Westwardly along the center line of said Lot No. 62, one hundred and ninety-seven (197) feet, ten (10) inches, to the Eastern line of said New Holland Avenue; thence Northwardly along same thirty-five (35) feet to the place of Beginning.

TITLE TO SAID PREMISES IS VESTED IN Todd M. Szkwarek and Julie A. Szkwarek, h/w, by Deed from Michael Davies and Sharon Davies, h/w and Todd M. Szkwarek and Julie

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A. Szkwarek, h/w, dated 06/08/2007, recorded 06/15/2007 in Book 5158, Page 2412.

BEING KNOWN AS 113 New Holland Avenue, Shillington, PA 19607-2541.

Residential property

TAX PARCEL NO.: 77-4395-07-67-7535

TAX ACCOUNT: 77036270

SEE Deed Book 5158 Page 2412

To be sold as the property of Todd M. Szkwarek, Julie A. Szkwarek.

No. 12-20657

Judgment Amount: \$68,098.96

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the two-story brick dwelling house thereon erected, known as House No. 111 Wyomissing Avenue (formerly No. 103 Wyomissing Avenue), and being part of Lot No. 63 as shown on Plan of Pennwyn, said Plan being recorded in Plan Book Volume 2, Page 24, Berks County Records, situate in the Township of Cumru, County of Berks and State of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Eastern side of Wyomissing Avenue 13 feet 8 inches North of the Northern side of Hellen Street (30 feet wide); thence in a Northerly direction along the Eastern side of Wyomissing Avenue, a distance of 13 feet 9 inches to a point; thence in an Easterly direction at right angles to the Eastern side of Wyomissing Avenue, a distance of 164 feet 0 inches to the Western side of a 12 feet wide alley; thence in a Southerly direction along the same, at right angles to last described line, a distance of 13 feet 9 inches to a point; thence in a Westerly direction at right angles to last described line, a distance of 164 feet 0 inches to the Eastern side of Wyomissing Avenue, the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Dino A. Concordia, individually, by Deed from Maurice J. Concordia and Dino A. Concordia, Co-Executors of the Estate of Shirley A. Concordia, dated 12/30/2002, recorded 03/04/2003 in Book 3710, Page 61.

BEING KNOWN AS 111 Penwyn Place, a/k/a 111 Pennwyn Place, Reading, PA 19607-3242.

Residential property

TAX PARCEL NO.: 39-4395-10-45-1450

TAX ACCOUNT: 39245010

SEE Deed Book 3710 Page 61

To be sold as the property of Dino A. Concordia

No. 12-20895

Judgment Amount: \$73,021.65

Attorney: Lauren Berschler Karl, Esquire

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate on the Northern side of Oberlin Avenue, between Gernant Avenue and Weidman

Avenue, known as House No. 141 Oberlin Avenue and being the Eastern portion of Lot No. 76 and all of Lot No. 77, as shown on Plan of Milbeth Village, said Plan being recorded in Plan Book Volume 19, Page 12, Berks County Records, in the Borough of Sinking Spring, County of Berks and Commonwealth of Pennsylvania, more particularly bounded and described, to wit:

BEGINNING at a point in the Northern side of Oberlin Avenue, 237 feet East of the Eastern terminus of the 15 feet radius corner connecting the Eastern side of Gernant Avenue with the Northern side of Oberlin Avenue; thence in a Northerly direction, at right angles to Oberlin Avenue, a distance of 110 feet to a point; thence in an Easterly direction, at right angles to the last described line, a distance of 90 feet to a point; thence in a Southerly direction, by a line making an interior angle of 90 degrees with the last described line, a distance of 110 feet to a point in the Northern side of Oberlin Avenue; thence in a Westerly direction along the same, by a line making an interior angle of 90 degrees with the last described line, a distance of 90 feet to the place of beginning.

BEGINNING THE SAME premises which Abdul W. Siddiqi and Hafisa Siddiqi by Deed dated August 31, 2004, and recorded with the Berks County Recorder of Deeds Office on September 14, 2004, in Book 4149, Page 695, granted and conveyed unto Barbara L. Hanlon.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 141 Oberlin Avenue, Sinking Spring, PA 19608

TAX PARCEL: 79438610376326

MAP PIN NUMBER: 438610376326

ACCOUNT NO. 79044581

SEE Deed Book 4149, Page 695

To be sold as the property of Barbara L. Hanlon

No. 12-21160

Judgment Amount: \$133,134.03

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN unit the property known and identified in the Declaration referred to below as the Village of Country Meadows, a Condominium, located in the Township of Caernarvon, County of Berks and Commonwealth of PA, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act 68 P.S.A. Section 3101 et seq., recorded in Berks County Recorder of Deeds a Declaration dated 7/22/1998 and recorded 7/27/1998 in Record Book 3962 Page 1, and recorded in Record Book 3040 Page 1307; First Amendment thereto recorded in Record Book 3019 Page 323, rerecorded in Record Book 3040 Page 1390, Second Amendment thereto recorded in Record Book 3144 Page 1063, Third Amendment thereto recorded in Record Book 3184 Page 1627, Fourth Amendment thereto recorded in Record Book 3221 Page 510, Fifth

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Amendment thereto recorded in Record Book 3272 Page 1031, Sixth Amendment thereto recorded in Record Book 3301 Page 1689, Seventh Amendment thereto recorded in Record Book 3338 Page 1637, Eighth Amendment thereto recorded in Record Book 3375 Page 1582, Ninth Amendment thereto recorded in Record Book 3410 Page 1353, Tenth Amendment thereto recorded in Record Book 3472 Page 981, Eleventh Amendment thereto recorded in Record Book 3507 Page 2137, being and designated in such Declaration as Unit 1009, as more fully described in such Declaration together with a proportionate undivided interest in the Common Elements in such Declaration of 1.22%.

UNDER AND SUBJECT to any and all existing covenants, restrictions, rights of ways, easements and agreements of record.

TOGETHER with the right, title and interest of and to the Common Elements as defined by the Uniform Condominium Act of Pennsylvania and as more fully set forth in the aforementioned Declaration of the Village of Country Meadows Condominium, and all amendments thereto.

TITLE TO SAID PREMISES IS VESTED IN Erin E. Wenk, by Deed from Charles J. McLaughlin and Barbara C. McLaughlin, by her agent Elizabeth A. Saunders by Power of Attorney dated October 08, 2005 and intending to be recorded herewith, dated 10/14/2005, recorded 08/22/2007 in Book 5206, Page 2010.

BEING KNOWN AS 1009 Country Lane, Morgantown, PA 19543-8832.

Condominium Unit
TAX PARCEL NO.: 35532003347590C08
TAX ACCOUNT: 35000176
SEE Deed Book 5206 Page 2010
To be sold as the property of Erin E. Wenk.

No. 12-21255

Judgment: \$77,903.37

Attorney: Leonard J. Mucci, III, Esquire

ALL THAT CERTAIN property in the City of Reading, County of Berks and Commonwealth of Pennsylvania, Tax Parcel #5306-59-84-0149 Acct. #18-248, being more fully describes in Deed dated October 27, 1989, and recorded October 30, 1989, in the land records of the County and State set forth above in Deed Book 2102, Page 599.

TAX PARCEL NO. 5306-59-84-0149

BEING KNOWN AS 325 Arlington Street, Reading, PA 19611

Residential property

To be sold as the property of Fay A. Pietrobone and Joseph R. Pietrobone, Jr.

No. 12-21427

Judgment: \$206,405.69

Attorney: Udren Law Offices, P.C.

PURPART NO. 1: All that certain two-story frame dwelling house and the lot of ground upon which the same is erected situated in Spring

Township Berks County Pennsylvania, bounded and described as follows, to wit:

BEGINNING AT A POINT in the public road leading from Sinking Spring to Vinemont; thence by Lot of Howard H. Freeman, South twelve (12 degrees) East one hundred fifty (150') feet to a post; thence by a proposed alley North seventy eight (78) degrees East north (40') feet to a post; thence by property now or late of Israel Mellinger, North twelve (12) degrees West one hundred fifty (150') feet to a point in the aforesaid public road; thence along the same South seventy eight (78) degrees West forty (40') feet to the place of beginning.

PURPART NO. 2: All that certain tract or piece of land situate in Spring Township Berks County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING AT A POINT in line of lands of Harry W. Baker and a twelve (12') feet wide alley running in the rear of the premises of Luther M. Fitterling and Mary B. Fitterling, his wife; thence West a distance of sixty (60') feet to a point; thence South along other lands of Harry W. Baker, a distance of sixty five (65') feet to a point, in line of the right of way of the Reading and Columbia Railroad Company; thence East a distance of sixty (60') feet to a point; thence North along lands of Harry W. Baker a distance of sixty five (65') feet to a point the place of Beginning:

PARCEL ID 80-4375-09-05-6865

BEING THE SAME PREMISES conveyed to Erik B. Normann and Cindy Normann, husband and wife, by virtue of Deed from Erik B. Normann dated January 13, 2006 and recorded in Berks County Record Book 4805 at Page 594.

BEING KNOWN AS: 1034 Baker Road, Sinking Spring, PA 19608

PROPERTY ID NO.: 80-4375-09-05-6865

TITLE TO SAID PREMISES IS VESTED IN Erik B. Normann and Cindy Normann, husband and wife, as tenants by the entirety by Deed from Erik B. Normann dated 01/13/2006 recorded 03/01/2006 in Deed Book 04805 Page 0594.

To be sold as the property of: Erik B. Normann and Cindy Normann, husband and wife, as tenants by the entirety.

No. 12-21712

Judgment Amount: \$39,788.55

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN three-story brick, stone front house, and the lot or piece of ground, situated on the West side of North Second Street, No. 840 between Douglass and Windsor Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows:

ON the North by property now or late Katie B. Koenig; on the East by said North Second Street; on the South by property now or late of William L. Rice; and on the West by a five feet wide alley.

CONTAINING in front on said North Second

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Street, North and South, Sixteen (16) feet and One(10) Inch, and in Depth, of equal width, one hundred and seventeen (117) feet six (6) inches to said five feet wide alley.

TOGETHER with the use of the joint alley in common with the owners or occupiers on the South, and also together with the free and uninterrupted use forever of said five feet alley on the West in common with the owners and occupiers of the land adjacent to said alley.

TITLE TO SAID PREMISES IS VESTED IN Alfonso Rodriguez Camacho, by Deed from Luis Perez Romero, dated 08/10/2010, recorded 01/10/2011 in Instrument Number 2011001589.

BEING KNOWN AS 840 North 2nd Street, Reading, PA 19601-2502.

Residential property
 TAX PARCEL NO.: 15-5307-57-64-1939
 TAX ACCOUNT: 15053750
 SEE Deed Instrument # 2011001589

To be sold as the property of Alfonso Rodriguez Camacho.

No. 12-21824

Judgment Amount: \$185,358.95
 Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel, situated in the Borough of Wyomissing Hills, County of Berks and Commonwealth of Pennsylvania.

THEREON erected a dwelling house known as: 1709 Penn Avenue, Reading, PA 19609

TAX PARCEL #96-4396-06-37-2527
 ACCOUNT: 96970382

SEE Deed Book 3324, Page 316

To be sold as the property of: Christopher A. Spang and Louise R. Spang

No. 12-21826

Judgment Amount: \$200,702.98
 Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THOSE CERTAIN lot or piece of ground together with the single-dwelling thereon erected and known as 3333 Harrison Avenue, situate at the northeast corner of Harrison Avenue and Rothermel Boulevard, as shown on Plan of Section No. 1 of 'Hain's Acres,' said Plan being recorded in Plan Book Volume 14, Page 19 Berks County Records, situate in the Township of Muhlenberg, County of Berks, and State of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the eastern side of Harrison Avenue, at the northern end of the 20 feet radius corner at the northeast corner of Harrison Avenue and Rothermel Boulevard, thence in a northerly direction along the eastern side of Harrison Avenue a distance of 83 feet 2 5/8 inches to a point, thence in an easterly direction at right angles to Harrison Avenue a distance of 185 feet 11 1/2 inches to a point; thence in a southerly direction along property of Henry Gass, by a line

making an interior angle of 89 degrees 18 minutes 30 seconds with the last described line, a distance of 132 feet 6 1/8 inches to a point in the northern side of Rothermel Boulevard; thence in a westerly direction along same, by a line making an interior angle of 80 degrees 41 minutes 30 seconds with the last described line, a distance of 170 feet 5 3/8 to a point of curve, thence in a northwesterly direction by a line curving to the right, having a radius of 20 feet 0 inch, a central angle of 100 degrees 00 minutes, a distance of 27 feet 11 1/8 inches to the place of beginning.

BEING KNOWN AS 3333 Harrison Avenue, Reading, PA 19605-1647.

Residential property

TITLE TO SAID PREMISES VESTED IN Enrique Rivera and Elizabeth A. Veltri, by Deed, from Sondra L. Bredbenner, Executrix of the Estate of Harvey Bredbenner, deceased, dated 07/30/2007, Recorded 08/06/2007, Book 5194, Page 2045.

TAX PARCEL NO.: 66530918402053
 TAX ACCOUNT: 66072700
 SEE Deed Book 5194 Page 2045

To be sold as the property of Enrique Rivera and Elizabeth A. Veltri.

No. 12-21988

Judgment Amount: \$79,556.86

Attorney: Kristine M. Anthon, Esquire

ALL THAT CERTAIN two-story brick dwelling house No. 430 South Fifteenth Street and the lot of ground upon which the same is erected, situate on the West side of South Fifteenth Street, between Muhlenberg and Cotton 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 South Fifteenth Street, one hundred and sixty-one feet eight and one-half inches North from Cotton Street and forty-six feet South from Muhlenberg Street, thence North along said South Fifteenth Street fifteen feet to property now or late of Joseph A. Fleig; thence West along the same in a line running parallel with Cotton Street one hundred feet to a ten feet wide alley, thence South along the same, fifteen feet to property now or late of Clara I. Masser, thence East along the same in a line running parallel with said Cotton Street one hundred feet to the place of BEGINNING.

TOGETHER with the use of the joint alley on the North in common with the owner of occupiers of the premises adjoining on the North.

BEING THE SAME PREMISES which HTMA, Inc, by Indenture April 27, 2007 and recorded May 3, 2007 in and for the Berks County Recorder of Deeds at Deed Book Volume 05126, Page 2171, granted and conveyed unto Aldo Rivera, unmarried, and Nilza Hall, unmarried, as joint tenants with right of survivorship.

To be sold as property of: Aldo Rivera and Nilza Hall

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No. 12-22119

Judgment: \$228,857.85

Attorney: Kevin P. Diskin, Esquire

ALL THAT CERTAIN lot or piece of ground together with the three-story double brick dwelling house with slate roof thereon erected, situate on the Southern side of Mineral Spring Road between Clymer Street and South Sixteenth Ward of the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner of property now or late of Mane Louise Keffer, said corner being the South line of said Mineral Spring Road 158 feet East of the Southeast corner of Clymer Street and Mineral Spring Road; thence extending Southwardly along said property now or late of Mane Louise Keffer at right angles to Mineral Spring Road, a distance of 226 feet 7-1/4 inches to the Northern Line of Haak Street, thence Southeastwardly along the Northern line of Haak Street making an interior angle of 99 degrees 33 minutes with the last described line, a distance of 55 feet 9-1/4 Inches to a corner of property now or late of John A. Barrasso, Jr. and Louise M. Barrasso, his wife; thence extending Northwardly along the same parallel to the first described line a distance of 235 feet, 10-3/8 Inches to the said Southern line of Mineral Spring Road; thence extending Westward along the said Southern Line of Mineral Spring Road at right angles to the said last described line, a distance of 55 feet to the place of beginning.

BEING the same premises which Natasha Jean-Louis, by Deed dated August 16, 2007 and recorded October 5, 2007 in the Office of the Recorder of Deeds in and for Berks County in Deed Book Volume 05234 Page 1604, granted and conveyed unto Roberto A. Jimenez and Gisleine Aristide, as Sole Owner.

PARCEL NO. 531606382777

BEING KNOWN AS 1516 Mineral Spring Road, Reading, PA 19602

To be sold as the property of Gisleine Aristide

No. 12-22717

Judgment: \$125,067.16

Attorney: Leonard J. Mucci, III, Esquire

THE LAND REFERRED TO in this Commitment is described as follows:

ALL THAT CERTAIN parcel of ground on the South side of Locust Street (30 feet wide) and on the East side of Hickory Drive (50 feet wide).

SITUATE in the Borough of Fleetwood, County of Berks and Commonwealth of Pennsylvania being known as Lot No. 55 of the Final Plan of "Clover Crossing, Phase IV", recorded in Plan Book Vol. 171, Page 62, Berks County Record's prepared by Ludgate Engineering Corporation, Plan No. D-1489 dated 3/13/1990 and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Southwesterly side of Hickory Drive (50 feet wide), said point

being a corner of Lot No. 54 on said Plan; thence extending from said point of beginning, South 61 degrees, 13 minutes, 30 seconds West along Lot No. 54, 109.05 feet to a point in line of lands now or late of Fleetwood Borough; thence extending along same, North 28 degrees, 46 minutes, 25 seconds West, 38.00 feet to a point, a corner of Lot No. 56 on said Plan; thence extending along same, North 61 degrees, 3 minutes, 30 seconds East, 109.30 feet to a point on the Southwesterly side of Hickory Drive; thence extending along same, Southeastwardly along the arc of a circle curving to the right having a radius of 1000.00 feet, the arc distance of 38.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 55 as shown on the above mentioned Plan.

BEING the same premises which Anthony J. Yost and Sheri D. Yost, husband and wife, by Deed dated June 13, 2004 and recorded in the Berks County Recorder of Deeds Office on July 23, 2004 in Deed Book 4112, Page 1822, as well as, Instrument Number 58263, granted and conveyed unto Todd M. Dilliplaine and Donna J. Dilliplaine.

TAX PARCEL NO. 5441-01-06-8086

BEING KNOWN AS 202 Hickory Drive, Fleetwood, PA 19522

Residential Property

To be sold as the property of Todd M. Dilliplaine and Donna J. Dilliplaine

No. 12-233

Judgment Amount: \$339,261.98

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel, situated in the Cumru Township, County of Berks and Commonwealth of Pennsylvania.

THEREON erected a dwelling house known as: 18 Hilgert Avenue, Shillington, PA 19607

TAX PARCEL #39-4385-12-87-8385

ACCOUNT: 39000402

SEE Deed Book 5190, Page 1405

To be sold as the property of: Brant D. Sherman

No. 12 2431

Judgment Amount: \$195,228.30

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in the 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 Southwesterly side of Parkway Drive (53 feet wide), said point being a corner of Lot No. 215 on said Plan;

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thence extending from said point of beginning along Lot No. 215 and along Lot No. 214 South 73 degrees 37 minutes 10 seconds West 107.11 feet to a point in line of Lot No. 214 on said Plan; thence extending along same North 24 degrees 36 minutes 05 seconds West 32.43 feet to a point in line of Lot No. 198 on said Plan; thence extending along same North 48 degrees 20 minutes 50 seconds East 18.52 feet to a point, a corner of Lot No. 217 on said Plan; thence extending along same North 73 degrees 37 minutes 10 seconds East 95.00 feet to a point on the Southwesterly side of Parkway Drive; thence extending along same South 16 degrees 22 minutes 50 seconds East 40.00 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 216 as shown on the abovementioned Plan.

TITLE TO SAID PREMISES IS VESTED IN Bruce T. Dunnan and Virginia K. Dunnan, h/w, by Deed from Barbara J. Walton, dated 08/25/2006, recorded 08/31/2006 in Book 4956, Page 2155.

BY VIRTUE of the death of Virginia K. Dunnan on 05/10/2011, Bruce T. Dunnan became the sole owner of the premises as surviving tenant by the entireties.

BEING KNOWN AS 1004 Parkway Drive, Reading, PA 19605-3269.

Residential property
 TAX PARCEL NO.: 665309-09-05-9946
 TAX ACCOUNT: 66000926
 SEE Deed Book 4956 Page 2155
 To be sold as the property of Bruce T. Dunnan.

No. 12-24393

Judgment Amount: \$74,257.10

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, being No. 5110 Mohave Avenue, situate in the Township of Muhlenberg, County of Berks and State of Pennsylvania, bounded and described according to a Plan made by Arthur L. Weisenberger Associates, Consulting Engineers, of Allentown, Pennsylvania, on November 15, 1949, and developed by the Collins Corp., and known and designated as Lot No. 177, as indicated, on the Plan of Cherokee Ranch, North Range, Sections 'C', 'D' and 'E', said Plan being recorded in the Office for the Recording of Deeds in the County of Berks State of Pennsylvania, on September 29, 1950 in Plan Book Volume 9 Page 59.

BEING KNOWN AS 5110 Mohave Road, Temple, PA 19560-1132.

Residential property
 TAX PARCEL NO.: 66-5309-07-78-0220
 TAX ACCOUNT: 66109100

TITLE TO SAID PREMISES IS VESTED IN Michael D. Fretz, an individual, by Deed from Mickey G. Johnston, an individual, dated

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08/20/2002, recorded 08/21/2002 in Book 3587, Page 205.

To be sold as the property of Michael D. Fretz.

No. 12-26382

Judgment: \$671,468.54

Attorney: Anthony R. Distasio, Esquire

ALL THAT CERTAIN lot of land, with a one-story brick office building and other improvements thereon erected shown as Lot 1 on the final plan of Furnace Knoll, situate in the borough of Robesonia, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Western topographical building line of South Church Street at a corner common to lot 2 on said plan; thence leaving South Church Street and along Lots 2,3,4 and 5, North 58 degrees 03 minutes 08 seconds West, 335.16 feet to a point in line of Lot 8 on said plan; thence along same and Lots 9 and 26, North 31 degrees 56 minutes 52 seconds East, 388.65 feet to a point on the Southern topographical building line of Petterson Drive (54 feet wide); thence along same the two following courses and distances, viz: (1) South 58 degrees 33 minutes 16 seconds East, 317.01 feet to a point of curve, and (2) in a Southeasterly and Southerly direction by a curve to the right having a radius of 18.00 feet, a central angle of 90 degrees 30 minutes 08 seconds and a distance along the arc of 28.43 feet to a point on the Western topographical building line of South Church Street; thence along same, South 31 degrees 56 minutes 52 seconds West 373.43 feet to the place of beginning.

BEING KNOWN AS: 404 South Church Street

PIN NO. 4347-16-82-0817

BEING the same premises which Carl P. Giorgio and Cheryl A. Giorgio, husband and wife, and Randy J. Reppert & Sharon A. Reppert, husband and wife, conveyed to Golden Ridge Assisted Living, Inc., a Pennsylvania Corporation, by deed dated July 30, 2004 and recorded August 26, 2004 in Record Book 4136, Page 904, Berks County Records.

To be sold as the property of Golden Ridge Assisted Living, Inc.

No. 12-27019

Judgment Amount: \$155,798.81

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, Situate in Exeter Township, Berks County and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING in the center line of the old road leading from Jacksonwald to Boyertown, thence along said center line, South 75 degrees 30 minutes East 100 feet to a corner of lot or piece of ground now or late of Ernest Ritter and wife, thence along the same South 14 degrees

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30 minutes West 208 feet to a corner in line of lands now or late of Samuel W Kerr, thence along the same North 75 degrees 30 minutes West 100 feet to a corner of lands now or late of Lester C. Guinter and Jeanne C. Guinter, his wife, thence along the same North 14 degrees 30 minutes East 208 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jeffery S. Kulp and Diana R. Kulp, h/w, by Deed from Linda M. Rowe, dated 10/28/2005, recorded 01/13/2006 in Book 4753, Page 394.

BEING KNOWN AS 161 Schoffers Road, Reading, PA 19606-9706.

Residential property

TAX PARCEL NO.: 43-5336-09-25-1832

TAX ACCOUNT: 43029089

SEE Deed Book 4753 Page 394

To be sold as the property of Diana R. Kulp, Jeffery S. Kulp.

No. 12-347

Judgment: \$293,616.72

Attorney: Zucker Goldberg & Ackerman, LLC
LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, being known as Lot No. 28 as shown on the Final Plan of "Forest View", prepared by Ludgate Engineering Corporation, dated 11/16/1987 and recorded in Plan Book 153, Page 11, Berks County Records, situate in the Township of South Heidelberg, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the southwestern side of Forest View Drive, at a corner of Lot No. 27 and Lot No. 28 as shown on said Plan;

THENCE extending along Forest View Drive by a curve deflecting to the right, having a radius of 228.00 feet, a central angle of 27 degrees 22 minutes 40 seconds, a distance along the arc of 108.95 feet to a point on Forest View Drive;

THENCE extending in a southeasterly direction along Forest View Drive, South 63 degrees 00 minutes 00 seconds East a distance of 75.00 feet to a point on Forest View Drive, at a point of curve;

THENCE extending along said curve having a radius of 153.00 feet, a central angle of 47 degrees 55 minutes 00 seconds, a distance along the arc of 127.96 feet to a point of curve, a corner formed by Forest View Drive;

THENCE along said curve deflecting to the left, having a radius of 20.00 feet, a central angle of 83 degrees 35 minutes 00 seconds, a distance along the arc of 30.92 feet to a point on Forest View Drive;

THENCE extending in a southwesterly direction along Forest View Drive, South 73 degrees 30 minutes West, a distance 198.45 feet a point on Forest View Drive, at a point of curve;

THENCE extending along said curve deflecting to the right, having a radius of 172.00 feet, a central angle of 40 degrees 41 minutes 35 seconds, a distance along the arc of 122.16

feet to a point in line of Lot No. 27 as shown on said Plan;

THENCE extending in a northeasterly direction along Lot No. 27, North 09 degrees 08 minutes 10 seconds East, a distance of 311.83 feet to a point on Forest View Drive, the place of beginning.

CONTAINING in area 1.11 acres of land.

BEING the same premises which David L. Smith, by his agent Rosemary Hemmer-Smith and Rosemary P. Hemmer, formerly Rosemary P. Hemmer-Smith, by Deed dated September 28, 2005 and recorded February 2, 2006 in and for Berks County, Pennsylvania, in Deed Book Volume 4772, Page 2140, granted and conveyed unto Andrew W. Capozzi and Monika S. Capozzi, husband and wife.

PARCEL NO.: 51435603315692

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 16 Forest View Drive, Wernersville, PA, 19565-0000.

To be sold as the property of Andrew M. Capozzi and Monika S. Capozzi, husband and wife.

No. 12-3819

Judgment: \$193,853.74

Attorneys: Ashleigh Levy Marin, Esquire,
Jaime R. Ackerman, Esquire and

Joel A. Ackerman, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate on the western side of Drew Court, West of Union Street in the Borough of Birdsboro, County of Berks and State of Pennsylvania; being the southern portion of Lot No. 24 in the Development of Maple Springs Farms, Section No. 4C as laid out by Maple Springs Development, Inc. in July, 1975 and is recorded in Plan Book Volume 50, Page 15, Berks County Records, bounded on the North by the northern portion, of Lot No. 24, other property about to be acquired by Anthony Fonno and Sandra L Fonno, his wife, from Maple Springs Development, Inc., on the East by the aforesaid Drew Court, on the South by Lot No. 25, residue property belonging to Maple Springs Development, Inc and on the West by a park area and being more fully bounded and described as follows, to wit:

BEGINNING at a corner in the western topographical building line of Drew Court, the aforesaid point of beginning being the most southeastern corner of the herein described property, the most northeastern corner of Lot No. 25, residue property belonging to Maple Springs Development, Inc. and being a distance of thirty five and eighty one one hundredths feet (35.81') measured along the arc of a curve northwestwardly from a point of reverse curve in the aforesaid western topographical building line of Drew Court, thence leaving and making an interior tangent angle of seventy four degrees fifty minutes forty two seconds (74° 50' 42") with the aforesaid western topographical building line

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of Drew Court and in a westerly direction along Lot No. 25, residue property belonging to Maple Springs Development, Inc., a distance of ninety two and thirty five one hundredths feet (92.35') to a corner; thence making an interior angle of two hundred eleven degrees forty four minutes forty nine seconds (211° 44' 49") with the last described line and in a southwesterly direction, continuing along Lot No. 25, residue property belonging to Maple Springs Development, Inc., a distance of forty two feet (42.00') to a corner, thence making an interior angle of forty nine degrees thirty one minutes (49° 31') with the last described line and in a northerly direction along a park area, a distance of one hundred nineteen and thirteen one hundredths feet (119.13') to a corner, thence making an interior angle of seventy two degrees fifty one minutes forty six seconds (72° 51' 46") with the last described line and in an easterly direction by a line being radial to the aforesaid curve in Drew Court and along the northern portion of Lot No. 24, other property about to be acquired by Anthony Fonno and Sandra L Fonno, his wife, from Maple Springs Development, Inc., a distance of one hundred twenty six and forty eight one hundredths feet (126.48') to a corner in the aforesaid western topographical building line of Drew Court. Thence in a southeasterly direction along the aforesaid western topographical building line of Drew Court by a curve bearing to the left, having a radius of fifty eight feet (58.00), a central angle of forty one degrees one minute forty three seconds (41° 01' 43") a tangent distance of twenty one and seven tenths feet (21.70'), and a distance along.

CONTAINING eight thousand six hundred twenty four and ninety nine one hundredths (8,624.99) square feet.

BEING THE SAME PREMISES which Paul J. Koskey and Susan K. Koskey, husband and wife, by Deed dated February 22, 2008 and recorded February 28, 2008 in and for Berks County, Pennsylvania, in Deed Book Volume 5310, Page 1341, granted and conveyed unto Herbert P. Dutter and Sherri A. Dutter, husband and wife.

PARCEL NO.: 31-5344-13-23-3343

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 312 Drew Court, Birdsboro, PA 19508-2543.

To be sold as the property of Herbert P. Dutter and Sherri A. Dutter, husband and wife.

No. 12-4853

Judgment Amount: \$163,083.64

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Fleetwood Borough, Berks County, Pennsylvania, described according to the Final Plan of Clover Crossing Phase No. 4, prepared by Ludgate Engineering Corporation, Engineers-Surveyors-Planners dated December 27, 1989

and recorded in Plan Book 171, Page 62, as follows, to wit:

BEGINNING at a point of curve on the southwesterly side of Hickory Drive (50 feet wide said point being a corner of Lot No. 46 on said Plan; thence extending from said point of beginning along Lot No. 46 South 16 degrees 26 minutes 25 seconds West, 183.26 feet to a point in line of lands of Reading Company-East Penn Branch Railroad; thence extending along said lands South 64 degrees 59 minutes 25 seconds West 15.00 feet to a point a corner of lands now or late of Dwight Stoltzfus; thence extending along said lands North 28 degrees 46 minutes 25 seconds West, 63.25 feet to a point a corner of Lot No. 48 on said Plan; thence extending along same North 26 degrees 16 minutes 45 seconds East, 153.47 feet to a point of curve on the southwesterly side of Hickory Drive; thence extending along same northeastwardly along the arc of a circle curving to the left having a radius of 175.00 feet an arc distance of 30.05 feet to the first mentioned point and place of BEGINNING.

CONTAINING 7,899 square feet of land.

BEING Lot No. 47 as shown on the abovementioned Plan.

TITLE TO SAID PREMISES IS VESTED IN Randy R. Heffner, by Deed from John F. Muzopappa and Anita A. Muzopappa, h/w, dated 01/31/2001, recorded 02/07/2001 in Book 3292, Page 1916.

BEING KNOWN AS 218 Hickory Drive, Fleetwood, PA 19522-1624.

Residential property

TAX PARCEL NO.: 44000000000001

TAX ACCOUNT: 44021422

SEE Deed Book 3292 Page 1916

To be sold as the property of Randy R. Heffner.

No. 12-5816

Judgment Amount: \$106,557.51

Attorney: Udren Law Offices, P.C.

ALL THAT CERTAIN two and one-half story tiled roof dwelling house and lot or piece of ground on which the same is erected, situate on the northwest corner of Pike Street and Hampden Boulevard, in the City of Reading aforesaid, bounded and described as follows, to wit:

BEGINNING at the northwest corner of Pike Street and Hampden Boulevard; thence in a northeasterly direction along the western building line of Hampden Boulevard one-hundred and twenty-seven feet to a corner of property of Jacob R. Schuler; thence along the same in a northwesterly direction one hundred and ten feet to the southeast corner of a fifteen foot alley running East from Palm Street to said point; thence along the southerly side of said fifteen foot alley by a line at right angles to Palm Street sixty-nine feet seven and five-eighths inches to the East building line of said Palm Street; thence South along the easterly building line of Palm Street one hundred and sixty-one feet four inches to the northeast building line of Palm and Pike Streets;

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thence East along the northern building line of Pike Street one hundred and sixteen feet eight and three quarter inches to the place of beginning.

AS DESCRIBED in Mortgage Book 3980 Page 1332

BEING KNOWN AS: 1400 Hampden Boulevard, Reading, PA 19604

PROPERTY ID NO.: 5317-31-37-0998

TITLE TO SAID PREMISES IS VESTED IN Marie C. Pierre by Deed from Stephen Stancea a/k/a Stephen D. Stancea and Maria Stancea, husband and wife dated 12/30/2003 recorded 01/30/2004 in Deed Book 3980 Page 1328.

To be sold as the property of: Marie C. Pierre

No. 12-6070

Judgment Amount: \$90,381.22

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground upon which is erected a two-story stone front mansard roof, brick dwelling house, being No. 212 Jameson Place, situate on the South side of Jameson Place, between Weiser and Ritter Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North Jameson Place,

ON the East by an alley,

ON the South by a five (5) feet wide alley, and

ON the West by property now or late of Charles E. Stump.

CONTAINING IN FRONT on said Jameson Place, in width or breadth fourteen (14) feet one (1) inch and in depth or length of equal width or breadth, one hundred twelve (112) feet to said five (5) feet wide alley

TOGETHER with owners and occupiers of the premises on said alleys, the free and uninterrupted use of said alleys

TITLE TO SAID PREMISES VESTED IN Libia J Ovalles, sole owner deeded by Quisqueya Properties, LLP dated on 06/05/2006 recorded on 6/9/2006 in Book 4896 Page 0141.

BEING KNOWN AS 212 Jameson Place, Reading, PA 19601-2008.

Residential property

TAX PARCEL NO.: 15-5307-5644-8943

TAX ACCOUNT: 15433775

SEE Deed Book 4896 Page 0141

To be sold as the property of Libia J. Ovalles.

No. 13-1413

Judgment: \$174,277.31

Attorney: Leon P. Haller, Esquire

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Fleetwood, Berks County, Pennsylvania being Lot No. 52 on Final Plan of Clover Crossing Phase IV, prepared by Ludgate Engineering Corporation dated December 27, 1989 and last revised March 12, 1990, recorded in Berks County Plan Book 171, Page 62, and having thereon erected a dwelling

house known as: 208 Hickory Drive, Fleetwood, PA 19522

PARCEL I.D. 44544101059956

ACCOUNT: (44) 021418

REFERENCE Berks County Record Book 5384, Page 671.

To be sold as the property of Brian Hallman

No. 13-1418

Judgment: \$202,959.99

Attorney: Martha E. Von Rosenstiel, Esquire and

Heather Riloff, Esquire

LEGAL DESCRIPTION

Tract No. 1

ALL that certain lot or piece of ground situate in Washington Township, Berks County and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center line of State Highway Traffic Route No. 100, at a point 150 feet southwest from the northwestern corner of the house and lot of formerly Horace D. Heins, thence along other lands of Edgar M. Hoffman South 35 degrees East 200 feet to a corner; South 55 degrees 30 minutes West 56 feet to a corner; North 35 degrees West 200 feet to a corner in the center line of aforesaid State Highway, thence along the same North 55 degrees 30 minutes East 56 feet to the place of beginning.

BEING the same premises which Edgar M. Hoffman and Edna S. Hoffman, his wife, by their Indenture dated the 14th day of August, A.D. 1946, recorded in Deed Book Vol. 977, Page 67, granted and conveyed unto Franklin A. Derr and Mabel Derr, his wife.

AND the said Franklin A. Derr has since departed this life on the 24th day of October, 1996, whereupon title in fee became vested in Mabel Derr by operation of law.

AND the said Mabel Derr has since departed this life on the 6th day of January, 2007, leaving a Last Will and Testament dated the 23rd day of June, 1982, duly proven and registered in the Office of the Register of Wills, in and for the County of Berks, as of File No. 06-07-0095, wherein said Testatrix appointed Arlene Robertson, Marian Weller, Pearl Moyer and Earl Derr Co-Executors thereof, to whom Letters Testamentary were granted on the 25th day of January, 2007.

Tract No. 2

ALL THOSE CERTAIN two strips of ground situate in Washington Township, Berks County and State of Pennsylvania, bounded and described as follows, to wit:

NO. 1-BEGINNING at a point in the center line of State Highway Traffic Route No. 100, thence along the same North 55 degrees 30 minutes East 7 feet to a corner of other lands of the grantees, thence along the same South 35 degrees East 200 feet to a corner in a line of lands of Edgar M. Hoffman, thence along the same South 55 degrees 30 minutes West 7 feet

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to a corner and North 35 degrees West 200 feet to the place of beginning.

NO. 2-BEGINNING at a point in the center line of State Highway Traffic Route No. 100, thence along the same North 55 degrees 30 minutes East 10 feet to a corner of other lands of Edgar M. Hoffman thence along the same South 55 degrees East 200 feet to a corner and South 55 degrees 30 minutes West 10 feet to a corner of other lands of Edgar M. Hoffman, thence along the same North 35 degrees West 200 feet to the place of beginning.

BEING the same tract of land which Edgar M. Hoffman and Edna S. Hoffman, his wife, by their Indenture dated the 18th day of September, A.D. 1948, recorded in Deed Book Vol. 1015, Page 638, granted and conveyed unto Franklin A. Derr and Mabel Derr, his wife.

AND the said Franklin A. Derr has since departed this life on the 24th day of October, 1996, whereupon title in fee became vested in Mabel Derr by operation of law.

AND the said Mabel Derr has since departed this life on the 6th day of January, 2007, leaving a Last Will and Testament dated the 23rd day of June, 1982, duly proven and registered in the Office of the Register of Wills, in and for the County of Berks, as of File No. 06-07-0095, wherein said Testatrix appointed Arlene Robertson, Marian Weller, Pearl Moyer and Earl Derr Co-Executors thereof, to whom Letters Testamentary were granted on the 25th day of January, 2007.

TITLE TO SAID PREMISES IS VESTED IN Tomas L. Vazquez, Jr., by Deed from Arlene Robertson and Pearl Moyer and Marian Weller and Earl Derr, Executors of the Estate of Mabel H. Derr, deceased, dated 05/14/2007, recorded 05/21/2007 in Book 5139, Page 1078.

PARCEL IDENTIFICATION NO.: 89-5398-05-28-1677

TAX ID #: 89006900

To be sold as the property of Tomas L. Vazquez, Jr.

No. 13-1700

Judgment: \$55,658.75

Attorney: Leonard J. Mucci, III, Esquire

ALL THAT CERTAIN two-story brick house and lot of ground situate on the East side of South Twelfth Street, between Franklin and Chestnut Streets, in the City of Reading, County of Berks and State of Pennsylvania, being No. 123 South Twelfth Street, bounded and described as follows, to wit:

TAX PARCEL NO. 5316-22-19-7400

BEING KNOWN AS 123 South 12th Street, Reading, PA 19602

Residential Property

To be sold as the property of Juan J. Irizarry

No. 13-1860

Judgment Amount: \$69,021.17

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground and the two and one-half (2-1/2) story brick dwelling house thereon erected, situated on the West side of South Twenty-third Street, being No. 26, South Twenty-third Street, in the Borough of Mt. Penn, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point twenty-four feet and three-eighths of an inch (24 feet 3/8 inch) South of the Southwest corner of said South Twenty-third Street and Woodvale Avenue; thence South along the West side of said South Twenty-third Street eighteen feet and one-fourth inches (18 feet 1/4 inches) to a point, a corner of property now or late of Oscar O. Stump and Inez M. Stump, his wife; thence West along said property now or late of Oscar O. Stump and Inez M. Stump, his wife, eighty-three feet six and one-eighth inches (83 feet 6-1/8 inches) to a three feet (3 feet) wide alley; thence North along said alley to a point, a corner of property now or late of Lee Heilman and Alice Heilman, his wife, eighteen feet (18 feet); thence East along the said last mentioned property eighty-two feet and three fourths of an inch (82 feet 3/4 inch) to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Debra S. McGregor, by Deed from David P. Price, dated 01/22/2001, recorded 02/08/2001 in Book 3293, Page 798.

BEING KNOWN AS 26 South 23rd Street, Reading, PA 19606-1855.

Residential property

TAX PARCEL NO.: 64-5316-12-77-9319

TAX ACCOUNT: 64008600

SEE Deed Book 3293 Page 798

To be sold as the property of Debra McGregor a/k/a Debra S. McGregor.

No. 13-1871

Judgment Amount: \$258,754.06

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Caernarvon Township, Berks County, Pennsylvania bounded and described according to a Final Plan of 'Penwood Farms' Phase IV, drawn by Edward B. Walsh & Associates, Inc., Civil Engineers and Surveyors, dated August 21, 1998 and last revised November 25, 1998, said Plan recorded in Plan Book 245 Page 29, Berks County Records as follows:

BEGINNING at a point of curve on the northwesterly side of Quarry View Drive (50 feet wide), said point being a corner of Lot No. 68 on said Plan; thence extending from said point of beginning along Lot No. 68 North 10 degrees 08 seconds 45 seconds West 118.39 feet to point in line of Open Space 'A' on said Plan; thence extending along same North 84

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degrees 12 minutes 00 second East 110.32 feet to a point, a corner of Lot No. 70 on said Plan; thence extending along same South 03 degrees 14 minutes 50 seconds East 117.58 feet to a point of curve on the northerly side of Quarry View Drive; thence extending westwardly and southwestwardly along the northerly and northwesterly side of Quarry View Drive along the arc of a circle curving to the left, having a radius of 950.00 feet the arc distance of 96.15 feet to the first mentioned point and place of beginning.

CONTAINING 12,077 square feet.
BEING Lot 69 on the abovementioned Plan.

TITLE TO SAID PREMISES IS VESTED IN Harry Hart and Eleanor Hart, h/w, by Deed from Woodridge Construction Company of PA, Inc., dated 11/12/2002, recorded 03/03/2003 in Book 3708, Page 1166.

BY VIRTUE of the death of Harry Hart on 03/03/2011, Eleanor Hart became the sole owner of the premises as surviving tenant by the entireties.

BEING KNOWN AS 108 Quarry View Drive, Morgantown, PA 19543-8949.

Residential property
TAX PARCEL NO.: 35-5320-04-52-5037
TAX ACCOUNT: 35000540
SEE Deed Book 3708 Page 1166

To be sold as the property of Eleanor E. Hart a/k/a Eleanor Hart.

No. 13-1999

Judgment Amount: \$78,940.46
Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN tract of land, together with the two and one-half story brick and composition colonial style dwelling house Numbered 68 Arlington Street erected on the front thereof and two-car garage erected on the rear thereof, situate on the western corner of Arlington Street and Fern Avenue, in the City of Reading, County of Berks and Commonwealth of Pennsylvania and being Lot No. 100 and the southeastern half of Lot No. 99 on 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 3, Page 31, and being more particularly bounded and described as follows, wit:

BEGINNING at the western corner of said Arlington Street and Fern Avenue; thence extending Southwestwardly along the northwest side of said Fern Avenue 120.00 feet to a ten feet wide common alley; thence extending northwestwardly along the northeast side of said ten feet wide common alley 35.00 feet to a point in the middle of said Lot No. 99; thence extending northeastwardly in a straight line through the middle of said Lot No. 99 a distance of 120.00 feet to the southwest side of said Arlington

Street; thence extending southeastwardly along the southwest side of said Arlington Street 35.00 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jennifer A. Estep and Thomas L. Bucks, by Deed from Benjamin U. Engle and Jennifer A. Estep, dated 09/11/2007, recorded 09/18/2007 in Book 5222, Page 2240.

BEING KNOWN AS 68 Arlington Street, Reading, PA 19611-1644.

Residential property
TAX PARCEL NO.: 18-5306-50-65-7178
TAX ACCOUNT: 18247800
SEE Deed Book 5222 Page 2240

To be sold as the property of Thomas L. Bucks a/k/a Thomas Bucks, Jennifer A. Estep.

No. 13-2008

Judgment Amount: \$232,601.37
Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or piece of land situate on the North side of Pear Lane and being Lot #2 of the Development of the Korejwo Trzy Dzialki Ziemi Subdivision, as recorded in Plan Book 211, Page 140, situate in the Township of Alsace, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described in accordance with a survey by Kent Surveyors and Engineers, designated 03-054, as follows, to wit:

BEGINNING at an iron pin in Pear Lane, a corner of lands of James T. Cambria and Dawn A. Cambria, his wife; thence leaving Pear Lane and along lands of James T. Cambria and Dawn A. Cambria, his wife, and along Lot #3, about to be conveyed to James T. Cambria and Dawn A. Cambria, his wife, North 54 degrees 16 minutes 41 seconds East, 328.94 feet to an iron pin; thence continuing along the aforementioned Lot #3, North 43 degrees 41 minutes 02 seconds West, 53.25 feet to an iron pin, a corner of Lot #1; thence along Lot #1, the 3 following courses and distances: (1) North 54 degrees 16 minutes 41 seconds East, 209.58 feet to an iron pin; (2) North 42 degrees 09 minutes 13 seconds West, 158.00 feet to an iron pin; (3) North 51 degrees 35 minutes 51 seconds West, 224.21 feet to an iron pin, a corner of lands Albert N. Pflieger and Amanda C. Pflieger; thence along said lands, North 53 degrees 14 minutes 00 second West, 65.91 feet to an iron pipe; a corner of lands of Nevin L. Horning and Marsha A. Horning; thence along lands of the same, North 43 degrees 48 minutes 10 seconds East, 223.39 feet to an iron pin in line of lands of Christ J. Psomas and Faith M. Psomas; thence along lands of the same, South 52 degrees 12 minutes 35 seconds East, 577.06 feet to an iron pin in line of lands of Richard F. Bortz and Francis D. Bortz; thence along lands of the same, South 52 degrees 36 minutes 33 seconds West, 293.20 feet to an iron pin, a corner lands of Scott Wm. Bernhart and Kim L. Ernst;

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thence along said lands, South 54 degrees 16 minutes 41 seconds West, 500.94 feet to an iron spike in Pear Lane; thence in Pear Lane, North 69 degrees 04 minutes 02 seconds West, 39.50 feet to an iron pin, the place of BEGINNING.

CONTAINING 3.635 Acres.

TOGETHER WITH the free and common use, right, liberty and privilege of a certain 15 feet wide right-of-way which extends from the extreme Northwesterly corner of the above described premises in and to Manner Road, Township Route 418 in a Northwesterly direction contiguous to and parallel to lands now or late of Robert L. Hohl and Veda A. Hohl, his wife, as and for a means of ingress and egress at all times hereafter forever for the above described premises and all other premises abutting thereon and entitled to the use thereof.

SUBJECT TOGETHER WITH TO the free and common use, right, liberty and privilege of a certain 15 feet wide right-of-way extending along the Southwesterly boundary line of the above described premises as and for a means of ingress and egress at all times hereafter forever for the above described premises and all other premises abutting thereon and entitled to the use thereof.

SUBJECT TOGETHER WITH TO the free and common use, right, liberty and privilege of a certain 33 feet wide right-of-way extending along a portion of the Southern boundary of above described premises abutting lands now or late of Charles R. Tobias and Mollie G. Tobias as and for a means of ingress and egress at all times hereinafter forever for the above described premises and all other premises abutting thereon and entitled to the use thereof.

TITLE TO SAID PREMISES IS VESTED IN Steven Korejwo and Sandra Wolfe-Korejwo, h/w, by Deed from Steven E. Korejwo and Sandra Wolfe-Korejwo, h/w, dated 02/29/1996, recorded 03/01/1996 in Book 2706, Page 1404.

BEING KNOWN AS 15 Pear Lane, Reading, PA 19606-8522.

Residential property

TAX PARCEL NO. 22-5328-03-34-7183

TAX ACCOUNT: 22000161

SEE Deed Book 2706, Page 1404

To be sold as the property of Steven Korejwo, Sandra Wolfe-Korejwo.

No. 13-2009

Judgment: \$62,228.17

Attorney: Leonard J. Mucci, III, Esquire

ALL THAT CERTAIN two-story brick dwelling house with mansard roof and addition, No. 920, and the lot or piece of ground upon which the same is erected, situate on the West side of Church Street North of Windsor Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

TAX PARCEL NO. 14-5307-51-85-0361

BEING KNOWN AS 920 Church Street, Reading, PA 19601

Residential Property

To be sold as the property of Judy M. Bennicoff and Nevin L. Bennicoff

No. 13-2020

Judgment Amount: \$120,952.42

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate on the Eastern side of Corys Court a short distance South of East Fourth Street in the Township of Union, County of Berks and State of Pennsylvania, being Lot No. 11 in the Development of Maple Springs East, Section No. 1 laid out by Maple Springs Development, Inc. in March of 1972 and is recorded in Plan Book Volume 33 Page 54, Berks County Records; bounded on the North by Lot No. 12, residue property belonging to Maple Springs Development, Inc.; on the East by property belonging to the Daniel Boone Joint School Authority; on the South by Lot No. 10, property about to be conveyed by Maple Springs Development, Inc. to Harold G. Gresh, Inc.; and on the West by the aforesaid Corys Court and being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by an iron pin in the Eastern building line of Corys Court, a short distance South of East Fourth Street, the aforesaid point of beginning being the most Northwestern corner of the herein described property and being a point of curve in the aforesaid Corys Court; thence leaving and making an interior tangent angle of 90 degrees with the aforesaid curve in the Eastern building line of Corys Court and in an Easterly direction along Lot No. 12, residue property belonging to Maple Springs Development, Inc., passing through an iron pin 73.14 feet from the last described corner, a distance of 146.28 feet to a corner marked by an iron pin in the line of property belonging to the Daniel Boone Joint School Authority; thence making an interior angle of 84 degrees 17 minutes 30 seconds with the last described line and in a Southerly direction along property belonging to the Daniel Boone Joint School Authority, a distance of 102.23 feet to a corner marked by iron pin; thence making an interior angle of 85 degrees 43 minutes 13 seconds with the last described line and in a Westerly direction along Lot No. 10, property about to be conveyed by Maple Springs Development, Inc. to Harold G. Gresh, Inc., by a line being radial to a curve in the aforesaid Corys Court, passing through an iron pin 52.79 feet from the last described corner, a distance of 105.59 feet to a corner marked by an iron pin in the aforesaid Eastern building line of Cory's Court; thence making an interior tangent angle of 90 degrees with the last described line and in a Northwesterly direction along the aforesaid Eastern building line of Corys Court, by a curve bearing to the left, having a radius of 58 feet, a central angle of 58 degrees 26 minutes

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19 seconds, a tangent distance of 32.44 feet and a distance along the arc of 59.13 feet to a corner marked by an iron pin at a point of reverse curve; thence in a Northerly direction, continuing along the aforesaid Eastern building line of Corys Court, by a curve bearing to the right, having a radius of 40 feet, a central angle of 48 degrees 27 minutes 02 seconds, a tangent distance of 18 feet and a distance along the arc of 33.83 feet to the place of BEGINNING.

CONTAINING 11,199.90 square feet.

TITLE TO SAID PREMISES IS VESTED IN Michelle M. Breslin and William J. Breslin, h/w, by Deed from Michelle L. Miller, now Michelle M. Breslin and William J. Breslin, her husband, dated 03/11/1993, recorded 03/18/1993 in Book 2398, Page 1895.

BEING KNOWN AS 353 Corys Court, Birdsboro, PA 19508-2432.

Residential property

TAX PARCEL NO.: 88-5344-15-52-0807

TAX ACCOUNT: 88004408

SEE Deed Book 2398 Page 1895

To be sold as the property of Michelle M. Breslin, William J. Breslin a/k/a William J. Breslin, III.

No. 13-2124

Judgment Amount: \$207,574.56

Attorney: Udren Law Offices, P.C.

ALL THAT CERTAIN Unit in the property known, named and identified as "Laurel Village Condominium," located in the Township of Exeter, County of Berks, and Commonwealth of Pennsylvania, which heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA. C.S. 3101 et seq. by the recording in the Berks County Recorder of Deeds of a Declaration dated July 15, 2004, and recorded in Record Book Volume 4108, Page 1812, Berks County Records, and a Declaration Plan recorded September 27, 2001 in Plan Book Volume 252, Page 81, Berks County Records, being designated as Building 5 Unit 11 together with a proportionate undivided interest (as defined in such Declaration)

PARCEL NO. 5325-06-38-2870

BEING KNOWN AS: 150 Christine Drive, Reading, PA 19606

PROPERTY ID NO.: 5325-06-38-2870

TITLE TO SAID PREMISES IS VESTED IN Ruthann Seibert by Deed from Neversink Road, Inc. a Pennsylvania Business Corporation and Jenmac Corp. Equitable Owner dated 10/06/2006 recorded 10/19/2006 in Deed Book 04991 Page 0219.

To be sold as the property of: Ruthann Seibert

No. 13-2166

Judgment Amount: \$89,092.94

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel, situated in the Borough of Shillington, County of Berks

and Commonwealth of Pennsylvania.

THEREON erected a dwelling house known as: 616 Gregg Street, Reading, PA 19607

TAX PARCEL #77-5306-17-00-1875

ACCOUNT: 77018060

SEE Deed Book 3555, Page 2337

To be sold as the property of: Mark L. Bankemper

No. 13-2248

Judgment: \$103,140.96

Attorneys: Martha E. Von Rosenstiel, Esquire and Heather Riloff, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN plot or piece of ground with the one and one half story cement block dwelling house thereon erected, situate on the southern side of Reading to Boyertown State Road in Exeter Township, Berks County, Pennsylvania, being more particularly bounded and described as follows, to wit:

BEGINNING at a point on the center line of the State Road leading from Reading to Boyertown, it also being the intersection of the center line of the Township Road leading from the herein mentioned State Road toward the Philadelphia State Highway; thence along the State Road from Reading to Boyertown South 65 degrees 27 minutes 30 seconds East a distance of 179.14 feet to a point; thence South 65 degrees 27 minutes 30 seconds East a distance of 179.14 feet to a point; thence South 14 degrees 37 minutes 30 seconds West along a property of Raymond W. Gerth and wife a distance of 133.70 feet to point on the Northern right of way of the abandoned Oley Valley Railroad; thence along same South 86 degrees 58 minutes West a distance of 120.20 feet to the middle of the aforementioned Township Road; thence along the same North 2 degrees 30 minutes West a distance of 210.34 feet to the place of beginning.

CONTAINING 24,437.82 square feet.

BEING PARCEL NUMBER: 43-5336-09-06-7417

BEING THE SAME PREMISES WHICH Larry E. Ney and Judy A. Laughlin, Co-Executors of the Estate of Mary S. Ney, deceased by Deed dated October 31, 2003 and recorded in Berks County in Record Book 3962 Page 1749, granted and conveyed unto Celestino R. Umana and Rosa M Umana, in fee.

PARCEL IDENTIFICATION NO: 43-5336-0906-7417

TAX ID #: 43003509

TITLE TO SAID PREMISES IS VESTED IN Patricia A. Wentzel, by Deed from Celestino R. Umana and Rosa M. Umana, h/w, dated 07/20/2006, recorded 07/27/2006 in Book 4930, Page 1944.

To be sold as the property of Patricia A. Wentzel

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No. 13-2306

Judgment: \$147,125.61

Attorneys: Martha E. Von Rosenstiel, Esquire and

Heather Riloff, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or piece of land with the two-story frame dwelling house and other buildings and improvements thereon erected, situate in the Village of Kempton, Township of Albany, County of Berks and Commonwealth of Pennsylvania, as more fully bounded and described as follows, to wit:

BEGINNING at a stone corner at the eastern extremity of a public road leading from Wessnerville to and through the Village of Kempton North 25 1/2 degrees West 64 feet to a corner, thence by land now or late of Abraham Lutz, North 64 1/2 degrees East 150 feet to a corner at an alley, thence along said alley and lands now or late of Amos S Greenawalt, South 25 1/2 degrees East 64 feet to a corner, thence by land now or late of Amos S Greenawalt, South 64 1/2 degrees West 150 feet to the place of Beginning.

CONTAINING 9600 square feet, strict measure

BEING THE SAME PREMISES which Michele L Shaffer and Chilton V Shaffer, husband and wife, by Deed dated 5/5/2004 and recorded 5/13/2004 in the Office for the Recorder of Deeds in and for the County of Berks, and Commonwealth of Pennsylvania in Record Book 4058, Page 2379, granted and conveyed unto Glenn M O'Neill and Sarah J O'Neill, husband and wife

PARCEL IDENTIFICATION NO.: 21-5427-11-65-5891

TAX ID #: 21041245

TITLE TO SAID PREMISES IS VESTED IN David P. Dries, Jr. and Linda L. Dries, h/w, by Deed from Glenn M. O'Neill and Sarah J. O'Neill, h/w, dated 12/06/2007, recorded 12/20/2007 in Book 5275, Page 2313.

To be sold as the property of David P. Dries, Jr. and Linda L. Dries

No. 13-2310

Judgment: \$79,191.53

Attorney: Kevin P. Diskin, Esquire

ALL THAT CERTAIN two-story brick dwelling house and lot or piece of ground upon which the same is erected, situate on the West side of North Sixth Street, being No. 1144 North Sixth Street, between Robeson and Marion 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 Nicholas A Schlick,

ON the East by said North Sixth Street, and

ON the South and West by property now or late of the Equitable Savings and Loan Association No. 2

CONTAINING in front on said North Sixth Street North and South twenty-one feet and eight inches (21' 8") and in depth East and West of equal width one hundred fifteen feet (115')

BEING the same premises which Arthur G. Kalbach, Executor of the Estate of George W. Kalbach, Deceased, by Deed dated June 1, 2005 and recorded July 14, 2005 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 04624 Page 2152, granted and conveyed unto Jose W. Rodriguez and Maria J. Rodriguez, husband and wife, tenants by the entireties.

PARCEL NO. 14-5307-43-86-3723

BEING KNOWN AS 1144 N 6th Street, Reading, PA 19601

To be sold as the property of Jose W. Rodriguez and Maria J. Rodriguez

No. 13-2351

Judgment Amount: \$56,395.99

Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN tract of ground upon which is erected a two-story brick dwelling house, being numbered 1513 Fairview Street, situate on the North side of said Fairview Street, between Fifteenth and Fifteen and One-Half Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania and described as follows:

ON the North by a twelve feet (12 feet) wide alley, on the East by property now or formerly of George Fry, on the South by said Fairview Street; and on the West by property now or formerly of Albert F. Impink and Florence E. Impink.

CONTAINING in front on said Fairview Street in width or breadth, fourteen feet (14 feet) and in depth or length of equal width or breadth, one hundred eight feet (108 feet).

TITLE TO SAID PREMISES IS VESTED IN Ashley Kowalick, by Deed from Carlos Luis Perez, dated 12/28/2007, recorded 01/03/2008 in Book 5282, Page 811.

BEING KNOWN AS 1513 Fairview Street, Reading, PA 19606-2515.

Residential property

TAX PARCEL NO.: 16-5316-39-37-4323

TAX ACCOUNT: 16370925

SEE Deed Book 5282 Page 811

To be sold as the property of Ashley Kowalick.

No. 13-2626

Judgment: \$131,149.44

Attorneys: Martha E. Von Rosenstiel, Esquire and

Heather Riloff, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story cement block and Stucco dwelling house and the lot or piece of ground upon which the same is erected, situate on the South side of Delta Avenue between Hoffer Avenue and a Fourteen feet (14') wide rear

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Driveway, being No. 814 Delta Avenue, in the City of Reading, County of Berks and State of Pennsylvania, in the Plan of "Northmont", as laid out by David E. Hoffer, said Map or Plan having been duly recorded in the Recorder's Office of Berks County, in Plan Book Volume 5, Page 1.

BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

ON the North by Delta Avenue;

ON the East by Property of Hiram L. Hoffer and Martin L. Hoffer;

ON the South by a Fourteen feet (14') wide rear Driveway; and

ON the West by Other property of Hiram L. Hoffer and Martin L. Hoffer.

CONTAINING in front or width twenty feet and four inches and being composed of fourteen feet and eight inches (14' 8") of the Eastern part of Lot No. 459 and five feet eight inches (5' 8") of the Eastern part of Lot No. 460 in said Plan and in depth of equal width one hundred and Twenty feet (120') to said Fourteen feet (14') wide rear driveway.

PIN #5308-16-82-9787

TAX PARCEL #17-5308-16-82-9787

BEING THE SAME PREMISES which Elvis Rosa and Liza Rosa, husband and wife, granted and conveyed unto Liza Rosa by Deed dated October 17, 2007 and recorded October 23, 2007 in Berks County Record Book 5244, Page 127

To be sold as the property of Liza Rosa

No. 13-2632

Judgment: \$25,861.37

Attorney: Philip G. Curtin, Esquire

ALL THAT CERTAIN parcel of ground on the South side of Douglass Drive situate in Douglass Township, Berks County, Pennsylvania being shown as Lot #2 on the Final Plan of the Annexation Plan of Minotto/Minotto Annexation prepared by Ludgate Engineering Corporation, Plan No. D-1900105 dated 2/3/05 last revised 6/23/05, and recorded in Plan Book 301 Page 275, and being more fully bounded then described as follows to wit:

COMMENCING at a point on the right-of-way of Douglass Drive the two following courses and distances:

1. SOUTH 14 degrees 23 minutes 20 seconds West 233.65 feet to a point a corner of Annex Parcel "A".

2. SOUTH 81 degrees 18 minutes 17 seconds West 273.50 feet to a point a corner of Lot #2 the point of BEGINNING.

BEGINNING at a corner of Annex Parcel "A" the two following courses and distances:

1. SOUTH 04 degrees 42 minutes; 58 seconds East 196.56 feet to a point.

2. NORTH 76 degrees 22 minutes 07 seconds East 212.13 feet to a point a corner lands of William F. Strock.

THENCE ALONG LANDS of William F. Strock, the three following courses and distances:

1. SOUTH 14 degrees 23 minutes 20 seconds

West 131.93 feet to a point.

2. NORTH 89 degrees 51 minutes 38 seconds West 340.50 feet to a point.

3. SOUTH 71 degrees 50 seconds 27 minutes West 602.24 feet to an iron pipe a corner of lands of Thomas E. Dipietro.

THENCE ALONG LANDS of Dipietro North 14 degrees 48 minutes 22 seconds East 377.21 feet to a point a corner of lands of Irene Weaver.

THENCE ALONG LANDS of Weaver North 81 degrees 18 minutes 17 seconds East to 634.11 feet to a point the Place of BEGINNING.

CONTAINING 4.96 acres.

THEREON ERECTED A DWELLING HOUSE KNOWN AS :18 Minotto Lane, Douglassville, PA, 19518

TAX PARCEL NO.: 41-5364-20-92-7438

TAX ACCOUNT ID #41047151

SEE Deed Book: 4978, Page 2355

To be sold as the property of Mark A. Minotto and Stacey L. Minotto

No. 13-2708

Judgment Amount: \$72,457.82

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel, situated in the City of Reading, County of Berks and Commonwealth of Pennsylvania.

THEREON erected a dwelling house known as: 941 North 10th Street, Reading, PA 19604

TAX PARCEL #5317-45-05-6543

ACCOUNT:

SEE Deed Book 3249, Page 225

To be sold as the property of: Anthony Hendricks

No. 13-2754

Judgment Amount: \$140,021.70

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel, situated in the Bethel Township, County of Berks and Commonwealth of Pennsylvania.

THEREON erected a dwelling house known as: 140 North Faust Road, Bethel, PA 19507

TAX PARCEL #30442200780030

ACCOUNT: 30000237

SEE Deed Book Instrument #2009044430

To be sold as the property of: Edison Guiracocho

No. 13-2841

Judgment Amount: \$82,068.33

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel, situated in the Muhlenberg Township, County of Berks and Commonwealth of Pennsylvania.

THEREON erected a dwelling house known as: 715 Mount Laurel Avenue, Temple, PA 19560

TAX PARCEL #66530912872088

ACCOUNT: 66830297

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SEE Deed Book 3394, Page 120
To be sold as the property of: Gregory G. Barton and Christine L. Barton

No. 13-2844

Judgment Amount: \$113,967.05
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel, situated in the Wernersville Borough, County of Berks and Commonwealth of Pennsylvania.

THEREON erected a dwelling house known as: 325 West Penn Avenue, Wernersville, PA 19565

TAX PARCEL #90436606376963
ACCOUNT: 90033801

SEE Deed Book 4985, Page 2118
To be sold as the property of: Jade L. Roeder

No. 13-2857

Judgement: \$ 52,211.03

Attorney: Udren Law Offices, P.C.

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 North Eleventh Street between Spring and Robeson Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, said house being City No. 1019 North Eleventh Street, and said lot being more particularly bounded and described as follows, to wit:

BEGINNING at a point on the East side of North Eleventh Street, a distance of 194 feet 3 inches North of the northeast corner of said North Eleventh Street and Spring Streets; thence eastward along property now or late of Wilhemina Miller, 105 feet to the western line of a 10-foot wide alley; thence northward along the same, 15 feet 3 inches to property now or late of Theodore Lind and wife; thence westward along the same, 105 feet to the eastern building line of said North Eleventh Street; thence southward along the same, 15 feet 3 inches to the place of BEGINNING.

CONTAINING in front or width on said North Eleventh Street, 15 feet 3 inches and in depth, East and West of same width, 105 feet to said 10-foot wide alley.

BEING known as 1019 North Eleventh Street, Reading, PA 19604.

BEING the same premises which Barry J Kowiak, Sheriff of the County of Berks, by Deed Poll dated February 13, 2003 and recorded February 13, 2003 in the Office of the Recorders of Deeds in and for the County of Berks in Record Book 3696 Page 2283, granted and conveyed unto Olympus Services L.P. f/k/a Calco Servicing, L.P.

BEING THE SAME PREMISES which Olympus Servicing, L.P. f/k/a Calco Servicing, L.P., by Deed dated May 28, 2003 and recorded July 3, 2003 in the Office of the Recorder of

Deeds in and for Berks County, Pennsylvania, in Book 3800, Page 849, granted and conveyed unto Jackeline Garcia.

BEING KNOWN AS: 1019 North 11th Street, Reading, PA 19604

PROPERTY ID NO.: 13-5317-45-15-1994

TITLE TO SAID PREMISES IS VESTED IN Jackeline Garcia by Deed from Olympus Servicing LP fka Calco Servicing LP dated 05/28/2003 recorded 07/03/2003 in Deed Book VL 3800 Page 849.

To be sold as the property of: Jackeline Garcia

No. 13-3469

Judgment Amount: \$34,258.06
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and lot of ground upon which the same is erected, situate on the West side of Birch Street, between Green and Greenwich Streets, being No. 536, 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 Charles L. Sheely;

ON the East by said Birch Street;

ON the South by property now or late of Harry P. Sholl and Cecelia, his Wife; and

ON the West by a ten (10) feet wide alley.

CONTAINING in front along said Birch Street, thirteen (13) feet and in depth one hundred (100') feet.

THEREON ERECTED a dwelling house known as: 536 Birch Street, Reading, PA 19604

TAX PARCEL #115317-62-13-8355

ACCOUNT:

SEE Deed Book 2472, Page 1292

Sold as the property of: Deborah E. DeSanto

No. 13-462

Judgment Amount: \$599,620.38
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel, situated in the Sinking Spring Borough, County of Berks and Commonwealth of Pennsylvania.

THEREON erected a dwelling house known as: 26 Winding Brook Drive, Sinking Spring, PA 19608

TAX PARCEL #79-4386-05-07-0512

ACCOUNT: 79000606

SEE Deed Book 5065, Page 454

To be sold as the property of: Kimberly A. Bonenfant

No. 13-603

Judgment Amount: \$245,983.65
Attorney: Phelan Hallinan, LLP

LEGAL DESCRIPTION

PREMISES: ALL THOSE CERTAIN lots, parcels or pieces of land together with the improvements thereon erected, situate in

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the Borough of Mohnton, County of Berks, Commonwealth of Pennsylvania, more particularly described as follows:

PARCEL 1

PREMISES consisting of a two story brick dwelling and other improvements situate on the East side of and known as 29 North Church Street, as follows:

BEGINNING at a point on North Church Street, THENCE by land now or late of William Stoner North sixty-six and five-eighth degrees East (N. 66 5/8 E.) one hundred seventy-six feet nine inches (176 feet 9 inches) to a twelve feet (12 feet) wide alley, THENCE along the same North eight and one-quarter degrees West (N. 8 1/4 W.) forty-seven feet three inches (47 feet 3 inches) to a point, THENCE by property now or late of Frank W. Matz, South seventy-four degrees West (S. 74 degrees W.) one hundred seventy-three feet (173 feet) to North Church Street, THENCE along the same South ten degrees East (S. 10 E.) seventy-one feet eight inches (71 feet 8 inches) to the place of Beginning.

CONTAINING thirty-seven and three-tenth (37.3) perches, strict measure.

PARCEL 2

PREMISES consisting of the southerly portion of property known as 35 North Church Street, as follows:

BEGINNING at a point on the easterly topographical building line of North Church Street, said point being a distance of one hundred thirteen and eight tenths (113.8) feet, more or less, measured northerly in and along the said easterly topographical building line of North Church Street from the northeasterly topographical building corner of North Church and Mohn Streets; THENCE continuing in and along the said easterly topographical building line of North Church Street, North nine (9) degrees zero (00) minutes West, a distance of thirty-five (35) feet to a corner of residue property of the Frank W. Matz Estate about to be conveyed unto John A. Wert, and known as Number 35 North Church Street; THENCE by the same the three following courses and distances; viz: (1) North eighty-one (81) degrees six (06) minutes East, a distance of ninety and twenty-five hundredths (90.25) feet to an iron pin; (2) North eight (8) degrees twenty-nine (29) minutes West, a distance of ten (10) feet to an iron pin; (3) North eighty-one (81) degrees six (06) minutes East, a distance of seventy-nine and twenty-five hundredths (79.25) feet to an iron pin on the westerly line of Grape Street (formerly Grape Alley); THENCE by the same South eight (8) degrees twenty-nine (29) minutes East, a distance of twenty-four (24) feet to an iron pin, a corner of other property of the herein named grantees, known as Number 29 North Church Street; THENCE by the same South seventy-four (74) degrees two (02) minutes West, a distance of one hundred seventy and sixty-three hundredths (170.63) feet to the place of BEGINNING.

CONTAINING 4,943.17 square feet of land.

PARCEL 3

PREMISES situate on the easterly side of Grape Street at the rear of 23 Mohn Street, as follows:

BEGINNING at a drill hole in the concrete wall on the easterly line of Grape Street, twelve feet wide, the said drill hole marking the most southwesterly corner of the lot herein conveyed and being a distance of ninety-two and twenty-five hundredths (92.25) feet, measured northerly in and along the aforesaid easterly line of Grape Street from the corner formed by the intersection of the said easterly line of Grape Street with the northerly topographical building line of Mohn Street; THENCE from the said place of beginning and continuing in and along the easterly line of Grape Street, North eight (8) degrees twenty-nine (29) minutes West, a distance of twenty-six and eight hundredths feet (26.08) to a cross-out in the concrete wall marking a corner of property of Margaret L. Ermentrout; THENCE leaving Grape Street and extending along said property of Margaret L. Ermentrout, North sixty-five (65) degrees East, a distance of forty-nine and eight tenths (49.80) feet to an iron pin marking a rear corner of property at Number 25 Mohn Street belonging to Walter A. Dietrich; THENCE along the same, South twenty-eight (28) degrees forty-nine (49) minutes East a distance of twenty-five and five hundredths (25.05) feet to an iron pin marking a corner of residue property of Martin Schneider and Maria B. Schneider, his wife; THENCE along the same, South sixty-five (65) degrees West, a distance of fifty-eight and eighty-eight hundredths (58.88) feet to the place of BEGINNING.

CONTAINING 1,358.51 square feet of land.

TITLE TO SAID PREMISES IS VESTED IN Jason Ernst and Kelli Ernst, h/w, by Deed from Dainuvita Ropss-Linauts, widow, one-half interest and William G. Korn, Jr. and Elize L. Korn, h/w, as tenants by the entireties of an undivided one-half interest, dated 04/27/2007, recorded 05/21/2007 in Book 5139, Page 1454.

BEING KNOWN AS 29 North Church Street, Mohnton, PA 19540-1719.

Residential property

TAX PARCEL NO.: 65439518216634

TAX ACCOUNT: 65006200

SEE Deed Book 5139 Page 1454

To be sold as the property of Jason Ernst, Kelli Ernst.

No. 13-687

Judgment: \$331,017.80

Attorney: Thomas M. Federman, Esquire

Legal Description

All that certain lot or piece of ground together with the two story dwelling house thereon erected, being numbered 9 Courtleigh Place, lying at the easterly end of the cul-de-sac of Courtleigh Place, said Lot being composed of the whole of Lot No. 857, and a northeastermost portion of Lot No. 858 as shown of the "Revision

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and Addition” to Subdivision “B” of Crestwood Section No. 4 Plan of Lots, laid out by Richard H. Rimby, dated October 15, 1975 and recorded in Berks County Records in Plan Book No. 52, Page 11, situate in the Township of Exeter, County of Berks and State of Pennsylvania, being more fully bounded and described as follow to wit:

BEGINNING AT A POINT in a curve of the northeasterly building of the cul-de-sac of Courtleigh Place being a corner between Lots Numbered 856 and 857 of said Plan of Lots, thence leaving said building of the cul de sac of Courtleigh Place and extending in a northeasterly direction along Lot No. 856, by a line radial to the curve in the said cul-de-sac building line of Courtleigh Place, a distance of one hundred seventy-one and eight one-hundredths feet (171.08') to a point in line of Lot No. 870 of said Plan of Lots; thence extending in a southeasterly direction along said Lot No. 870 and partly along Lot No. 871 of said Plan of Lots, by a line marking an interior angle of one hundred one degrees forty-five minutes thirty eight seconds (101 degrees 45' 38'') with the last described line, a distance of forty-six and fifty-four one hundredths feet (46.54') to a point, a corner of Lot No. 867 of said Plan of Lots; thence extending in a southwesterly direction along said Lot No. 867 and partly along Lot No. 856 of said Plan of Lots, by a line making an interior angle of one hundred two degrees forty minutes (102 degrees 40') with the last described line, a distance of one hundred ninety-eight and sixty-six one-hundredths feet (198.66') to a point, said point being southwestwardly a distance of 25.27 feet from a point being a corner between Lots Numbered 857 and 858 of said Plan of Lots; thence extending in a northwesterly direction along the southwestmost remaining portion of Lot No. 858, making an interior angle of ninety-three degrees forty-nine minutes seventeen seconds (93 degrees 49' 17'') with the last described line, a distance of eighty-one and twenty-eight one-hundredths feet (81.28') to a point in the curve of the easterly building line cul de sac of Courtleigh Place, said point being southwardly along the arc of said building line curve a distance of 15.16 feet from a point, being a corner between Lots Numbered 858 and 857 of said Plan of Lots; thence extending in a northerly to northwesterly direction along the building line cul de sac of Courtleigh Place, being along the arc of a curve deflecting to the left, having a radius of sixty and no one-hundredths feet (60.00') a central angle of sixty-nine degrees seventeen minutes twelve seconds (69 degrees, 17' 12''), a distance along the arc of seventy-two and fifty-six one-hundredths feet (72.56') to the place of beginning.

BEING KNOWN AS 9 Courtleigh Place, Reading, PA 19606

CONTAINING IN AREA 17,408.32 Square feet

BEING THE SAME PREMISES which Antonio Grande by Deed dated August 31, 2006

and recorded September 11, 2006, in Book 4962, Page 2262, granted and conveyed unto Jennifer L. Dinatally, as sole owner, in fee.

TAX PARCEL: 5326-13-13-4166

ACCOUNT: 7600002542

SEE Deed Book 4962, Page 2262

To be sold as the property of Jennifer L. Dinatally

No. 13-793

Judgment: \$113,239.37

Attorney: Udren Law Offices, P.C.

ALL THAT CERTAIN lot or piece of ground together with the one and one half- story brick dwelling house thereon erected, being Numbered 3217 Chestnut Street, lying on the eastern side of Chestnut street, between Myrtle and Duke Streets, said lot being composed of the westernmost 95 feet of the southern most 7.52 feet Lot No. 655, the westernmost 95 feet of Lot Nos. 656 and 657 and the westernmost 95 feet of the northernmost 0.75 feet to Lot No. 658, said Lots as shown on the Laurel Hill Plan of Lots laid out by Charles S. Eisenbrow in September 1916, situate in the Borough of Laureldale, County of Berks and State of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the eastern building line of Chestnut Street, 50 feet wide, said point being a distance of 96.00 feet northwardly from the northeastern building corner of Duke and Chestnut Streets, thence extending in a northerly direction along said building line of Chestnut Street, a distance of 58.27 feet to a point; thence leaving said building line of Chestnut Street and extending in an easterly direction along property belonging to Truman P. Freyburger, being the northernmost 17.48 feet portion of Lot No. 655 of said Plan of Lots, by a line making a right angle with the said building line of Chestnut Street, a distance of 95.00 feet to a point; thence extending in the southerly direction along property belonging to Jean B. Saylor, being along the easternmost remaining portion of Lot Nos. 655, 656, 657 and 658 of said Plan of Lots, by a line making a right angle with the last described line, a distance of 58.27 feet to a point; thence extending in a westerly direction along property belonging to Jean B. Saylor, being the southernmost 24.25 feet portion of Lots, by a line making a right angle with the last described line, a distance of 95.00 feet to the place of beginning.

CONTAINING IN AREA 5,535.65 square feet.

PARCEL NO. 5318-06-39-4833

AS DESCRIBED in Mortgage Book 4704 Page 537

BEING KNOWN AS: 3217 Chestnut Street, Reading, PA 19605

PROPERTY ID NO.: 5318-06-39-4833

TITLE TO SAID PREMISES IS VESTED IN John P. Jarvis and Ellen Sager Jarvis, husband and wife by Deed from John F. Jarvis, also known as John P. Jarvis and Ellen Sager Jarvis, husband

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and wife dated 09/06/2002 recorded 09/27/2002 in Deed Book 3609 Page 1667.

To be sold as the property of: John P. Jarvis and Ellen Sager Jarvis, husband and wife.

No. 2012-14908

Judgment Amount: \$187,287.25

Attorney: Louis P. Vitti, Esq.

LEGAL DESCRIPTION

ALL that certain lot or piece of ground together with the one and one-half story brick dwelling house thereon erected, being known as House No. 110 Mayer Street, situate in the Township of Lower Alsace, County of Berks and State of Pennsylvania, said lot being an unnumbered lot as shown on plan of "Pennside Second Addition", said plan being recorded in the Recorders Office of Berks County at Reading in Plan Book 6A page 64, more particularly bounded and described as follows to wit:

BEGINNING at a point in the Western side of Mayer Street two hundred five feet North of the Northern side of Pennedale Avenue, both streets being fifty feet wide as shown on said plan of Pennside Second Addition; thence in a Westerly direction, at right angles to Mayer Street, a distance of one hundred feet to a point; thence in a Northerly direction, at right angles to last described line, distance of sixty feet to a point; thence in an Easterly direction, at right angles to last described line, a distance of one hundred feet to a point in the Western side of Mayer Street; thence in a Southerly direction along the same, at right angles to last described line, a distance of sixty feet to the place of beginning.

HAVING erected thereon a dwelling known as 110 Mayer Street, Reading, PA 19606.

CONTAINING six thousand square feet

PARCEL NO. 5327-17-10-5786

BEING the same premises which Elvis Santana by Deed dated 4/21/2009 and recorded 4/28/2009 in the Recorder's Office of Berks County, Pennsylvania, Instrument No. 2009018588, granted and conveyed unto Elvis Santana and Danica Santana, husband and wife.

To be sold as the property of Elvis Santana and Danica Santana.

No. 2012-3192

Judgment Amount: \$287,742.83

Attorney: Phelan Hallinan & Schmiege, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN parcel or tract of land and building erected thereon known as Lot No. 2 in the Harvey J. and Mary A. Brown Subdivision, situate on the Northwestern side of North Avenue, bounded on the South by Lot No. 1 of the same subdivision, bounded on the West by property belonging to Harvey J. and Mary A. Brown, and bounded on the North by Lot No. 3 of the same subdivision, as shown on a plan prepared by C. L. Frantz & Associates, being drawing number

6-56-5-D-1, situate in the Borough of Sinking Spring, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at an iron pin on the Western Topographical Building Line of North Avenue, said point being the Northeastern corner of the herein described tract; thence in and along said Building Line South 44 degrees 26 minutes 47 seconds West a distance of 90.00 feet to an iron pin, thence leaving said Building Line and along the common property line of Lot No. 1 North 45 degrees 33 minutes 13 seconds West a distance of 138.20 feet to an iron pin, thence along property belonging to Harvey J. and Mary A. Brown the following (2) courses and distances, viz (1) thence in and along a 50 foot wide Storm Sewer Easement along a curve deflecting to the right having a Central angle of 08 degrees 11 minutes 01 second, a radius of 176.76 feet and an arc length of 25.25 feet to a steel pin; (2) North 44 degrees 26 minutes 47 seconds East a distance of 64.84 feet to an iron pin; thence along the common property line of Lot No. 3 of the same subdivision South 45 degrees 33 minutes 13 seconds East a distance of 140.00 feet to the point and place of BEGINNING

CONTAINING IN AREA 12,585.10 square feet.

TITLE TO SAID PREMISES IS VESTED IN Robert Piche and Carolyn D. Piche, h/w, by Deed from Daniel R. Levesque and Constance G. Levesque, h/w, by their agent Joseph L. Haines, dated 01/12/2005, recorded 03/31/2005 in Book 4553, Page 1316.

BEING KNOWN AS 505 Reedy Road, Sinking Spring, PA 19608-9665.

Residential property

TAX PARCEL NO.: 79-4386-05-28-3514

TAX ACCOUNT: 79070405

SEE DEED BOOK 4553 Page 1316

To be sold as the property of Robert Piche and Carolyn D. Piche.

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, August 2, 2013 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given. All claims to funds realized from the real estate sold by the Sheriff shall be filed by the respective Claimants with the Sheriff within five (5) days after the time of said Sheriff's Sale.

AUDIT LIST

First Publication

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

Notice of Audit of Fiduciaries Accounts

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

NOTICE is hereby given that the 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, July 3, 2013 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.

- 40. EHRGOOD, GEORGE F.-Patricia Huber, Extx., J. D. Krafcezek, Esq.
- 41. EVANS, DONNA MARCELLE DANNA-Elizabeth A. Hannum, Extx., Victoria Gallen Schutt, Esq.
- 42. HOFFMAN, DON G.-Steven R. Yost, Exr., Timothy J. Huber, Esq.
- 43. MERRITT, JR., ROBERT J.-Robert J. Merriitt, III, Exr., John C. Bradley, Jr., Esq.
- 44. MILLER, HARRIET C.-Daniel B. Miller, Exr., Jonathan B. Batdorf, Esq.
- 45. NOLF, ANNIE M.-Donald Unger, Exr., Betsy H. Sprow, Esq.
- 46. PATSCHKE, DOROTHY-Melissa D. Patschke, Extx., Allan R. Kauffman, Esq.
- 47. REEDY, ANNE MARIE-John Girard Reedy, Exr., Lawrence J. Valeriano, Jr., Esq.
- 48. RICHARDS, MARY S.-Betsy H. Sprow, Extx., Betsy H. Sprow, Esq.
- 49. STEELEY, KAREN G. a/k/a GILBERT, KAREN G.-David M. Gring, Exr., Chad D. Lubas, Esq.
- 50. STRAUB, JACQUELINE G.-Loretta L. Suliveres, Extx., Jonathan B. Batdorf, Esq.
- 51. WHALEN, MARGARET D.-Virginia E. Griswold, Extx., Brian R. Ott, Esq.

Last day for filing Accounts for September 2013 is July 29, 2013.

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

CHANGE OF NAME

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2013-6386

NOTICE IS HEREBY GIVEN that the Petition of Kachina Ava Hamrick was filed in the above named Court, praying for a Decree to change her name to KATIE AVA WERNER.

The Court has fixed August 19, 2013, at 8:50 a.m. in Courtroom "5S" 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.

Jamie V. Ottaviano, Esq.
41 East High Street
Pottstown, PA 19464-5426

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2013-6387

NOTICE IS HEREBY GIVEN that the Petition of Tiffanie Faye Manbeck was filed in the above named Court, praying for a Decree to change her name to TIFFANIE FAYE CRISI.

The Court has fixed August 19, 2013, at 8:50 a.m. in Courtroom "5S" 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.

Jamie V. Ottaviano, Esq.
41 East High Street
Pottstown, PA 19464-5426

DISSOLUTION

NOTICE OF WINDING UP
PROCEEDINGS OF
BUILDING INDUSTRIES' EXCHANGE OF
READING AND BERKS COUNTY
A PENNSYLVANIA NONPROFIT CORPO-
RATION

TO ALL CREDITORS OF BUILDING
INDUSTRIES' EXCHANGE OF READING
AND BERKS COUNTY:

06/20/2013

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This is to notify you that BUILDING INDUSTRIES' EXCHANGE OF READING AND BERKS COUNTY, a Pennsylvania nonprofit corporation with its principal place of business located at 222 North Kenhorst Boulevard, Reading, Berks County, PA 19607, is dissolving and winding up its business.

Rick Burkey, President
Building Industries' Exchange of
Reading and Berks County

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

ADAM, M. ANN

also known as ADAM, MARIAN ANN, dec'd.

Late of 524 Moselem Springs Rd., Perry Township.

Executors: KATHLEEN ANN SCHAPPELL,

47 Northview Ave., Shoemakersville, PA 19555 and

DAVID M. ADAM, 524 Moselem Springs Rd., Shoemakersville, PA 19555.

ATTORNEY: SARAH RUBRIGHT MCCAHERN, ESQ.,

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

ADKINS, DANNY LEE, dec'd.

Late of 1127 N. 10th Street, Reading. Administrator: CHRISTOPHER L.

ADKINS, 203 Santschi Circle, Herculaneum, MO 63048.

ATTORNEY: ROBIN S. LEVENGOOD, ESQ.,

1136 Penn Avenue, P.O., Wyomissing, PA 19610

BALTHASER, HAROLD C., dec'd.

Late of Borough of Hamburg.

Executrix: EMILY M. BALTHASER, 22 Franklin Ave., Hamburg, PA 19526.

ATTORNEY: RICHARD L.

GESCHWINDT, ESQ.,

203 East Noble Avenue, Shoemakersville, PA 19555

BEASLEY, JONATHAN EDWARD, dec'd.

Late of 150 Club Road, Oley.

Administratrix: LINDA L. BEASLEY,

150 Club Road, Oley, PA 19547.

ATTORNEY: JAMES E. SHER, ESQ., O'KEEFE & SHER, P.C.,

15019 Kutztown Road, Kutztown, PA 19530

CODI, SAMUEL J., dec'd.

Late of Richmond Township.

Executrix: NANCY J. CODI,

P.O. Box 471, Fleetwood, PA 19522.

ATTORNEY: MICHAEL L. MIXELL, ESQ.,

BARLEY SNYDER,

50 North Fifth Street, Second Floor,

P.O. Box 942, Reading, PA 19603-0942

DELUCIA, GLORIA ANN

also known as DELUCIA, GLORIA A., dec'd.

Late of Sinking Spring.

Executors: DEBRA LEAH CESARE,

7F Fairway Road, Reading, PA 19607 and

RICHARD A. DELUCIA,

4 Rick Road, Shillington, PA.

ATTORNEY: JACK G. MANCUSO, ESQ.,

BRUMBACH, MANCUSO & FEGLEY, P.C.,

50 North Fifth Street, P.O. Box 8321, Reading, PA 19603-8321

GRANDAL, GRACIELA G., dec'd.

Late of 3000 Windmill Road, Sinking Spring,

Spring Township.

Administratrix: AIMEE C. BRITT,

2114 Bressler Drive, Wyomissing, PA 19610.

ATTORNEY: REBECCA BATDORF

STONE, ESQ.,

301 East Lancaster Avenue, Shillington, PA 19607

HEYDINGER, MARIA S., dec'd.

Late of 220 South 4th Avenue, West Reading.

Executor: TERRY D. WEILER,

1136 Penn Avenue, Wyomissing, PA 19610.

ATTORNEY: TERRY D. WEILER, ESQ.,

1136 Penn Avenue, Wyomissing, PA 19610

HIMMELREICH, JEAN L., dec'd.

Late of 115 State Street, Borough of Shillington.

Executrix: DIANNE HIMMELREICH, 115 State Street, Shillington, PA 19607.

ATTORNEY: JOHN A. HOFFERT, JR., ESQ.,

536 Court Street,

Reading, PA 19601

KEMP, FERN M., dec'd.

Late of 5925 Lorane Rd., Exeter Township.

Executrices: SUSAN J. GRIESEMER,

190 Dautrich Rd., Reading, PA 19606 and

KATHY A. HAFER,

81 Dautrich Rd., Reading, PA 19606.

ATTORNEY: JOHN A. HOFFERT, JR., ESQ.,

536 Court Street, Reading, PA 19601

KIEFFER, FERN G.

also known as KIEFFER, FERN

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GLADYS, dec'd.

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

KOKOSKI, DOROTHY J., dec'd.

Late of 1 Whitetail Lane, Cumru Township.
 Executrix: BARBARA A. KAUNERT,
 1541 Cedar Top Road, Reading, PA 19607.
 ATTORNEY: LEROY G. LEVAN, ESQ.,
 310 W. Broad Street, Shillington, PA 19607

KONIK, FLORENCE F., dec'd.

Late of 1508 Welsh Road, Cumru Township.
 Executrix: CAROLE D. KRESKA,
 1508 Welsh Road, Reading, PA 19607.
 ATTORNEY: LEROY G. LEVAN, ESQ.,
 310 W. Broad Street, Shillington, PA 19607

KRAMER, LEON E.

also known as KRAMER, LEON EARL, dec'd.
 Late of West Reading.
 Executor: TODD L. KRAMER,
 204 S. 6th Avenue, West Reading, PA 19611.
 ATTORNEY: JACK G. MANCUSO, ESQ.,
 BRUMBACH, MANCUSO & FEGLEY,
 P.C.,
 50 North Fifth Street, P.O. Box 8321,
 Reading, PA 19603-8321

LANGFORD, JEAN M., dec'd.

Late of 3345 Old Route 22, Windsor Township.
 Executrix: LISA JEAN FISHER,
 343 Bachmoll Road, Hamburg, PA 19526.
 ATTORNEY: REBECCA L. BELL, ESQ.,
 1095 Ben Franklin Hwy East,
 Douglassville, PA 19518

MILLER, LAURIE K.

also known as MILLER, LAURIE ANNE, dec'd.
 Late of 632 Mohns Hill Road, Sinking Spring.
 Executor: ERIC L. MILLER,
 632 Mohns Hill Road, Sinking Spring, PA 19608.
 ATTORNEY: HEIDI B. MASANO, ESQ.,
 MASANO BRADLEY, LLP,
 Suite 201, 1100 Berkshire Boulevard,
 Wyomissing, PA 19610

MILLER, VALERIE D., dec'd.

Late of 242 East Walnut Street, Borough of Kutztown.
 Executrix: MELISSA A. MILLER,
 242 East Walnut St., Kutztown, PA 19530.
 ATTORNEY: CARL W. MANTZ, ESQ.,
 136 West Main Street, Kutztown, PA 19530-1712

SELL, CHRISTINA F., dec'd.

Late of 1210 Brooke Blvd., Reading.
 Executor: ROBERT A. SELL,
 c/o Susan N. Denaro, Esquire,
 RABENOLD KOESTEL SCHEIDT,

501 Park Road North, P.O. Box 6263,
 Wyomissing, PA 19610
 ATTORNEY: SUSAN N. DENARO, ESQ.,
 RABENOLD KOESTEL SCHEIDT,
 501 Park Road North, P.O. Box 6263,
 Wyomissing, PA 19610

SIMONS, FRANKLIN H., JR., dec'd.

Late of 807 Rainbow Avenue, Muhlenberg Township.
 Executor: LAWRENCE J. VALERIANO, JR., ESQUIRE,
 1100 Berkshire Blvd., Suite 101,
 Wyomissing, PA 19610.

ATTORNEY: LAWRENCE J. VALERIANO, JR., ESQ.,
 ESSIG, VALERIANO & FUDEMAN, P.C.,
 Suite 101, 1100 Berkshire Boulevard,
 Wyomissing, PA 19610

SLOTTER, DOROTHY M.

also known as SLOTTER, DOROTHY, dec'd.
 Late of 1152 E. Ben Franklin Highway, Apt. 106,
 Douglassville, Amity Township.
 Executrices: SANDRA J. DUNN and
 JOAN L. SLOTTER,
 c/o Helen Z. Stauffer, Esquire,
 70 Hemlock Drive, Gilbertsville, PA 19525.
 ATTORNEY: HELEN Z. STAUFFER,
 ESQ.,
 70 Hemlock Drive, Gilbertsville, PA 19525

SNYDER, FREDERICK W., dec'd.

Late of 109 Eaton Street, Centre Township.
 Executor: BRIAN R. OTT,
 c/o Barley Snyder,
 50 North Fifth Street, P.O. Box 942,
 Reading, PA 19603-0942.
 ATTORNEY: SARAH RUBRIGHT
 MCCAHOON, ESQ.,
 BARLEY SNYDER,
 50 North Fifth Street, P.O. Box 942,
 Reading, PA 19603-0942

SPATZ, PATRICIA A., dec'd.

Late of 3500 St. Lawrence Avenue, Exeter Township.
 Executrix: MARY ROLLMAN,
 1662 Wampum Drive, Auburn, PA 17922.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 ROLAND STOCK, LLC,
 627 North Fourth Street, P.O. Box 902,
 Reading, PA 19603

STOFKO, FAMIE J., dec'd.

Late of 2125 Elizabeth Avenue, Muhlenberg Township.
 Executor: GEORGE A. STOFKO,
 2001 Reservoir Road, Reading, PA 19604.
 ATTORNEY: LAWRENCE J. VALERIANO, JR., ESQ.,
 ESSIG, VALERIANO & FUDEMAN, P.C.,
 Suite 101, 1100 Berkshire Boulevard,
 Wyomissing, PA 19610

TUCCI, MICHELINA C., dec'd.

Late of 1302 Allegheny Avenue, Reading.
 Administratrix: POLLY A. CORVAIA,

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391 Angora Road, Reading, PA 19606.
 ATTORNEY: VICTORIA A. GALLEN
 SCHUTT, ESQ.,
 ROLAND STOCK, LLC,
 627 North Fourth Street, P.O. Box 902,
 Reading, PA 19603

WEISS, JUNE H., dec'd.

Late of 450 Philadelphia Avenue,
 Shillington.
 Executrix: NADINE J. SMET-WEISS,
 53 Woodchoppertown Road, Boyertown, PA
 19512.

ATTORNEY: RICHARD V. GRIMES, JR.,
 ESQ.,
 Suite 300, 2619 Leisch's Bridge Road,
 Leesport, PA 19533

WERNER, WALTER C., dec'd.

Late of 261 Belle Alto Rd., Borough of
 Wernersville.
 Executrix: LOVINA R. A. WERNER,
 261 Belle Alto Rd., Wernersville, PA 19565.

ATTORNEY: JOHN A. HOFFERT, JR.,
 ESQ.,
 536 Court Street, Reading, PA 19601

YENSER, PATRICIA A., dec'd.

Late of 2014 Quail Hollow Drive, Exeter
 Township.

Executrix: SANDRA M. JURASINSKI,
 543 Dover Court, Reading, PA 19606.
 ATTORNEYS: JOHN C. BRADLEY, JR.,
 ESQ.,
 MASANO BRADLEY, LLP,
 Suite 201, 1100 Berkshire Boulevard,
 Wyomissing, PA 19610

Second Publication**ALTMAN, ARCHIE L., dec'd.**

Late of 27 Shady Cabin Circle, Womelsdorf.
 Executrix: ELIZABETH ROYER,
 c/o Lengert Law LLC, 210 West Penn
 Avenue,
 P.O. Box 223, Robesonia, PA 19551.
 ATTORNEY: KIM L. LENGERT, ESQ.,
 LENGERT LAW, LLC,
 210 West Penn Avenue, P.O. Box 223,
 Robesonia, PA 19551

BAUER, HELEN M., dec'd.

Late of Longswamp Township.
 Executrices: MARY ANN CONLEY,
 573 Forgedale Road, Barto, PA 19504-8807
 and

MARGARET G. MOYER,
 460 N. Church Street, Bally, PA 19503-
 9649.

ATTORNEY: THOMAS D. LEIDY, ESQ.,
 42 E. Third Street,
 Boyertown, PA 19512

BERLIN, OLGA A., dec'd.

Late of Borough of Wyomissing.
 Executor: BRUCE A. BERLIN,
 2000 Cambridge Avenue, Apartment 166,
 Wyomissing, PA 19610.
 ATTORNEY: JOHN S. HIBSCHMAN,
 ESQ.,

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

GECHTER, GEORGE S., dec'd.

Late of 95 Arboretum Road, Bernville.
 Executrix: IRENE A. JAMES,
 c/o Susan N. Denaro, Esquire,
 RABENOLD KOESTEL SCHEIDT,
 501 Park Road North, P.O. Box 6263,
 Wyomissing, PA 19610.
 ATTORNEY: SUSAN N. DENARO, ESQ.,
 RABENOLD KOESTEL SCHEIDT,
 501 Park Road North, P.O. Box 6263,
 Wyomissing, PA 19610

HANDWERK, THOMAS P., dec'd.

Late of 2000 Cambridge Avenue, Borough
 of Wyomissing.
 Executors: CAROL JANE ZIEGLER,
 338 Christman Village Road, Womelsdorf,
 PA 19567;

THOMAS A. BEAVER,
 14 Brook Hollow Drive, Reading, PA 19608
 and

NATIONAL PENN INVESTORS TRUST
 COMPANY,
 2201 Ridgewood Rd., #180, Wyomissing,
 PA 19610.

ATTORNEY: ROBERT R. KREITZ, ESQ.,
 ROLAND STOCK, LLC,
 627 North Fourth Street, P.O. Box 902,
 Reading, PA 19603

KISSLING, RANDY L., dec'd.

Late of 8311 Old Route 22, Bethel
 Township.
 Administratrix: KIMBERLY L. KISSLING,
 39 Deck Road, Richland, PA 17087.
 ATTORNEY: ROBIN S. LEVENGOD,
 ESQ.,
 1136 Penn Avenue, Wyomissing, PA 19610

KNEPP, EDNA MAE, dec'd.

Late of 138 Hill Avenue, Birdsboro.
 Executor: ROBERT W. BOHN,
 1600 Schoffers Road, Birdsboro, PA 19508.
 ATTORNEY: TERRY D. WEILER, ESQ.,
 1136 Penn Avenue, Wyomissing, PA 19610

KUNKEL, ANNABELLE A., dec'd.

Late of Spring Township.
 Executor: TIMOTHY A. KUNKEL,
 117 Pennypacker Rd., Mohnton, PA 19540.
 ATTORNEY: CURTIS C. CREVELING,
 ESQ.,
 CREVELING, CREVELING &
 CAPPELLINI,

123 North Fifth Street, Allentown, PA 18102

LOPEZ, JOSE ANIBAL SUAREZ, dec'd.

Late of 315 Bordic Road, Exeter Township.
 Administrator: JOSE A. SUAREZ, JR.,
 c/o Anthony B. Rearden, III, Esq.,
 ANTHONY B. REARDEN, III, P.C.,
 525 Elm Street,
 Reading, PA 19601-3301

ATTORNEY: ANTHONY B. REARDEN,
 III, ESQ.,

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ANTHONY B. REARDEN, III, P.C.,
525 Elm Street,
Reading, PA 19601-3301

MAESS, JACQUELYN L., dec'd.

Late of 4101 Seventh Avenue, Reading.
Executrices: NANCY HEATWOLE,
1-E Doral Drive, Reading, PA 19607 and
SYLVIA STURGES,
153 Tuckerton Avenue, Reading, PA 19605.
ATTORNEY: DAVID C. BALMER, ESQ.,
3611 Kutztown Road,
Reading, PA 19605

MARCH, MARGARET T., dec'd.

Late of 1501 Mineral Spring Road, Reading.
Administrator: WILLIAM D. SEIDEL,
910 Lehigh Street, Reading, PA 19601.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
ROLAND STOCK, LLC,
627 North Fourth Street, P.O. Box 902,
Reading, PA 19603

MCKINNEY, LEE H., dec'd.

Late of Lower Heidelberg Township.
Administrator C.T.A.: BARRY
MCKINNEY,
1081 Shoemakersville, PA 19555.
ATTORNEY: RICHARD L.
GESCHWINDT, ESQ.,
203 East Noble Avenue,
Shoemakersville, PA 19555

MCLAUGHLIN, MARJORIE E., dec'd.

Late of Laureldale.
Executrix: EILEEN M. MCLAUGHLIN,
3517 Oak Street, Laureldale, PA 19605.
ATTORNEY: JACK G. MANCUSO, ESQ.,
BRUMBACH, MANCUSO & FEGLEY,
P.C.,
50 North Fifth Street, P.O. Box 8321,
Reading, PA 19603-8321

MILLER, BRUCE G., dec'd.

Late of 110 Woodhill Drive, Borough of
Fleetwood.
Executrix: LOIS A. MILLER,
110 Woodhill Drive, Fleetwood, PA 19522.
ATTORNEY: ROBIN S. LEVENGOOD,
ESQ.,
1136 Penn Avenue, Wyomissing, PA 19610

RAHN, JANICE R., dec'd.

Late of Borough of Wernersville.
Executrix: MARCIA MANON RAHN,
805 Colorado Drive, Newark, DE 19713.
ATTORNEY: MICHAEL L. MIXELL,
ESQ.,
BARLEY SNYDER,
50 North Fifth Street, Second Floor, P.O.
Box 942,
Reading, PA 19603-0942

RIPKA, JAMES STEVEN

**also known as RIPKA, STEVE and
RIPKA, J. STEVEN, dec'd.**
Late of 106 S. 6th St., Reading.
Administrator: JAY W. RIPKA,
237 Court Street, Suite 303, Reading, PA
19601.
ATTORNEY: MARILU RODRIGUEZ-

BAUER, ESQ.,
RB Legal Counsel LLC,
237 Court Street, Suite 303
Wyomissing, PA 19610

STOUDT, ANNA M., dec'd.

Late of Upper Bern Township.
Administrators: ANN R. RENTSCHLER,
P.O. Box 6, Shartlesville, PA 19554;
DALE H. STOUDT,
3550 Berne Rd., Hamburg, PA 19526 and
BOB L. STOUDT,
47 Kauffman Ln., Hamburg, PA 19526.
ATTORNEY: RICHARD L.
GESCHWINDT, ESQ.,
203 East Noble Avenue,
Shoemakersville, PA 19555

THOMAS, MADELYN C., dec'd.

Late of 102 Harvard Blvd., Spring
Township.
Executors: JAMES K. THOMAS,
1808 Squire Ct., Reading, PA 19610;
JOANN GREEN,
312 Logan Avenue, Wyomissing, PA 19610
and
DAVID R. THOMAS,
157 Huyett St., Mohnton, PA 19540.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
ROLAND STOCK, LLC,
627 North Fourth Street, P.O. Box 902,
Reading, PA 19603

WALTERS, SARAH M.**also known as WALTERS, SARAH
MOON, dec'd.**

Late of 105 W. 35th Street, Exeter
Township.
Executor: BRIAN R. OTT,
c/o Barley Snyder,
P.O. Box 942, Reading, PA 19603.
ATTORNEY: SARAH RUBRIGHT
MCCAHOH, ESQ.,
BARLEY SNYDER,
P.O. Box 942,
Reading, PA 19603-0942

Third and Final Publication**BERTOLET, DORIS Y., dec'd.**

Late of 89 Kauffman Road, Oley.
Executor: GENE H. BERTOLET,
178 Kauffman Road, Oley, PA 19547.
ATTORNEY: REBECCA BATDORF
STONE, ESQ.,
301 E. Lancaster Avenue, Shillington, PA
19607

DUKERT, ELAINE ROSE, dec'd.

Late of 139 Old Swede Road,
Douglassville, Amity Township.
Executrix: DENISE COOK,
813 Antietam Drive, Douglassville, PA
19518.
ATTORNEY: THOMAS L. LIGHTNER,
ESQ.,
4652 Hamilton Boulevard,
Allentown, PA 18103

FINK, LUTHER W., JR., dec'd.

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Late of 876 Lobelia Avenue, Muhlenberg Township.
Executors: CRAIG W. FINK,
610 Edison Drive, Reading, PA 19605 and
SHERRY E. LEIBENSPERGER,
4608 Wilfox Avenue, Reading, PA 19605.
ATTORNEY: ROBERT R. KREITZ, ESQ.,
ROLAND STOCK, LLC,
627 North Fourth Street, P.O. Box 902,
Reading, PA 19603-0902

GLASS, CARL T., dec'd.

Late of 31-5 Wister Way, Reading.
Executor: FRANKLIN N. GLASS,
c/o Anthony B. Rearden, III, Esq.,
525 Elm Street, Reading, PA 19601.
ATTORNEY: ANTHONY B. REARDEN,
III, ESQ.,
525 Elm Street,
Reading, PA 19601

GREISS, JEAN G., dec'd.

Late of The Lutheran Home at Topton,
1 Home Avenue, Borough of Topton.
Executrix: MELISSA B. HAYDT,
506 East Locust Street, Fleetwood, PA
19522.
ATTORNEYS: JOHN C. BRADLEY, JR.,
ESQ.,
MASANO BRADLEY, LLP,
Suite 201, 1100 Berkshire Boulevard,
Wyomissing, PA 19610

HORNICK, RUTH I.

**also known as HORNICK, RUTH W. and
HORNICK, RUTH, dec'd.**

Late of 140 Heather Lane, Spring Township.
Executrix: EILEEN WILLIAMS,
2014 Cypress Lane, Wyomissing, PA 19610.
ATTORNEY: SARAH RUBRIGHT
MCCAHERN, ESQ.,
BARLEY SNYDER,
50 North Fifth Street, Second Floor, P.O.
Box 942,
Reading, PA 19603-0942

LOCH, PEARL F.

also known as LOCH, PEARL M.

ROTHENBERGER, dec'd.
Late of Wyomissing.
Executrix: MARY L. SHOLLENBERGER,
22 Paddington Terrace, Royersford, PA
19468.
ATTORNEY: RANDY R. MOYER, ESQ.,
Barley Snyder,
126 East King Street, Lancaster, PA 17602

LONG, KEITH K., dec'd.

Late of 710 Reading Ave., West Reading.
Administratrix: DOLORES M. LONG,
710 Reading Avenue,
West Reading, PA 19611

MCCORD, MARGARET M.

**also known as MCCORD, MARGARET
MARY, dec'd.**

Late of Borough of Birdsboro.
Executrix: CAROL A. KINKAID,
510 E. 8th Street, Birdsboro, PA 19508.
ATTORNEY: TIMOTHY B. BITLER,

ESQ.,
3115 Main Street, Birdsboro, PA 19508-
8319

OSIECKI, ROSE M., dec'd.

Late of Wyomissing.
Executor: EDWARD HAHN,
38 Hickory Drive, Campbell Hall, NY
10916.
ATTORNEY: JACK G. MANCUSO, ESQ.,
BRUMBACH, MANCUSO & FEGLEY,
P.C.,
50 North Fifth Street, P.O. Box 8321,
Reading, PA 19603-8321

OSTROWSKI, ELIZABETH V., dec'd.

Late of Cumru Township.
Administrator: EDWARD R. OSTROWSKI,
520 Frederick Street, Sinking Spring, PA
19608.
ATTORNEY: TIMOTHY B. BITLER,
ESQ.,
3115 Main Street, Birdsboro, PA 19508-
8319

RICKERT, ETHEL M., dec'd.

Late of 1800 Tulpehocken Road, Spring
Township.
Executrix: KAREN ANNABALLI,
219 Brookview Avenue, Coatesville, PA
19320.

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

WEAVER, PAULINE R.;

**PREVIOUSLY KNOWN AS RAUCH,
PAULINE R.**

**also known as WEAVER, PAULINE and
WEAVER, PAULINE S., dec'd.**

Late of Borough of Bally.
Executrices: BARBARA KLINE and
LINDA BOYER,
c/o TOMLINSON & GERHART,
414 Main Street, P.O. Box 14, East
Greenville, PA 18041.

ATTORNEY: BARRY J. TOMLINSON,
ESQ.,

TOMLINSON & GERHART,
414 Main Street, P.O. Box 14,
East Greenville, Pa 18041

WERGELAND, SIGNE LISE, dec'd.

Late of Earl Township.
Executor: DITLEF WERGELAND,
c/o Jack F. Wolf, Esquire,
Wolf, Baldwin & Associates, PC,
P.O. Box 444, Pottstown, PA 19464.
ATTORNEY: JACK F. WOLF, ESQ.,
P.O. Box 444,
Pottstown, PA 19464

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*

06/20/2013

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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:

OR ASSIGNS, AND ANY UNKNOWN PERSONS HAVING OR CLAIMING AN APPARENT INTEREST IN TITLE TO CERTAIN PROPERTY SITUATE 28 ZERBE DRIVE, PENN TWP., BERKS COUNTY, PENNSYLVANIA. Defendant

RR Books with its principal place of business at P.O. Box 6654 Reading, PA 19610.

The names and addresses of all persons owning or interested in said business are: Kris Bonnell and Matthew Bonnell, 508 Quaker Hill Road, Morgantown, PA 19543.

The application was Filed on June 7, 2013.

Kris Bonnell
508 Quaker Hill Road
Morgantown, PA 19543

IMPORTANT NOTICE

To: ELIZABETH E. WENTZ, HER SUCCESSORS IN TITLE, PERSONAL REPRESENTATIVES, EXECUTORS, HEIRS OR ASSIGNS, AND ANY UNKNOWN PERSONS HAVING OR CLAIMING AN APPARENT INTEREST IN TITLE TO CERTAIN PROPERTY SITUATE 28 ZERBE DRIVE, PENN TWP., BERKS COUNTY, PENNSYLVANIA

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS.

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

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

Lawyers Referral Service
Berks County Bar Association
544 Court Street
Reading, PA 19601
Telephone: (610) 375-4591

William F. Colby, Jr., Esquire
BARLEY SNYDER
50 North Fifth Street, P.O. Box 942
Reading, PA 19603-0942
(610) 376-6651

LIMITED LIABILITY COMPANY

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

The Certificate was filed on June 11, 2013.

The purpose for which it was organized is initially to engage in the business of athletic training focusing on teaching proper form in weight lifting in order to increase speed, agility and strength.

Richard V. Grimes, Jr., Esq.
Suite 300, 2619 Leisetz's Bridge Road
Leesport, PA 19533

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

The Certificate was filed on May 20, 2013.

Eric C. Diggan, Esq.
519 Walnut Street
Reading, PA 19601

MISCELLANEOUS

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY
PENNSYLVANIA
CIVIL ACTION-LAW
NO. 13-3894

LJE, LLC, Plaintiff

vs.

ELIZABETH E. WENTZ, HER SUCCESSORS IN TITLE, PERSONAL REPRESENTATIVES, EXECUTORS, HEIRS

***Are you
litigating
or about to litigate***

- a personal injury claim
 - a construction case
- an employment dispute
 - a business issue
 - a Will contest
- or a municipal/zoning matter?

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welcomes



Legal Staff

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- View and download the weekly Berks County Law Journal, Tax Sale and Unclaimed Property listings on Monday after 4 pm for the following week's issue.
- Receive CLE Notifications and Special Event Reminders from the BCBA.
- Access area suppliers via our new, Vendor Marketplace Section (many of whom will offer preferred discounts to BCBA members and their staff!)
- You will be able to access our Online Member Photo Directory and have the ability to pay the attorney's dues online.

Please e-mail pziegler@berksbar.org
with the e-mail address that you wish to use for registering.

Law Journal Commercial Ad Rates!

(Effective 1/01/13)

BERKS COUNTY LAW JOURNAL 2013 ADVERTISING RATES

LEGAL NOTICES

Estate Notices (published three (3) consecutive weeks including one proof)	\$85.00
Fictitious Name Registration (published one (1) week including one proof)	\$85.00
All Corporation Notices , including Charter Application, Dissolution, Certificate of Authority, Nonprofit and Limited Liability (published one (1) week including one proof)	\$85.00
Change of Name Notice (published one (1) week including one proof)	\$85.00
Additional Proof of Publication	\$3.00
Other Legal Notices , including Sheriff's Sales, Audit Notices, etc.	\$9.00/100 characters x number of publications (proof of publication is additional \$3.00 charge)

Deadline for publication of Legal Ads is Thursday at 12:00 Noon for the following Thursday's publication.

Please e-mail Karen Loeper: loeper@berksbar.org

COMMERCIAL ADS

It is preferred that these display ads be camera ready (gray scale art, 300 dpi) and emailed to Communications Manager Paula J. Ziegler at pziegler@berksbar.org. Please use the dimensions listed below. Ms. Ziegler is able to design an ad using submitted text, but there is a one-time design fee of \$100.00. If there are any questions, please do not hesitate to call Ms. Ziegler at 610-375-4591.

- A. Price for Advertising in Single Issue
 1. Front one-half page (approximately 4 ½ x 3 ½) (please call Ms. Ziegler concerning availability) - \$175.00
 2. Full Page (approximately 4 ½" wide x 7" high) - \$150.00
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 - b. Appearing 26 weeks (either 26 consecutive weeks or every other week for a year) - \$2,800.00
 - c. Appearing 13 weeks (either 13 consecutive weeks or every other week for a six (6) months) - \$1,500.00
 2. Full Page Advertisement
 - a. Appearing 52 weeks - \$3,750.00
 - b. Appearing 26 weeks (either 26 consecutive weeks or every other week for a year) - \$2,250.00
 - c. Appearing 13 weeks (either 13 consecutive weeks or every other week for six (6) months) - \$1,350.00
 3. Half Page Advertisement
 - a. Appearing 52 weeks - \$2,250.00
 - b. Appearing 26 weeks (either 26 consecutive weeks or every other week for a year) - \$1,350.00
 - c. Appearing 13 weeks (either 13 consecutive weeks or every other week for six (6) months) - \$810.00
 4. Quarter Page Advertisement
 - a. Appearing 52 weeks - \$1,375.00
 - b. Appearing 26 weeks (either 26 consecutive weeks or every other week for a year) - \$825.00
 - c. Appearing 13 weeks (either 13 consecutive weeks or every other week for six (6) months) - \$495.00

Anyone publishing advertisements for 52 or 26 weeks may be billed quarterly upon request.

Deadline for publication of Commercial Ads is Wednesday at 12:00 Noon for the following Thursday's publication.

MOVING? Let Us Know!! If you are moving or you would like your BERKS COUNTY LAW JOURNAL sent to a different mailing address, please fill out the form below and return it to:

BERKS COUNTY LAW JOURNAL

Attention: Paula Ziegler, Communications Manager

544 Court Street, P.O. Box 1058

Reading, PA 19603-1058

OR

Fax: (610) 373-0256

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