

# LEGAL NOTICES

## APPEARANCE DOCKET

Week Ending May 4, 2018

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**  
**THOMAS G. PARISI - (TGP)**

**JUDGE JEFFREY K. SPRECHER - (JKS)**

**JUDGE SCOTT E. LASH - (SEL)**

**JUDGE MARY ANN ULLMAN - (MAU)**

**JUDGE JAMES M. BUCCI - (JMB)**

**JUDGE PAUL M. YATRON - (PMY)**

**JUDGE TIMOTHY J. ROWLEY - (TJR)**

**JUDGE MADELYN S. FUDEMAN - (MSF)**

**JUDGE M. THERESA JOHNSON - (MTJ)**

**JUDGE JAMES M. LILLIS - (JML)**

**JUDGE ELENI DIMITRIOU**  
**GEISHAUSER - (EDG)**

**JUDGE PATRICK T. BARRETT - (PTB)**

**JUDGE J. BENJAMIN NEVIUS - (JBN)**

**SENIOR JUDGE SCOTT D. KELLER -**  
**(SDK)**

**SENIOR JUDGE STEPHEN B.**  
**LIEBERMAN - (SBL)**

**SENIOR JUDGE JOHN A. BOCCABELLA**  
**- (JAB)**

BANK OF NEW YORK MELLON TRUST COMPANY NA, MORGAN STANLEY CAPITAL I INC, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-1Q14, FAIRGROUNDS SQUARE MANAGEMENT INC, GP-FAIRGROUNDS SQUARE LP, JONES LANG LASALLE AMERICAS INC, JAGER MANAGEMENT INC, LIN, BIN, LIN, BIN, EASTERN BUFFET & GRILL INC, ABM JANITORIAL SERVICES, ABM JANITORIAL SERVICES, ABM INDUSTRIES INC - Hartzell, Annette K; 14 1818; James L. Davis. (L)

CARROLL, GUY CAMERON - Carter, Damion; 16 14007; G. Michael Green. (L)  
KOCSSIS, MICHAEL, SHERMAN, EMILY - Gatz, Thomas M; 17 19637; T. Gatz, IPP. (JML).

MARACINE, LAINEY, MARACINE, CHRISTIAN - City Of Reading; 18 2587; Jan D. Krafczek. (L)

### Abuse

BARAJAS, FERNANDO - Diaz, Judith; 18 4491; J. Diaz, IPP. (MAU).  
CROSSLAND, EUGENE - Fields, Sheleah; 18 4714; S. Fields, IPP. (JML).  
GARCIA, HERMILA - Mendez, Jose; 18 4633; J. Mendez, IPP. (JBN).  
GONZALEZ, FRANCISCO ARROYO - Jimenez, Jazmin; 18 4445; J. Jimenez, IPP. (JML).

HOLMAN, PAUL E - Holman, Naomi; 18 4440; N. Holman, IPP. (MAU).  
HUDSON, ALEXANDER - Stamm, Kelsie; 18 4695; K. Stamm, IPP. (JMB).  
KIZINA, RICHARD R JR - Kizina, Margaret M; 18 4516; M. Kizina, IPP. (JMB).

LAMP, MICHAEL J - Lamp, Linda C; 18 4446; L. Lamp, IPP. (JMB).

LANE, MATTHEW S - Cepeda, Anais; 18 4649; A. Cepeda, IPP. (JMB).

LEFRANC, CARLOS L - Muniz, Charlie; 18 4564; C. Muniz, IPP. (JMB).

LEIBENGUTH, RODNEY - Leibenguth, Christel; 18 4423; C. Leibenguth, IPP. (MAU).

LOPEZ-RIVERA, CHRISTOPHER - Lopez, Ashley Marie; 18 4629; A. Lopez, IPP. (JBN).

LUCAS, EDWARD L - Sohoski, Leilani; 18 4731; L. Sohoski, IPP. (JBN).

MATIAS, MARIO - Rosado, Rosa; 18 4647; R. Rosado, IPP. (JMB).

METZGER, CARL JR - Metzger, Donna E; 18 4708; D. Metzger, IPP. (JBN).

MILLER, TIEHL ARIEL - Sanchez, Jose Enrique; 18 4492; J. Sanchez, IPP. (JMB).

MOQUIN, DAVID A - Niemann, Carolyn; 18 4425; C. Niemann, IPP. (MAU).  
QUINONES, ISRAEL - Hernandez,

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Yvette; 18 4444; Y. Hernandez, IPP. (MAU).  
 REED, ROBERT JR - Sauder, Lori L; 18 4666;  
 L. Sauder, IPP. (JMB).

RIVERA, SANTOS JR - Colon,  
 Rosita; 18 4716; R. Colon, IPP. (JBN).  
 RULAPAUGH, KEVIN THOMAS - Bechtel,  
 Claude M; 18 4728; C. Bechtel, IPP. (JBN).

SANCHEZ, JOSE ENRIQUE - Miller, Tiehl  
 Ariel; 18 4517; T. Miller, IPP. (JMB).

TURNER, ROBERT M - McCullough,  
 Rachelle; 18 4417; R. McCullough, IPP.  
 (MAU).

WAITE, AON ORIEL - Ortiz, Jelitza  
 E; 18 4418; J. Ortiz, IPP. (MAU).

WILKINS, STERLING - Wilkins,  
 Rondale; 18 4422; R. Wilkins, IPP. (MAU).

ZAMBRANA, ALEXANDER R - Frey, Ashley  
 L; 18 4712; John J. Grenko. (JBN).

**Appearance of**

D H MOORE & CO INC - Webb,  
 Richard; 17 19446; Kelsey  
 Frankowski. (TJR).

**Assessment Appeal**

BERKS COUNTY BOARD OF  
 ASSESSMENT APPEALS - Reading  
 Redevelopment Straw Party Llc, Cherry  
 Drive Operating Llc; 18 4704; David A.  
 Schneider, David A. Schneider. (SEL).

BERKS COUNTY BOARD OF  
 ASSESSMENT APPEALS - Reading  
 Redevelopment Straw Party LLC, Park  
 Road Operating LLC; 18 4713; David A.  
 Schneider. (SEL).

BERKS COUNTY BOARD OF  
 ASSESSMENT APPEALS - Reading  
 Redevelopment Straw Party Llc; 18 4715;  
 David A. Schneider. (SEL).

BERKS COUNTY BOARD OF  
 ASSESSMENT APPEALS - Reading  
 Redevelopment Straw Party LLC; 18 4729;  
 David A. Schneider. (SEL).

BERKS COUNTY BOARD OF  
 ASSESSMENT APPEALS - Reading  
 Redevelopment Straw Party LLC; 18 4732;  
 David A. Schneider. (SEL).

**Complaint**

ENCK, MIRANDA - Geiger, Bambi  
 M; 18 424; B. Geiger, IPP. (JKS).

**Contract - Debt Collection: Credit Card**  
 GIUNTA, ROBERT JAMES SR - Bank  
 Of America N A; 18 4571; Frederic I.  
 Weinberg. (JML).

HOCK, CHRISTIAN D - Discover  
 Bank; 18 4513; Jonathan P. Cawley. (MSF).

**Contract - Debt Collection: Other**  
 JAMES, WENDY M - Americredit Financial  
 Services Inc; 18 4638; David J. Apothaker.  
 (JKS).

MATRANO, JOHN - Miller, Jim; 18 4627;  
 Robert T. Mills. (TJR).

PEREZ, ALMANDO - First Commonwealth  
 Federal Credit Union; 18 4664; Michael R.  
 Nesfeder. (TJR).

**Contract - Other**

ALAMO-ORTIZ, EDWARD - First  
 Commonwealth Federal Credit  
 Union; 18 4639; Michael R.  
 Nesfeder. (TJR).

LEGGIO, FABIO - Prince, Paul A; 18 4726;  
 Patrick J. Kurtas. (JKS).

READING PARKING AUTHORITY -  
 Reading Hospitality LLC; 18 4438; Scott M.  
 Esterbrook. (JKS).

WHITING TURNER CONTRACTING  
 COMPANY - Hy Pressure Washing  
 And Painting Inc; 18 4490; John Caleb  
 Tabler. (JKS).

**Custody**

AURIS, BRITTANY M - Dwojak, David A  
 Jr; 18 4690; Jeffrey R. Boyd. (JML).

AYALA, BERNARDA IMELDA - Ticas,  
 Daniel Francisco Hernandez; 18 4500;  
 Amparito Arriaga. (SEL).

BETCHER, JASON P, MACHEMER,  
 SAMANTHA A - Macherer,  
 Katherine; 18 4499; Zachary A.  
 Morey. (SEL).

CASTANEDA GOROSTIETA, JOSE L -  
 Negron Antonetty, Kenia; 18 4641; Summer  
 Ann Swanson. (JMB).

CRUZ, LIZ - Velazquez, Luis A; 18 4718; L.  
 Velazquez, IPP. (JBN).

DOTSON, LELLIS E - Murphy, Patricia  
 M; 18 4665; Summer Ann Swanson. (SEL).

HOPE, JASMINE - Ortiz, Andrew; 18 4691;  
 Christopher W. Hoffmann. (SEL).

HORTON, WILLIAM J JR - Horton,  
 April; 18 4586; A. Horton, IPP. (JML).

JENNINGS, DENAL, MILLISOCK, JAMES  
 A SR - Bailey, Sherry L; 18 10560; Rebecca  
 Batdorf Stone. (JBN).

JOHNSON, AMBER, PERSON, ANDREW  
 - Porter, Gabrielle; 18 4515; G. Porter,  
 IPP. (JML).

KEENEY, CHRISTIAN P - Lash, Leann  
 L; 18 4675; Kim L. Lengert. (JML).

OSWALD, JUSTIN - Baumer, Shelby; 18  
 4720; Denise Sebald Lamborn. (JMB).

REINERT, MELISSA A - Reinert, Todd  
 S; 18 4587; Lawrence Sager. (TJR).

SASSAMAN, PAULINE - Rentas,  
 Edwin; 18 4498; Joseph A. Guillama. (TJR).

SCHAEFFER, KIMBERLY - Mecke,  
 Dalton; 18 4692; D. Mecke, IPP. (JBN).

SPEARMAN-JACKSON, GABRIEL -  
 Doporcyk, Heather Ashley; 18 4642; E Jay  
 Tract. (JML).

**Divorce**

ANSPACH, CHRYSYAL M - Anspach, David  
 W III; 18 4659; D. Anspach, IPP. (JMB).

BOYER, LEANNE STEPHANIE - Boyer,  
 Scott Douglas; 18 4592; S. Boyer, IPP.  
 (TJR).

BRICKEY, BRIAN ALAN - Brickey, Danielle  
 Lynn; 18 4709; D. Brickey, IPP. (JBN).

BROWER, MEREDITH V - Brower, Nicholas  
 T; 18 4565; N. Brower, IPP. (JMB).

BUNDY, PERRY - Bundy, Tonya D; 18 4424;

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- T. Bundy, IPP. (JML).  
 CAMPUSANO, NATHALY ALTAGRACIA URBANO - Campusano, Andres Manuel Urbano; 18 4670; Joseph A. Guillama. (JBN).  
 COLLINS, JOHN MICHAEL - Collins, Mary Catherine; 18 4573; Thomas P. Jr Heeny. (SEL).  
 COSENTINO, MICHELLE - Cosentino, Steven; 18 4643; Lisa D. Gentile. (JML).  
 DE-LEON, SIMEON ROMERO - Romero, Katherine; 18 4588; Bernard Mendelsohn. (JMB).  
 FLICKINGER, MICHAEL - Flickinger, Diana; 18 4710; Peter J. Dolan. (JMB).  
 GONZALEZ, SHEILA - Gonzalez, Felix; 18 4640; Bernard Mendelsohn. (SEL).  
 KEARNS, NATHEN - Covey, Alyssa; 18 4524; Joseph A. Guillama. (JML).  
 KRAMLICH, TARA - Kramlich, Todd; 18 4519; Joseph A. Guillama. (JBN).  
 LASCALA, VINCENT J - Lascala, Christie L; 18 4672; Mark A. Masley. (JMB).  
 LUSH, HONG T - Lush, James M; 18 4635; David G. Campbell. (JMB).  
 MARTINEZ, ARIEL - Martinez, Pedro D; 18 4702; Bernard Mendelsohn. (JML).  
 MCCORMACK, ROBERT S JR - McCormack, Michele; 18 4567; Joseph T. Jr Bambrick. (TJR).  
 RIVERA-NICASIO, ISAAC RIGOBERTO - Esquivel-Estrada, Guillermina Karina; 18 4703; Bernard Mendelsohn. (JMB).  
 SMITH, JULIUS N - Lau, Kuai Y; 18 4719; Joseph T. Jr Bambrick. (JML).  
 TORRES PENA, EDELISA A - Torres, Rafael Antonio; 18 4701; Bernard Mendelsohn. (SEL).  
 WERTZ, MIRIAM V - Wertz, Edward R Jr; 18 4730; Brenna H. Mendelsohn. (TJR).  
 YOEUELLS, ELIZABETH - Youells, Scott; 18 4433; Joseph A. Guillama. (JMB).  
 ZHENG, SI JIN - Guo, Liang-Ying; 18 4693; Tara P. Kao. (TJR).
- Divorce - Custody Count Complaint**  
 LASCALA, VINCENT J - Lascala, Christie L; 18 4673; C. Lascala, IPP. (JMB).  
 MCCORMACK, ROBERT S JR - McCormack, Michele; 18 4568; M. McCormack, IPP. (TJR).  
 YOEUELLS, ELIZABETH - Youells, Scott; 18 4434; S. Youells, IPP. (JMB).
- License Suspension Appeal**  
 COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Jacobs, Korey Lee; 18 4634; Konrad B. Jarzyna. (JBN).  
 PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Rivera-Cruz, Jonathan; 18 4636; Jay M. Nigrini. (JBN).
- Magisterial District Justice Appeal**  
 BAEZ, ANNE - Sandoz, Jamillet; 18 4696; J. Sandoz, IPP. (JML).  
 GONSALVES, RICKY - Sickafus, Patrick; 18 4733; P. Sickafus, IPP. (MSF).  
 GWILLIM, MORGAN - Slatehouse Group; 18 4569; Slatehouse Group, IPP. (JML).  
 HOUCK, MINDY - Stauffer, Richard L Jr; 18 4650; R. Stauffer, IPP. (JML).  
 LEMON, MARIA, LEMON, STEEN - Snyder, Andrea, Morales, Elvin; 18 4674; A. Snyder, IPP. (MSF).  
 MUEHLEISEN, JOSEPH J - Lincoln LP; 18 4593; Lincoln LP, IPP. (JKS).  
 REYES, MARIA - Ardnt, Barry; 18 4502; B. Ardnt, IPP. (JKS).
- Miscellaneous - Other**  
 NEW YORK LIFE INSURANCE AND ANNUITY CORPORATION, NEW YORK LIFE INSURANCE COMPANY - Stewart, Chamicka, CBC Settlement Funding LLC; 18 4494; Vanya Dugalic. (MSF).
- Petition for Protection from Abuse**  
 MILLER, ROBERT MICHAEL - Stong, Triscia; 18 4443; T. Stong, IPP. (MAU).
- Petition to Confirm Arbitration Award**  
 WHTIE'S ROOFING INC - E R Stuebner Inc; 18 4501; Edwin L. Stock. (JML).
- Professional Liability - Medical**  
 TOWER HEALTH, READING HOSPITAL, TOWER HEALTH MEDICAL GROUP, SMALL, JESSICA M, DASIKA, UDAY K, JAOUDE, WASSIM AGHNATIOS ABI, MADDEN, JAMES M - Joseph, Myrcile J, Joseph, Gesner; 18 4570; Edwin L. Stock. (MSF).
- Real Property - Ejectment**  
 SALVI, CAROL LYNN, ESSER, JOEL ALAN - Chattels Real LLC; 18 4705; William R. A. Rush. (MSF).
- Real Property - Eminent Domain/Condemnation**  
 BRUNO, DEAN R, BRUNO, DENA-MARIE - Commonwealth Of Pennsylvania Department Of Transportation; 18 4645; Justin J. Pike. (TJR).
- Real Property - Mortgage Foreclosure: Commercial**  
 KJ CUSTOM HOMES LLC - Wilmington Savings Fund Society FSB, Wilmington Savings Fund Society FSB, Residential Credit Opportunities Trust II; 18 4697; Jessica N. Manis. (MSF).
- Real Property - Mortgage Foreclosure: Residential**  
 BUTLER, PAUL J - First Commonwealth Federal Credit Union; 18 4523; Michael R. Nesfeder. (MSF).  
 DEGLER, BRIAN, DEGLER, HEATHER - Wells Fargo Bank N A; 18 4660; Peter Wapner. (MSF).  
 DORAN, LINDA M, ANDRZJEWSKI, CARL E JR - Citimortgage Inc; 18 4667; Peter Wapner. (MSF).  
 ERNST, ELIZABETH, ERNST, ELIZABETH, ERNST, CHRISTOPHER, ERNST, CHRISTOPHER - Wells Fargo Bank N A; 18 4512; Robert J. Crawley. (MSF).

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HENRY, JOYCE MARIE, HENRY, ROBERT  
- Reverse Mortgage Solutions Inc; 18 4668;  
David Neeren. (MSF).

Antonio; 18 4637; William R. A Rush.  
(JML).

JONES, DAVID R, JONES, LORI A -  
Carrington Mortgage Services LLC; 18  
4493; Bernadette Irace. (MSF).

MORALES, AMANDA J - Wells Fargo Bank  
Na; 18 4412; Peter Wapner. (MSF).

OBERLY, JASON, HAMPEL,  
ASHLEY M - Home Point Financial  
Corporation; 18 10570; Robert J.  
Crawley. (MSF).

PEREZ, CARLOS, PEREZ, SONIA - Wells  
Fargo Bank National Association, Option  
One Mortgage Loan Trust 2006-3, Asset-  
Backed Certificates Series 2006-3; 18 4510;  
Abigail Brunner. (MSF).

PIKHTOVNIKOFF, ROSEMARIE R -  
Santander Bank N A; 18 4430; Michael S.  
Bloom. (MSF).

RAMIREZ NAZARIO, YUBERKI R,  
RAMIREZ NAZARIO, YUBERKI  
R - Pennsylvania Housing Finance  
Agency; 18 10568; Kevin G.  
McDonald. (MSF).

RE EQUITY INVESTMENTS LLC, PETRO,  
CARL T - Wells Fargo Bank N A, Wachovia  
Bank National Association; 18 4626;  
Meredith Wooters. (MSF).

REITZ, DEL K, REITZ, BRET, REITZ,  
DECEASED, VIRGINIA LILLIAN - CIT  
Bank N A; 18 10569; Samantha Gable.  
(MSF).

RODRIGUEZ, JOSE M - Suntrust Mortgage  
Inc; 18 4661; Kenya Bates. (MSF).

RUYAK, JOSEPH P - Bank Of New York  
Mellon (The), Bear Stearns Asset Backed  
Securities Trust 2007-1, Asset-Backed  
Certificates Series 2007-1; 18 4431;  
Bernadette Irace. (MSF).

SCHULZE, JAMES A - Citizens Bank N A,  
Citizens Bank N A; 18 4699; Chelsea A.  
Nixon. (MSF).

UNKNOWN HEIRS SUCCESSORS  
ASSIGNS, ALL PERSONS FIRMS OR  
ASSOCIATIONS CLAIMING RIGHT  
TITLE OR INTEREST, KING, JOSHUA  
ALAN, GORDON, JULIA M - Nationstar  
Mortgage LLC; 18 4509; Kenya Bates.  
(MSF).

#### **Tort Motor Vehicle**

FIRSTENERGY CORP, METROPOLITAN  
EDISON COMPANY - Hutcherson,  
Natasha; 18 4566; Wilbur H. Jr Seitzinger.  
(MSF).

SCHAEFFER, THERESA - Lopez, Kristine,  
Lopez, Scott; 18 4662; Diane M. Sodano.  
(JKS).

#### **Tort Other**

MCFADDEN, TERRY, HUNTER, JAYME -  
American States Insurance Company, Shade,  
Jennifer; 18 4700; Douglas G. Aaron. (JKS).

#### **Tort Premise Liability**

SPEEDWAY LLC - Guatieri, Maria, Guatieri,

## **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 **June 8, 2018** 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:

#### **First Publication**

No. 11-23308

Judgment Amount: \$243,624.80

Attorney: Roger Fay, Esquire

#### **Premises A**

ALL THOSE CERTAIN four adjacent lots or pieces of ground, together with the frame dwelling house thereon erected, situate on the South side of Melrose Avenue, between Carsonia Avenue of Roosevelt Street, in Melrose, Lower Alsace Township, Berks County and State of Pennsylvania, being Lot Nos. 264, 265, 266 and 267 in the plan of Melrose, and recorded in the Recorder's Office at Reading, PA in Plan Book Vol. 2, Page 25, and being bounded and described as follows, to wit:

ON the North by Melrose Avenue;

ON the East by Lot No. 263, in said plan;

ON the South by a ten foot wide alley; and

ON the West by Lot No. 268, in said plan.

CONTAINING TOGETHER eighty feet (80') in width on Melrose Avenue and in depth of equal width southward therefrom, one hundred and seven feet six inches (107' 6") to said alley.

#### **Premises B**

ALL THAT CERTAIN lot or piece of ground situate on the West side of Melrose Avenue, between Carsonia Avenue and Roosevelt Street, in Melrose, Lower Alsace Township, Berks County, Pennsylvania, being Lot No. 263, in Plan of Melrose; and recorded in the Recorder's Office at Reading, Pennsylvania in Plan Book Vol. 2 Page 25, and being bounded and described in accordance with said plan as follows to wit:

ON the North by Lot No. 264;

ON the East by Melrose Avenue;

ON the South by Lot No. 262; and

ON the West by a ten feet wide alley.

CONTAINING twenty feet (20') in width on Melrose Avenue and in depth of equal width therefrom, one hundred and seven feet six inches (107' 6") to said alley.

TITLE TO SAID PREMISES vested in Joelle Stephens by Deed from Ellen I. Sweitzer dated August 20, 2008 and recorded on August 22, 2008 in the Berks County Recorder of Deeds in Book

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5407, Page 353.

BEING KNOWN AS: 18 Melrose Avenue and 18 A Melrose Avenue, Reading, PA 19606

TAX PARCEL NUMBER: Premises A: 5327-14-23-8473

Premises B: 5327-14-23-9410

To be sold as the property of Joelle Stephens

No. 12-6352

Judgment: \$122,147.45

Attorney: Martha E. Von Rosenstiel, Esquire

LEGAL DESCRIPTION

PURPART NO. 1

ALL THAT CERTAIN two-story asbestos siding bungalow and lots of ground situate in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, known as 3600 Circle Avenue, being Lots Nos. 45 and 46, being fifty-four feet ten and three-fourths inches (54 feet 10-3/4 inches) front and one hundred fifty feet (150 feet) deep and forty-seven feet four inches (47 feet 4 inches) in back as shown on the plan of lots of Long Terrace, as laid out by the Long Terrace Realty Company, Inc., and surveyed by William H. Dechant and Sons, C. E. April 1921, which plan of lots has been duly executed and recorded in Plan Book Volume I, Page 45, in the Office for the Recording of Deeds at Reading, Berks County, Pennsylvania.

PURPART NO. 2

ALL THOSE CERTAIN lots of land situate in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, being Lots Nos. 43 and 44, each lot having twenty feet (20) frontage and one hundred fifty feet (150 feet) depth as shown on the plan of lots of Long Terrace, as laid out by the Long Terrace Realty Co., Incorporated, and surveyed by William H. Dechant and Sons, C. E. April 1921, which plan of lots has been duly executed and recorded in Plan Book Volume I, Page 45, in the Office for the Recording of Deed at Reading, Berks County, Pennsylvania.

BEING THE SAME PREMISES which Patricia McGettigan, single woman, by Deed dated 3/1/1988 and recorded 3/3/1998 in Deed Book 1990, Page 515, granted and conveyed unto Michael G. Sholl and Robin L. Sholl, his wife.

PARCEL IDENTIFICATION NO: 43-5326-13-23-0317

TAX ID #43045400

To be sold as the property of Michael G. Sholl and Robin L. Sholl

No. 13-14455

Judgment Amount: \$237,803.80

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or piece of land situate on the northeastern side of Chinkapin Drive (53 feet wide) and being Lot #7 Block, B of the plan of lots or Chinkapin Oaks Subdivision as recorded in Plan Book 138 Page B48, Berks

County Records, situate in the Township of Ruscombmanor, County of Berks, and Commonwealth of Pennsylvania, being more fully bounded and described in accordance with a survey by Andrew F. Kent, Professional Land Surveyor, designated 54-45-84, as follows, to wit:

BEGINNING at an iron pin in the northeastern right of way line of Chinkapin Drive (53 feet wide) a corner of Lot #8; thence along Chinkapin Drive, North 65 degrees 09 minutes 35 seconds West, 190.00 feet to an iron pin, a corner of Lot #6; thence along Lot #6, North 24 degrees 50 minutes 45 seconds East, 302.93 feet to an iron pin in line of Lot #15; thence along Lot #15 and Lot #14, South 62 degrees 18 minutes 02 seconds East, 190.21 feet to an iron pin, a corner of Lot #8; thence along Lot #8, South 24 degrees 50 minutes 25 seconds West, 293.44 feet to an iron pin, the place of BEGINNING.

CONTAINING 1.3 acres.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 15 Chinkapin Drive, Fleetwood, PA 19522

TAX PARCEL #76544003332316

ACCOUNT: 76051084

SEE Deed Book 3716, Page 2317

Sold as the property of: Susan E. D. Small and John R. Small, II

No. 13-5581

Judgment Amount: \$169,606.27

Attorney: Phelan Hallinan Diamond & Jones,

LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the buildings thereon erected, situate on the South side of Spring Street, between Woodside and Riegel Avenues, being known as No. 2322 Spring Street, in the Township of Spring (formerly Borough of West Lawn), County of Berks and State of Pennsylvania, said lot or piece of ground being further known as the most western twenty feet (20 feet) of Lot No. 637 (as shown by the map or plan surveyed by Wm. H. Kerns, C.E., and bearing date of April 1911, said lot or plan having been duly recorded in the Office of the Recorder of Deeds of Berks County in Plan Book 3, Page 34), said premises bounded and described as follows, to wit:

ON the North by said Spring Street;

ON the East by the most eastern five feet (5 feet) of Lot No. 637, which line passes through the middle of the party wall of the premises immediately adjoining, being known as No. 2320 Spring Street;

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

ON the West by Lot No. 638 of aforesaid plan.

CONTAINING in front along said Spring Street, twenty feet (20 feet) and in depth or length or equal width one hundred forty-five feet (145 feet) to said fifteen feet (15 feet) wide alley.

TITLE TO SAID PREMISES IS VESTED IN Duane Cannon, by Deed from Scott D. Brossman,

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Jr. and Heather E. Brossman, f/k/a, Heather E. Hahn, h/w, dated 07/10/2009, recorded 07/24/2009, Instrument No. 2009035242.

BEING KNOWN AS 2322 Spring Street, Reading, PA 19609-1624.

Residential property

TAX PARCEL NO: 80-4386-12-97-0482

TAX ACCOUNT: 80910423

SEE Deed Instrument No. 2009035242

To be sold as the property of Duane Cannon.

No. 14-17206

Judgment Amount: \$222,870.29

Attorney: Shawn M. Long, Esquire

BEING County Parcel No. 28446300132198

ALL THAT CERTAIN parcel or tract of land together with the dwelling house, mobile home, garages, and other improvements erected thereon, situate to the East and South of the intersection of Old Route 22, T-721, and Shartlesville Road SR 4026, being Lot No. 2 of the "Werley/Hoch Subdivision", being the compilation of Parcels D and E, as shown on a "Preliminary/Final Plan" of the "Werley/Hoch Subdivision", being Plan #1209-07, prepared by Blue Marsh Surveyors, said plan dated December 4, 2007, last revised March 31, 2008, said plan recorded in Plan Book 307, Page 245, Berks County Records, situate in the Township of Upper Bern, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point in Old Route 22, 1-721, said point marking the Northwest corner of property belonging to William D. Rump and Beverly K. Rump, his wife, said point marking the Northeast corner of the herein described tract; thence leaving the aforementioned, (Old Route 22, passing through a concrete monument on the South ultimate right-of-way line of the aforementioned Old Route 22, 50.01 feet from the last described corner and also passing through a concrete monument set on the North ultimate right-of-way line of Shartlesville Road, SR 4026, 31.16 feet from the next described corner; South 07 degrees 10 minutes 56 seconds East, for a distance of 232.72 feet (previously erroneously described as 233.29 feet) to a point in the aforementioned Shartlesville Road, said point being in line of property belonging to William R. Clark and Kathie L. Clark, husband and wife; thence in and along the aforementioned Shartlesville Road, along the aforementioned "Clark" property the two (2) following courses and distances, viz: (1) North 7S degrees 37 minutes 59 seconds West, for a distance of 29.90 feet (previously erroneously not described) to a point; and (2) North 75 degrees 46 minutes 23 seconds West, for a distance of 217.80 feet (previously erroneously not described) to a point; thence leaving the aforementioned Shartlesville Road, continuing along the aforementioned "Clark" property, passing through a concrete monument set on the South ultimate right-of-way line of the aforementioned Shartlesville Road,

31.46 feet from the last described corner along the West side of an existing gravel land, South 31 degrees 41 minutes 58 seconds West, for a distance of 603.05 feet to an iron pin set; thence continuing along the aforementioned "Clark" property the three (3) following courses and distances, viz: (1) North 68 degrees 30 minutes 11 seconds West, for a distance of 308.55 feet to an iron pin set; (2) South 42 degrees 07 minutes 22 seconds West, for a distance of 1,027.91 feet to an iron pin set; and (3) North 89 degrees 57 minutes 11 seconds West, for a distance of 363.00 feet to an iron pin set, said pin marking a corner of Parcel "A", being Lot No. 1 of the "Werley/Hoch Subdivision"; thence along the Southeast line of the aforementioned "Parcel A" the two (2) following courses and distances, viz: (1) North 41 degrees 24 minutes 32 seconds East, for a distance of 1,390.62 feet to an iron pin set, and (2) passing through a concrete monument set on the South ultimate right-of-way line of the aforementioned Old Route 22, 53.82 feet from the next described corner, North 38 degrees 00 minutes 00 seconds East, for a distance of 351.8 t feet to a point in the center of the aforementioned Old Route 22, thence in and along the aforementioned Old Route 22 the four (4) following courses and distances, viz: (1) South 73 degrees 43 minutes 08 seconds East, for a distance of 18.05 feet to a point of curve, (2) by a curve bearing to the left having a radius of 817.86 feet, a distance along the arc of 218.81 feet (previously erroneously described as 281.81 feet) to a point of compound curve; (3) by a curve bearing to the left, having a radius of 1,790.83 feet, a distance along the arc of 295.52 feet to a point of tangency; and (4) North 81 degrees 29 minutes 51 seconds East, for a distance of 205.86 feet to a point marking the Northwest corner of property belonging to William D. Rump and Beverly K. Rump, his wife, the point and place of BEGINNING.

CONTAINING IN AREA: 15.99 Acres (Gross), 14.67 Acres (Net).

BEING THE SAME PREMISES which Travis A. Werley and Lisa A. Werley, husband and wife, and Philip M. Hoch and Tina M. Hoch, husband and wife, by Deed dated September 17, 2009 and recorded September 23, 2009 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania in Instrument No. 2009045081, granted and conveyed unto David A. Deppen and Susan M. Redcay, their heirs and assigns, as joint tenants with right of survivorship.

To be sold as the premises of David A. Deppen and Susan Redcay a/k/a Susan M. Redcay.

No. 14-20110

Judgment: \$44,272.06

Attorney: Thomas A. Capehart, Esquire  
PURPART NO. 1

ALL THAT CERTAIN lot or piece of ground situate on the Northern side of Gregg Avenue, between Brookline Plaza and Newport Avenue,

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in the Eighteenth Ward of the City of Reading, County of Berks and Commonwealth of Pennsylvania, being further known as the Western 34 feet of Lot No. 150 and the Eastern 16 feet of Lot 149, as shown on the plan of "Brookline", said plan being recorded in the Recorder's Office for Berks County, at Reading, in Plan Book Volume 8, Page 21, more particularly bounded and described as follows;

BEGINNING at a point in the Northern side of Gregg Avenue, said point being 206 feet West of the Western side of Brookline Plaza, thence in a Northerly direction at right angles to the Northern side of Gregg Avenue, and by a line 16 feet West of and parallel to the lot line between Lot No. 150 and Lot No. 151, a distance of 125 feet to a point in the rear of Lot No. 129, thence in a Westerly direction at right angles to last described line, and along the rear of Lot No. 129, a distance of 50 feet to a point; thence in a Southerly direction, at right angles to last described line, and by a line 16 feet West of and parallel to the lot line between Lot No. 150 and Lot No. 149, a distance of 125 feet to a point in the Northern side of Gregg Avenue; thence in an Easterly direction along the same, at right angles to last described line, a distance of 50 feet to the place of beginning.

## PURPART NO. 2

ALL THAT CERTAIN lot or piece of ground situate on the Northern side of Gregg Avenue, between Brookline Plaza and Newport Avenue, in the Eighteenth Ward of the City of Reading, County of Berks and Commonwealth of Pennsylvania, being known as a portion of Lot No. 149, as shown on the plan of "Brookline", said plan being recorded in the Recorder's Office for Berks County, at Reading, in Plan Book Volume 8, Page 21, more particularly bounded and described as follows:

BEGINNING at a point in the Northern building line of Gregg Avenue, 256 feet West of the Western building line of Brookline Plaza, and being a corner of Purpart (1) above; thence in a Westerly direction along the Northern building line of Gregg Avenue, a distance of 10 feet to a point; thence in a Northerly direction through Lot No. 149, and making an interior angle of 90 degrees 15 minutes 25 seconds with the Northern building line of Gregg Avenue, a distance of 125 feet to a point, a corner of Lots No. 130 and 129 on said plan; thence in an Easterly direction along Lot No. 129, and making an interior angle of 89 degrees 44 minutes 35 seconds with the last described line, a distance of 10.56 feet to a point of said Purpart (1) above; thence in a Southerly direction along the same, on a line 16 feet West of and parallel to the division line between Lots No. 149 and 150 on said plan, at right angles to last described line and to the Northern building line of Gregg Avenue, a distance of 125 feet to the Northern building line of Gregg Avenue, the place of beginning.

BEING THE SAME PREMISES which Ann E. Marshall, by Paul S. Marshall, Attorney in

Fact, by Deed dated December 23, 1998 and recorded on January 25, 1999 in the Office for the Recording of Deeds in and for the County of Berks at Deed Book Volume 3030, Page 80, et seq., granted and conveyed unto Jonathan G. Ebling, the within Mortgagor, his heirs and assigns.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS 1115 Gregg Avenue, Reading, Pennsylvania

TAX PARCEL: 18-5306-63-32-0750

ACCOUNT: 18-415075

SEE Deed Book 3030, Page 80

To be sold as the property of Jonathan G. Ebling

No. 14-22623

Judgment Amount: \$360,011.73

Attorney: Roger Fay, Esquire

ALL THAT CERTAIN tract or lot of ground situate on the western side of Henry Road, T-455, in the Township of Rockland, Berks County, Pennsylvania, being known as Lot 1 of the Rockland Ridge Subdivision, recorded in Plan Book Volume 269, Page 38, and being more fully bounded and described as follows to wit:

BEGINNING at a spike in the cartway of Henry Road, a corner of Lot 2; thence leaving said road and along Lot 2, North 89 degrees 50 minutes 01 seconds West, passing through a concrete monument 240.72 ft. from the next described corner, a total distance of 265.88 ft. to an iron pin in line of lands of Luke A. Snyder and Charlotte A. Snyder; thence along lands of same, North 01 degrees 33 minutes 54 seconds East, 316.57 ft. to an iron pin in a macadam lane, a corner of lands of Sandra F. Youse; thence along lands of same, North 02 degrees 45 minutes 18 seconds East, 103.82 ft. to an iron bolt in line of lands of Leo Heydt and Theresa R. Heydt, Trustees of the Heydt Family Trust; thence along lands of same, North 74 degrees 00 minutes 00 seconds East, 267.98 ft. to a drill hole in boulder, a corner of lands of Perry Lewis and Janet D. Lewis; thence along lands of same, South 00 degrees 40 minutes 53 seconds West, passing through an iron pin 192.55 ft. from the last described corner, a total distance of 215.94 ft. to an iron pin in the cartway of Henry Road; thence in and along Henry Road the two following courses and distances; (1) South 00 degrees 35 minutes 10 seconds West, 250.83 ft. to a spike; (2) South 00 degrees 28 minutes 17 seconds West, 28.05 ft. to the place of Beginning.

TITLE TO SAID PREMISES vested in Robert W. Jones by Deed from Gentile Homes, Inc. dated April 27, 2004 and recorded on May 5, 2004 in the Berks County Recorder of Deeds in Book 4051, Page 1339 as Instrument No. 36031.

BEING KNOWN AS: 18 Henry Rd, Fleetwood, PA 19522

TAX PARCEL NUMBER: 75545104842636

To be sold as the property of Robert W. Jones

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No. 15-00073

Judgment Amount: \$182,448.55

Attorney: Roger Fay, Esquire

ALL THAT CERTAIN lot or piece of ground and the two and one-half story frame dwelling house thereon erected, situate in the Township of Muhlenberg, County of Berks and State of Pennsylvania, bounded and more fully described as follows, to wit:

BEGINNING at a point in the public road leading to Leesport, known as Leesport Avenue, (LR 06201), 162' 06" from the middle of the public road leading from Temple to Tuckerton, known as Tuckerton Avenue (T-547), thence along the same, South 39° East, 30' to a point; thence in a Northeasterly direction along property now or late of William Kerling, 90' to a point in a 10' wide alley; thence in a Northwestwardly direction along the same, 31' to a point; thence in a Southwesterly direction along property now or late of Carrie M. Wilkerson, 97' 06" to the place of BEGINNING.

TITLE TO SAID PREMISES vested in Jose Munoz by Deed from Nancy H. Jones and John P. Jones dated August 15, 2006 and recorded on October 2, 2006 in the Berks County Recorder of Deeds in Book 04978, Page 2380.

BEING KNOWN AS: 5015 Leesport Avenue, Temple, PA 19560

TAX PARCEL NUMBER: 66-5309-08-98-2112

To be sold as the property of Jose Munoz

No. 18-00541

Judgment: \$105,682.27

Attorney: Andrew J. Marley, Esquire

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

BEGINNING at a point in the Northern building line of New Holland Avenue as laid out on the plan of lands known and recorded as South Fairview, said point being one hundred and ten (110) feet West of the intersection of said Northern building line of New Holland Avenue and the Western building line of Baker Avenue as laid out on the aforementioned plan of lots; thence in a Northerly direction along other property of John Brungard and Gottlieb Wingert by a line at right angles to the said Northern building line of New Holland Avenue, a distance of hundred and ten (110) feet to a point in the Southern line of a fifteen feet wide alley; Thence in a Westerly direction along said Southern line of said alley by a line at right angles to the left

described line, a distance of twenty-five (25) feet to a point, a corner in common with property of John Brungard and Gottlieb Wingert; thence in a Southerly direction along the same by a line at right angles to said Southern line of said alley and passing through the center of a party wall of twin dwelling, a distance of one hundred and ten (110) feet to a point in the aforementioned Northern building line of New Holland Avenue; thence in an Easterly direction along said Northern building line of New Holland Avenue, a distance of twenty-five (25) feet to the place of beginning.

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

COMMONLY KNOWN AS: 1111 New Holland Road, Reading, PA 19607

FREE SIMPLE TITLE VESTED in Michael T. Stout and Amy C. Stout, husband and wife, by Deed from, Michael T. Stout and Amy C. Griffith, n/k/a Amy C. Stout, husband and wife, dated 06/24/2003, recorded 08/18/2003, in the Berks County Recorder of Deeds in Deed Book 3841, Page 754.

PARCEL NO. 54-5306-18-31-7491

BEING KNOWN AS 1111 New Holland Road, Reading, PA 19607

To be sold as the property of Michael T. Stout and Amy C. Stout

No. 15-05074

Judgment Amount: \$231,211.50

Attorney: Powers, Kirm & Associates, LLC

ALL THAT CERTAIN lot or parcel of ground situate in Exeter Township, Berks County Pennsylvania bounded and described according to a final plan of Hunter's Run recorded in Plan Book 198 Page 39, Berks County Records, as follows, to wit:

BEGINNING AT A POINT on the northeast side of Gunpowder Lane (54 feet wide) a corner in common with Lot 150 on the above mentioned plan; thence along the northeast side of Gunpowder Lane North 19 degrees 50 minutes 30 seconds West, a distance of 74.42 feet to a point on a curve connecting the northeast side of Gunpowder Lane with the southeast side of Hunter's Run Boulevard (54 feet wide); thence along said curve on the arc of a circle curving to the right having a radius of 20 feet an arc distance of 29.02 feet to a point on the southeast side of Hunter's Run Boulevard; thence northeasterly along the southeast side of Hunter's Run Boulevard along the arc of a circle curving to the left having a radius of 372.41 feet an arc distance of 63.83 feet to a point a corner in common with Lot 152 on the above mentioned Lot 150; thence along Lot 150 South 70 degrees 9 minutes 30 seconds West a distance of 105 feet to a point on the northeast side of Gunpowder Lane, the place of beginning.

CONTAINING 9,148.24 square feet.

BEING Lot 151 on the above mentioned plan.

BEING THE SAME PREMISES which Harry



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Lee Workman and Sandra Fay Workman, by Deed dated March 31, 2005 and recorded June 10, 2005 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 4600, Page 1894, granted and conveyed unto Dawn Sinnott and Dennis Sinnott, wife and husband.

BEING KNOWN AS 91 Gunpowder Lane, Reading, PA 19606.

TAX PARCEL NO. 43-5326-12-85-7811

SEE Deed Book 4600, Page 1894

To be sold as the property of Dawn Sinnott and Dennis Sinnott

Street, in width or breadth, thirteen feet, four inches (13' 4") and in depth or length of equal width or breadth, one hundred forty feet (140') to said ten foot (10') wide alley.

TAX PARCEL: 15530733585188

ACCOUNT: 15048425

PIN NO. 530733585188

BEING KNOWN AS 1440 North Front Street, Reading, PA 19601

To be sold as the property of Robert Yoh

No. 15-05399

Judgment: \$272,979.71

Attorney: Patrick J. Wesner, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel of land, together with the improvements erected thereon, situate in the Township of Upper Bern, County of Berks and Commonwealth of Pennsylvania, being Lot No. 2 as shown shown on the final plan of Weaver Subdivision recorded in Plan Book Volume 160 Page 52, Berks County Records, and being more fully bounded and described as follows, to wit:

BEGINNING at a spike on the right of way line of Shartlesville Road (S.R. 4026) also being the Southwesternmost corner of Lot No. 1, as shown on said plan; thence along Shartlesville Road (S.R. 4026), aforesaid, North 80 degrees 00 minutes 00 seconds West 140.00 feet to a point, a corner of Lot No. 3 as shown on said plan; thence along the same North 01 degree 44 minutes 00 seconds East 350.00 feet to a point, a corner of lands now or late of Martin M. Weaver, as shown on said plan; thence along the same South 80 degrees 00 minutes 00 seconds East 140.00 feet to a point, a corner of Lot No. 1, aforesaid; thence along the same South 01 degree 44 minutes 00 seconds West 350.00 feet to the point and place of Beginning.

BEING Pin No. 4463-00-33-4462; 023623(28)

To be sold as the property of Rita E. Sullivan

No. 15-13793

Judgment: \$62,767.64

Attorney: Jessica N. Manis, Esquire

ALL THAT CERTAIN lot or piece of ground upon which is erected a two-story brick dwelling house, being No. 1440 North Front Street, situate on the West side of North Front Street, between Pike and Amity Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of Daniel A. Althouse;

ON the East by said North Front Street;

ON the South by property now or late of Samuel M. Deck; and

ON the West by a ten foot (10') wide alley.

CONTAINING in front on said North Front

No. 15-14657  
Judgment Amount: \$249,758.15  
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two and one-half story brick dwelling house together with the lot or piece of ground upon which the same is erected, situate on the West side of Alsace Road, between Amity and Union Streets, being No. 1504 Alsace Road, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the western building line of said Alsace Road, one hundred twenty (120) feet North of the northern building line of said Amity Street; thence, in a westerly direction along a line running parallel to said Amity Street, one hundred (100) feet to a point; thence, in a northerly direction along a line running parallel to said Alsace Road one hundred ten (110) feet to a point; thence, in an easterly direction along a line running parallel to said Amity Street, one hundred (100) feet to a point in the western building line of said Alsace Road; and thence, in a southerly direction along the said western building line of said Alsace Road, one hundred ten (110) feet to the place of BEGINNING.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1504 Alsace Road, Reading, PA 19604

TAX PARCEL #17531731387418

ACCOUNT: 17242150

SEE Deed Book/Page

Instrument #2009029274

Sold as the property of: Karen L. Catanzaro

No. 15-15098

Judgment Amount: \$146,344.35

Attorney: Powers, Kirn & Associates, LLC

ALL THAT CERTAIN lot of piece of ground with the building erected thereon situate in Exeter Township, Berks County, Pennsylvania, bounded and described according to a plan of portion of Laurel Springs made for P.C. Yerger Corp. by Henry S. Conrey, Inc. division of Chester Valley Engineers, dated June 25, 1982, as follows, to wit:

BEGINNING at an interior point, said point being the southwesterly corner of the herein described lot and also being in line of Building 65 Lot 5 on said plan; thence extending from said point of beginning North thirty-nine

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degrees twenty-six minutes forty-eight seconds East partly along Building 65 Lot 5 and partly along lands now or late of Neversink Road, Inc.; thence extending along said lands the five following courses and distance: (1) South fifty degrees thirty-three minutes twelve seconds East twenty-three and nineteen one-hundredths feet to a point a corner, (2) South thirty-nine degrees twenty-six minutes forty-eight seconds West thirty-three and forty-three one-hundredths feet to a point, a corner, (3) North fifty degrees thirty-three minutes twelve seconds West eleven and ten one-hundredths feet to a point, a corner, (4) South thirty-nine degrees twenty-six minutes forty-eight seconds West four feet to a point, a corner, and (5) North fifty degrees thirty-three minutes twelve seconds West twelve and one-one-hundredths feet to the mentioned point and place of beginning.

CONTAINING eight hundred twenty-four square feet of land.

BEING Building 65 Lot 6 as shown on the above mentioned plan.

BEING THE SAME PREMISES which Jason J. Leininger and Denise H. Knorr, now known as Denise H. Leininger, husband and wife, by Deed dated September 30, 2008 and recorded October 14, 2008 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 5429, Page 167, granted and conveyed unto Steven E. Kelly and Mary E. Kelly, husband and wife.

BEING KNOWN AS 65-6 Azalea Way, Reading, PA 19606.

TAX PARCEL NO. 43532506385710

SEE Deed Book 5429 Page 167

To be sold as the property of Steven E. Kelly and Mary E. Kelly

No. 15-18900

Judgment: \$295,226.03

Attorney: Udren Law Offices, PC

ALL THAT CERTAIN lot or piece of ground situate on the southerly side of Beach Street, in the Township of Muhlenberg County of Berks and State of Pennsylvania on plan of lots known as Riverview Park laid out by George F. Eisenbrown and duly recorded in the Recorder's Office of Berks County PA bounded and described as follows, to wit:

BEGINNING AT A POINT in the southerly side of Beach Street, said point being 465 degrees 8-3/4 minutes West of the southwest corner of Beach Street and a 20 feet wide alley, in line of lands now or late of Estella Moyer Roth; thence southwardly along lands of the said Estella Moyer Roth, 385 feet to a point thence westwardly along lands now or late of George F. Eisenbrown, 100 feet to a point thence still along said lands 385' to a point in the southerly side of Beach Street, and thence eastwardly along the southerly side of said Beach Street 100' to the place of beginning.

CONTAINING IN FRONTAGE along Beach Street 100' and in depth of uniform width 385'.

BEING KNOWN AS premises No. 870

Beach Street

BEING KNOWN AS: 870 Beach Street, Reading, PA 19605-1402

PROPERTY ID NO.: 66530805095330 / 530805095330

TITLE TO SAID PREMISES IS VESTED IN Thomas J. Kane III and Elizabeth A. Kane, as tenants by the entirety by Deed from Scott A. Lilierose dated 10/25/2004 recorded 02/14/2005 in Deed Book 4532, Page 1219.

To be sold as the property of: Thomas J. Kane III and Elizabeth A. Kane, as tenants by the entirety

No. 15-19362

Judgment Amount: \$123,224.75

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN parcel of ground, together with the improvements thereon erected, situate on the Southwestern side of Hopewell Street, situate in Union Township, Berks County, Pennsylvania being known as Lot #7 of the final plan of Hopewell Heights recorded in Plan Book Volume 158, Page 19, Berks County Records, prepared by Ludgate Engineering Corporation, Plan No. D-2247, dated September 23, 1988 and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Southwestern right of way line of Hopewell Street a corner of Lot #6, thence along Lot #6, South 16 degrees 59 minutes 20 seconds West 191.87 feet to a point in line of lands of the residue property of Daniel Casciano, Jr.; thence along the residue property the four following courses and distances:

1. North 55 degrees 00 minutes 00 seconds West 52.00 feet to a point

2. By a tangent curve to the right having a radius of 120.00 feet a central angle of 66 degrees 34 minutes 20 seconds and an arc length of 139.43 feet to a point of tangency

3. North 11 degrees 34 minutes 20 seconds East 50.00 feet to a point of curvature

4. By a tangent curve to the right having a radius of 20.00 feet a central angle of 92 degrees 17 minutes 50 seconds and arc length of 32.22 feet to a point of compound curvature entering on the Southwestern right-of-way line of Hopewell Street

THENCE ALONG the Southwestern right-of-way line of Hopewell Street the two following courses and distances:

1. By a compound curve to the right having a radius of 1150 feet a central angle of 03 degrees 29 minutes 50 seconds and arc length of 70.19 feet to a point of tangency

2. South 72 degrees 38 minutes 00 seconds East 47.55 feet to a point the place of beginning

BEING SUBJECT to a 25 foot wide grading easement as shown on the above referenced plan.

BEING SUBJECT to the restrictive notes as shown on the above referenced plan.

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TITLE TO SAID PREMISES IS VESTED IN Thomas C. Pfeiffer and Darlene P. Pfeiffer, h/w, by Deed from Thomas C. Pfeiffer and Darlene P. Pfeiffer, formerly Darlene P. Tagert, h/w, dated 10/27/1994, recorded 11/25/1994, in Book 2594, Page 1741.

BEING KNOWN AS 624 Hopewell Street, Birdsboro, PA 19508-2658.

Residential property

TAX PARCEL NO: 88-5344-18-30-5338

TAX ACCOUNT: 88042015

SEE Deed Book 2594 Page 1741

To be sold as the property of Thomas C. Pfeiffer, Darlene P. Pfeiffer

No. 15-21640

Judgment Amount: \$400,840.13

Attorney: KML Law Group, P.C.

**LEGAL DESCRIPTION**

ALL THAT CERTAIN tract or piece of land, located on the South side of Pennsylvania State Highway Legislative Route 06082, known as "Alleghenyville Road" leading from Alleghenyville to Plowville and being Tract Number 1 as shown on plan of Survey Number GH I-C-5031-2 by Gibbons & Hatt, Inc., Reading, Pennsylvania, situate in the Township of Brecknock, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point marked by a spike in Pennsylvania State Highway Legislative Route 06082, known as "Alleghenyville Road" leading from Alleghenyville to Plowville a corner of property belonging to Merlyn T. Paff,

THENCE EXTENDING along property belonging to Meryln T. Paff the following three (3) courses and distances, to wit:

(1) In a Southwesterly direction, on a line bearing South six (6° degrees, four (04') minutes, twenty-five (25) seconds West, a distance of one hundred thirty-three feet and eighty-five hundredths of one foot (133.85') to a steel pipe a corner;

(2) In a Southwesterly direction, on a line bearing South thirty-two (32° degrees, twenty-one (21') minutes, forty-five (45'') seconds West, a distance of three hundred forty-three feet and eighty-six hundredths of one foot (343.86') to a point, a corner;

(3) In a Southeasterly direction, on line bearing South fifty-nine (59° degrees, eleven (11') minutes fifteen (15'') seconds East, a distance of three hundred thirteen feet and sixteen hundredths of one foot (313.16') to a point, a corner in line of property belonging to Andrew D. Carroll and Julia M. Carroll, his wife;

THENCE EXTENDING in a Southwesterly direction along property belonging to Andrew D. Carroll and Julie M. Carroll, his wife, on a line bearing South twenty-nine (29° degrees, twenty-five (25') minutes West, a distance of five hundred twenty-eight feet and one hundredth of one foot (528.01') to a steel pipe, a corner of

property belonging to Ray A. Weaver, and Pamela J. Weaver, his wife;

THENCE EXTENDING in a Northwesterly direction along property belonging to Ray A. Weaver and Pamela J. Weaver, his wife, on a line bearing North fifty (50° degrees West, a distance of three hundred fifty feet and twenty hundredths of one foot (350.20') to a steel pipe, a corner of Tract Number 2;

THENCE EXTENDING in a Northeasterly direction along Tract Number 2, the following three (3) courses and distances, to wit:

(1) On a line bearing North twenty-eight (28°) degrees, twenty (20') minutes, forty-five (45'') seconds East, a distance of four hundred seventy-two feet and thirty-eight hundredths of one foot (350.20) to a steel pipe, a corner of Tract Number 2;

(2) On a line bearing North thirty-two (32°) degrees, twenty-one (21') minutes, forty-five (45'') seconds East, a distance of three hundred thirty-five feet and sixty hundredths of one foot (335.60') a steel pipe, a corner:

(3) On a line bearing North six (6°) degrees, four (04') minutes, twenty-five (25'') seconds East, a distance of one hundred fifty-four feet and fourteen hundredths of one foot (154.14') to a railroad spike, a corner in Pennsylvania State Highway Legislative Route 06082 in line of property belonging to Clinton T. Cooper and Lydia M. Cooper, his wife;

THENCE EXTENDING in a Southeasterly direction in and along Pennsylvania State Highway Legislative Route 06082 and along property belonging to Clinton T. Cooper and Lydia N. Cooper, his wife, on a line bearing South forty-seven (47°) degrees, twenty-three (23') minutes, thirty (30'') seconds East, a distance of forty-nine feet and seventy-eight hundredths of one foot (49.78') to the PLACE OF BEGINNING.

CONTAINING IN AREA four acres and four hundred forty-four thousandths of one acre (4.444acres) of land.

LESS AND EXCEPTING THE FOLLOWING:

ALL THAT CERTAIN tract or lot of ground situate on the Southwest side of Alleghenyville Road, SR 3024, in the Township of Brecknock, Berks County, Pennsylvania, being known as Lot No. 2 of the "PIRO" Subdivision, intended to be recorded and being more fully bounded and described as follows to Wit:

BEGINNING at a nail the cartway of Alleghenyville Road, a corner of lands of Max Stubenrauch and Donna M. Stubenrauch;

THENCE LEAVING said road and along lands of same the following two courses and distances:

(1) South 06 degrees 13 minutes 47 seconds West, 133.59 feet to an iron pipe;

(2) South 32 degrees 22 minutes 12 seconds West, 343.47 feet to an iron pipe;

THENCE CONTINUING along lands of same and along lands of Merlyn T. Paff, South 59

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degrees 08 minutes 37 seconds East, 313.31 feet on an iron pipe in line of lands of Julia M. Carroll; THENCE ALONG lands of same, South 29 degrees 22 minutes 26 seconds West, 307.55 feet to an iron pin, a corner of Lot No. 1;

THENCE ALONG Lot No. 1 the following four courses and distances;

(1) North 61 degrees 41 minutes 02 seconds West, 327.27 feet to an iron pin;

(2) North 28 degrees 18 minutes 58 seconds East, 321.79 feet to an iron pin;

(3) North 32 degrees 23 minutes 11 seconds East, 339.75 feet to an iron pin;

(4) North 06 degrees 10 minutes 20 seconds East, 143.87 feet to a nail in the cartway of Alleghenyville Road;

THENCE IN AND ALONG said road, South 47 degrees 21 minutes 30 seconds East, 24.89 feet to the Place of Beginning.

CONTAINING 2.606 acres.

BEING a part of the same premises which Andrew Piro and Helga Piro, his wife, by their Deed dated January 22, 1993, granted and conveyed unto Gerhard Piro and recorded in the Office of the Recorder of Deeds of Berks County, Pennsylvania, on January 22, 1993, at Deed Book Volume 2382, Page 2323, Instrument Number 1993004001 (hereinafter the "1993 Deed").

BEING Lot No. 1 of the Subdivision Plan entitled "Piro Subdivision", recorded on January 12, 1994, in the Office of the Recorder of Deeds of Berks County, Pennsylvania, at Plan Book 199, Page 48, which Subdivision Plan subdivided the parcel described in the 1993 Deed into Lot No. 1 containing 1,835 acres and Lot No. 2 containing 2.606 acres. A Deed dated July 17, 2007, as to Lot No. 2 of the Subdivision Plan from Girhard Piro and Rong Jin, was recorded in the Office of the Recorder of Deeds of Berks County, Pennsylvania, on July 18, 2007, at Record Book 05181, Page 0972, Instrument Number 2007043841, which conveyance predated the mortgage conveyed to Mortgage Electronic Registration Systems, Inc., as a nominee for Home Loan Center, Inc., d/b/a Lending Tree Loans, which mortgage was dated September 27, 2008, and recorded in the Office of the Recorder of Deeds of Berks County, Pennsylvania, on October 21, 2008, at Record Book 05431, Page 1600, Instrument Number 2008052048.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 30 Piro Lane, Mohnton, PA 19540

TAX PARCEL #34530202760485

ACCOUNT: 34032170

SEE Deed Book 2382, Page 2323

Sold as the property of: Gerhard Piro

Michael E. Carleton, Esquire  
Justin F. Kobeski, Esquire  
Matthew P. Curry, Esquire  
Cristina L. Connor, Esquire  
Holly N. Wolf, Esquire  
Karina Velter, Esquire  
LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Birdsboro, County of Berks and Commonwealth of Pennsylvania, bounded and described according to a plan of Maple Springs Farms, Section 4-F, drawn by Leon A. Leshner, Registered Land Surveyor, dated August 26, 1988 and revised September 9, 1988, said plan, recorded in Plan Book 157, Page 52 as follows, to wit:

BEGINNING AT A POINT on the Southeastly side of Union Street (fifty feet wide) said point being a corner of Lot No. 9 on said plan; thence extending from said point of beginning along Lot No. 9 Southeastwardly along a line radial to the curve to be described last, a distance of one hundred thirty-one and forty-four one-hundredths feet to a point in line of Lot No. 12 on said plan, thence extending partly along same and along Lot No. 11, Southwestwardly along a line forming an interior angle of eighty-nine degrees, thirty-seven minutes, eleven seconds with the last described line, a distance of one hundred one and thirty-seven hundredths feet to a point on the Northeastly side of Hampton Drive (fifty feet wide), thence extending along same Northwestwardly by a line forming an interior angle of eighty-nine degrees fifty-eight minutes, thirty seconds with the last described line a distance of one hundred ten and seventy-five one-hundredths feet to a point of curve in the Northeastly side of Hampton Drive; thence leaving Hampton Drive along the arc of a circle curving to the right having a radius of twenty feet, a central angle of eighty-nine degrees twenty-three minutes, the arc distance of thirty-one and twenty one-hundredths feet to a point of curve, thence extending Northeastwardly along said Union Street along the arc of a circle curving to the left having a radius of twenty-one thousand five hundred ninety-five and twenty one-hundredths feet, a central angle of zero degrees, twelve minutes, forty-one seconds, the arc distance of seventy-nine and sixty-six one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 10 as shown on the above-mentioned plan.

BEING THE SAME PROPERTY conveyed to Thomas S. Wise, a single man, who acquired title by virtue of a Deed from Thomas S. Wise, a single man, and Rhonda Kriebel, a single woman, dated March 17, 2014, recorded April 21, 2014, at Instrument Number 2014012207, Berks County, Pennsylvania Records.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 929 Union Street, Birdsboro, PA 19508.

No. 16-00332

Judgment: \$218,638.32

Attorney: Meredith H. Wooters, Esquire  
Scott A. Dietherick, Esquire  
Kimberly A. Bonner, Esquire  
Kimberly J. Hong, Esquire

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PARCEL NO.: 31-5344-17-21-0781  
ACCOUNT: 31029712  
SEE Deed Book Volume 157, Page 52  
To be sold as the property of Thomas S. Wise,  
a single man

No. 16-01042

Judgment Amount: \$99,906.13

Attorney: Powers, Kirm & Associates, LLC

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, being No. 627 Hartman 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 January 15th, 1951 and developed by Cherokee Ranch Homes, Inc.; known and designated as Lot No. 99 as indicated on the plan of Cherokee Ranch, South range, said plan being recorded in the Office for the Recording of Deeds in and for the County of Berks and State of Pennsylvania, on June 11, 1951, in Plan Book 9 Page 62.

CONTAINING IN FRONT along Hartman Avenue 50 feet and in depth of equal width 100 feet.

BEING THE SAME PREMISES which Elvin L. Kline and Lucy Calencea a/k/a Lucy Calencea, by Deed dated March 29, 2013 and recorded April 1, 2013 in the Office of the Recorder of Deeds in and for Berks County in Deed Instrument 2013012826, granted and conveyed unto Nefтали Oquendo.

BEING KNOWN AS 627 Hartman Avenue, Temple, PA 19560.

TAX PARCEL NO. 66-5309-12-87-0402  
SEE Deed Instrument 2013012826

To be sold as the property of Nefтали Oquendo

No. 16-02498

Judgment Amount: \$154,408.20

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN one and one-half story frame and random rock split level dwelling with basement garage being House No. 512 Marshall Drive, together with the lot or piece of ground upon which the same is erected being Lot No. 160 on the plan of 'Mifflin Park', Section No. 1, second revision, said plan recorded in Plan Book Volume 20, Page 12, Berks County Records, situate on the southwesterly corner of Marshall Drive and Elkins Avenue in the Township of Cumru, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point on the southerly lot line of Marshall Drive (50 feet wide) on the division line between Lot No. 160 and Lot No. 161; thence extending in an easterly direction along the southerly lot line of Marshall Drive

being along the arc of a curve deflecting to the right having a radius of 615.18 feet, a central angle of 05 degrees 18 minutes 01 second, a distance along the arc of 56.91 feet to a point of compound curvature; thence extending in a southeasterly direction along the lot line connecting said southerly lot line of Marshall Drive with the westerly lot line of Elkins Avenue (50 feet wide), being along the arc of a curve deflecting to the right having a radius of 22.51 feet a central angle of 90 degrees, a distance along the arc of 35.35 feet to a point of tangency on the westerly lot line of Elkins Avenue; thence extending in a southerly direction along the westerly lot line of Elkins Avenue tangent to the last described curve a distance of 59.96 feet to a point of curvature; thence continuing in a southerly direction along the westerly lot line of Elkins Avenue being along the arc of a curve deflecting to the left having a radius of 170 feet to a central angle of 00 degrees 58 minutes 46 seconds, a distance along the arc of 2.91 feet to a point; thence extending in a westerly direction along Lot No. 171 forming an interior angle of 97 degrees 47 minutes 09 seconds with the tangent to the last described curve a distance of 71.51 feet to a point; thence extending in a northerly direction along Lot No. 161 forming an interior angle of 86 degrees 32 minutes 06 seconds with the last described line radial to the curve in the southerly lot line of Marshall Drive a distance of 94.05 feet to the place of beginning.

SUBJECT TO AN EASEMENT five feet in width along the southerly (rear) line of the herein described lot for public utilities.

TITLE TO SAID PREMISES IS VESTED IN Michael A. Clement and Laura Clement, h/w, by Deed from Michael F. Wolf, Jr., dated 10/21/2011, recorded 11/10/2011, Instrument No. 2011042363.

BEING KNOWN AS 512 Marshall Drive, Reading, PA 19607-2825.

Residential property

TAX PARCEL NO: 39530505084149

TAX ACCOUNT: 39388552

INSTRUMENT NO. 2011042363

To be sold as the property of Michael A. Clement, Laura Clement a/k/a Laura S. Clement.

No. 16-12759

Judgment Amount: \$127,894.87

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the two-story brick and frame dwelling house erected thereon, situate on the southern side of Penn Brook Avenue, between Wayne Street and Elm Street and being known as No. 152 Penn Brook Avenue, in the Borough of Robeson, County of Berks and State of Pennsylvania and also being Lot No. 36 on the revised development plan of Penn Brook Gardens as laid out by Wise Construction Incorporated,

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as recorded in Plan Book Volume 31, Page 64, bounded on the North by the aforesaid Penn Brook Avenue (60 feet wide) on the East by No. 156 Penn Brook Avenue, being Lot No. 37 on the South by Furnace Creek and property belonging to Merle R. Williams and Anna M. Williams, his wife, and on the West by No. 148 Penn Brook Avenue, being Lot No. 35, and being more fully bounded and described as follows, to wit:

BEGINNING at a corner in the southern topographical building line of Penn Brook Avenue, the aforesaid point of beginning being the most northeastern corner of the herein described property and being a distance of seventy one and forty-four one-hundredths feet (71.44 feet) westwardly from a point of tangent of a curve connecting the aforesaid Penn Brook Avenue with Wayne Street; thence leaving and making a right angle with the aforesaid southern topographical building line of Penn Brook Avenue and in a southerly direction along No. 156 Penn Brook Avenue, being Lot No. 37, a distance of two hundred twenty and fifty-three one-hundredths feet (220.53 feet) to a corner in Furnace Creek; thence making an interior angle of eighty-four degrees thirty-six minutes (84 degrees 36 minutes) with the last described line and in a westerly direction in and along the aforesaid Furnace Creek and along property belonging to Merle R. Williams and Anna M. Williams, his wife, a distance of thirty-one and twenty-five one-hundredths feet (31.25 feet) to a corner; thence leaving the aforesaid Furnace Creek and making an interior angle of ninety-five degrees twenty-four minutes (95 degrees 24 minutes) with the last described line and in a northerly direction along No. 148 Penn Brook Avenue, being Lot No. 35, passing through the party wall between No. 148 and 152 Penn Brook Avenue, a distance of two hundred seventeen and fifty-nine one-hundredths feet (217.59 feet) to a corner in the aforesaid southern topographical building line of Penn Brook Avenue; thence making a right angle with the last described line and in an easterly direction along the aforesaid southern topographical building line of Penn Brook Avenue, a distance of thirty-one and eleven one-hundredths feet (31.11 feet) to the place of BEGINNING.

CONTAINING six thousand eight hundred fourteen and ninety-six one-hundredths (6,814.96) square feet.

TITLE TO SAID PREMISES IS VESTED IN Michael A. Eme, by Deed from Miguel A. Gutierrez and Lumarie Quinones- Torres, a/k/a Lumarie Quinones, dated 01/16/2014, recorded 03/05/2014, INSTRUMENT NO. 2014006744.

BEING KNOWN AS 152 Pennbrook Avenue, Robesonia, PA 19551- 1506.

Residential property

TAX PARCEL NO: 74435713034974

TAX ACCOUNT: 74038815

SEE Deed Instrument No. 2014006744

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

No. 16-13638

Judgment: \$219,823.89

Attorney: Meredith H. Wooters, Esquire

Scott A. Dietterick, Esquire

Kimberly A. Bonner, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

Justin F. Kobeski, Esquire

Matthew P. Curry, Esquire

Cristina L. Connor, Esquire

Holly N. Wolf, Esquire

Karina Velter, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN single family residence situate in Spring Township, Berks County, Pennsylvania, being Dwelling Unit 152C of the "Hawthorne Hill" section as shown on the plan of "Spring Ridge" as prepared by Orwiley & Walton, Inc., dated January 1, 1991, last revised July 3, 1991 and recorded in Plat Book Volume 183, Page 12, Berks County Records, and shown on the Unit Location Plan prepared by Ludgate Engineering Corporation, dated January 3, 1992, Plan No. D-3528, and attached to the Declaration of Covenants and Easements, Conditions and Restrictions recorded in Record Book 2264, Page 1144, Berks County Records, said dwelling unit including all that certain parcel of land more fully bounded and described as follows, to wit:

COMMENCING from a point being the intersection of the centerline of Cheshire Boulevard with the title line of "Spring Ridge" development, said title line being in the bed of Broadcasting Road (T-602); thence South 51 degrees 57 minutes 56 seconds West, 934.22 feet to the true point of beginning, said point being the Southernmost corner of the garage of Unit 152C; thence extending along the face of the Building Unit 152C by property belonging to "Spring Ridge" development the following two courses and distances:

(1) North 16 degrees 36 minutes 33 seconds West 20.92 feet to a point, (2) North 73 degrees 23 minutes 23 seconds East 8.29 to a point; thence entering the wall of Unit 152C, South 16 degrees 23 minutes 35 seconds East 0.08 feet to a point on the centerline of the party wall for Dwelling Unit 151A and Dwelling Unit 152C; thence extending along the centerline of the party wall, North 73 degrees 23 minutes 25 seconds Easterly 44.12 feet to a point; thence leaving the centerline of the party wall, North 16 degrees 36 minutes 35 seconds West 0.08 feet to a point on the face of Unit 172C; thence along the face of the building of Unit 152C by property belonging to "Spring Ridge" development, the following twenty three courses and distances:

(1) North 73 degrees 23 minutes 25 seconds East, 3.00 feet to a point;

(2) South 16 degrees 36 minutes 35 seconds East, 17.21 feet to a point;

(3) South 61 degrees 36 minutes 35 seconds East, 2.83 feet to a point;

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(4) South 16 degrees 36 minutes 35 seconds East, 6.00 feet to a point;

(5) South 28 degrees 23 minutes 25 seconds West, 2.83 feet to a point;

(6) South 16 degrees 36 minutes 35 seconds East, 5.88 feet to a point;

(7) North 73 degrees 23 minutes 25 seconds East 2.00 feet to a point;

(8) South 16 degrees 36 minutes 35 seconds East, 5.00 feet to a point;

(9) South 73 degrees 23 minutes 25 seconds West 2.00 feet to a point;

(10) South 16 degrees 36 minutes 35 seconds East, 4.83 feet to a point;

(11) South 73 degrees 23 minutes 25 seconds West, 9.00 feet to a point;

(12) South 16 degrees 36 minutes 35 seconds East, 12.17 feet to a point;

(13) South 73 degrees 23 minutes 25 seconds West, 14.67 feet to a point;

(14) North 16 degrees 36 minutes 35 seconds West, 6.04 feet to a point;

(15) South 73 degrees 23 minutes 25 seconds West, 11.38 feet to a point;

(16) North 16 degrees 36 minutes 35 seconds West, 10.54 feet to a point;

(17) North 61 degrees 36 minutes 35 seconds West, 2.83 feet to a point;

(18) North 16 degrees 36 minutes 35 seconds West, 4.00 feet to a point;

(19) North 28 degrees 23 minutes 25 seconds East, 2.83 to a point;

(20) North 16 degrees 36 minutes 35 seconds West, 1.60 feet to a point;

(21) North 73 degrees 23 minutes 25 seconds East, 3.40 feet to a point;

(22) North 16 degrees 16 minutes 25 seconds West, 8.80 feet to a point;

(23) South 23 degrees 23 minutes 25 seconds West, 23.88 to the true point of beginning.

BEING THE SAME PROPERTY conveyed to Carole A. Delp who acquired title by virtue of a Deed from Villages of Spring Ridge, Inc., dated January 29, 1993, recorded February 1, 1993, at Deed Book 2385, Page 1834, Berks County, Pennsylvania Records.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 152C Hawthorne Court a/k/a 152 Hawthorne Court, Spring Township, PA 19610.

PARCEL NO.: 80438716928767

ACCOUNT: 80274452

SEE Deed Book Volume 2385, Page 1834

To be sold as the property of Carole A. Delp

No. 16-14478

Judgment Amount: \$93,874.64

Attorney: KML Law Group, P.C.

#### LEGAL DESCRIPTION

ALL THAT CERTAIN one and one-half (1-1/2) story brick and frame dwelling with basement garage, being House No. 36 Elkins Avenue, together with the lot or place of ground, upon which the same is erected, being Lot No. 50,

as shown on the plat of "Mifflin Park", Section No. 1, said recorded in Plan Book Volume 14, Page 28, Berks County Records, situate on the Easterly side of Elkins Avenue, between Harding Avenue and High Boulevard, in the Township of Cumru, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point on the Easterly lot line of Elkins Avenue, (fifty feet (50') wide), Southwardly a distance of one hundred eighty-seven feet and eight-hundredths of one foot (187.08') from the point of curvature, at the Southerly and of the curve, having a radius of 35 feet connecting said Easterly lot line of Elkins Avenue with the Southerly lot line of Harding Avenue, (50') wide; thence extending in an Easterly direction along Lot No. 49, forming a right angle with the Easterly lot line of Elkins Avenue, a distance of 100 feet to a point; thence extending in a Southerly direction, along the plat of lots known as "Ridge Park"; said plan recorded in Plat Book Vol. 4, Page 40, Berks County Records, forming a right angle with the last described line, a distance of 64 feet to a point; thence extending in a Westerly direction, along Lot No. 51, forming a right angle with the last described line, a distance of 100 feet to a point on the Easterly lot line of Elkins Avenue, thence extending in a Northerly direction, along the Easterly lot line of Elkins Avenue, forming a right angle with the last described line a distance of 64 feet to the place of BEGINNING.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 36 Elkins Avenue, Reading, PA 19607

TAX PARCEL #39530505094295

ACCOUNT: 39327506

SEE Deed Book 2346, Page 0273

Sold as the property of: Stephanie L. Stamm

No. 16-14628

Judgment: \$67,945.40

Attorney: Samantha Gable, Esquire

ALL THAT CERTAIN lot or piece of ground upon which is erected a two-story brick dwelling house, being No 1216 North Sixth Street, situate on the West side of North Sixth Street, between Marion and Perry Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows to wit:

ON the North by property of Mengel Realty Company, being No. 1218 North Sixth Street;

ON the East by said North Sixth Street;

ON the South by other property of Mengel Realty Company, being No. 1214 North Sixth Street; and

ON the West by a twenty feet (20') wide alley.

CONTAINING in front on said North Sixth Street, in width or breadth, twenty-four feet five inches (24' 5") and in depth or length of equal width or breadth, one hundred feet (100') to a twenty feet (20') wide alley.

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BEING THE SAME PREMISES which Heriberto Garcia and Minna I. Garcia, in the Office of the Recorder of Deeds in and for the County of Berks, in Deed Book 4165, Page 1892, Page 76220, granted and conveyed unto Candido P. Torres, sole owner.

AND THE SAID Candido P. Torres hereby departed this life on or about June 4, 2014, thereby vesting title unto his/her heirs.

TAX PARCEL NO 14530743873032

BEING KNOWN AS 1216 North 6th Street, Reading, PA 19601

Residential Property

To be sold as the property of unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Candido P. Torres, deceased and Angelita Vargas, known heir of Candido P. Torres

No. 16-17773

Judgment Amount: \$62,989.90

Attorney: Powers, Kirm & Associates, LLC

ALL THAT CERTAIN two-story brick dwelling house and lot of ground, upon which the same is erected, situate on the East side of Twelfth and a Half Street, also called Chapel Terrace, between Chestnut and Spruce Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by property, now or late of Henry Focht;

ON the East by an alley;

ON the South by property, now or late of Mrs. Ella Herman; and

ON the West by said Twelfth and a Half Street.

CONTAINING IN FRONT, 15 feet 4 inches and in depth 110 feet.

SUBJECT TO the joint use of the alley on the South by the owners and occupiers of the premises adjoining on the South side.

BEING THE SAME PREMISES which Rebecca Mader and Robert F. Mader, Jr. by Deed dated May 23, 2008 and recorded May 28, 2008 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 05363, Page 0143, granted and conveyed unto Pedro A. Jacobo and Judelkis Duran.

BEING KNOWN AS 217 Chapel Terrace, Reading, PA 19602.

TAX PARCEL NO. 10531622189893

SEE Deed Book 05363 Page 0143

To be sold as the property of Pedro A. Jacobo and Judelkis Duran

No. 16-20887

Judgment Amount: \$161,732.63

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the one and one-half story single brick dwelling house thereon erected and being

known as 200 West Broad Street, situate on the southwest corner of Broad and South Sterley Streets, in the Borough of Shillington, County of Berks and State of Pennsylvania, bounded and described as follows to wit:

BEGINNING at the southwest corner of said Broad and South Sterley Streets; thence southwardly along the West side of South Sterley Street 170' more or less to a 20 inches wide alley; thence westwardly along said alley 60' more or less to a point on line of property now or formerly of Lissie R. Swartz; thence northwardly along the line of property now or formerly of Lissie R. Swartz; 170' more or less to a point on the South side of said Broad Street; thence eastwardly along said South line of Broad Street, a distance of 60' to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Janelle M. Salamone, by Deed from Teresa M. Van Wagner, dated 12/22/2014, recorded 12/23/2014, Instrument No. 2014042095.

BEING KNOWN AS 200 West Broad Street, Reading, PA 19607-2504.

Residential property

TAX PARCEL NO: 77-4395-07-57-3694

TAX ACCOUNT: 77006420

SEE Deed Instrument No. 2014042095

To be sold as the property of Janelle M. Salamone.

No. 16-21728

Judgment Amount: \$195,782.60

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, being Lot No. 19 as shown on the revision to a portion of plan of "Wernersville Heights"; drawn by Thomas R. Gibbons, Registered Surveyor dated June 1, 1978 and recorded in Plan Book 130, Page 85, Berks County Records, situate on the Northwesterly side of Columbus 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 Northwesterly side of Columbus Street, a corner of Lot 20 and Lot 19, as shown on the revision to a portion of the plan of "Wernersville Heights"; thence in a Southwesterly direction along Columbus Street, by a line forming an interior angle of 90 degrees with the line to be described last, a distance of 81.10 feet to a point in the line of Lot No. 18 as shown on said plan; thence in a Northwesterly direction along Lot No.18, by a line forming an interior angle of 90 degrees with the last described line, a distance of 154.76 feet to a point in line of a 15 feet wide utility easement; thence in a Northeasterly direction along said 15 feet wide utility easement by a line forming an interior angle of 90 degrees with the last described line, a distance of 81.11 feet to a point in line of Lot No. 20 as shown on said plan; thence in a Southeasterly direction along Lot No. 20 by a line forming an interior angle of 90 degrees with



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the last described line, a distance of 153.53 feet to a point line of Columbus Street, the place of BEGINNING.

CONTAINING in area 12,501.160 square feet.  
THEREON ERECTED A DWELLING HOUSE KNOWN AS: 434 Columbus Street, Wernersville, PA 19565  
TAX PARCEL #51436610353910  
ACCOUNT: 51038500  
SEE Deed Book/Page  
Instrument Number 2012055401  
Sold as the property of: Nelson D. Nicudemos

No. 17-00009

Judgment Amount: \$89,384.57

Attorney: Michael S. Bloom, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN one and one-half story cement plastered house and lot or piece of ground situate on the West side of and known as No. 1410 Hampden Boulevard (Pricetown Road), between Pike Street and Amity Street in the City of Reading, Berks County Pennsylvania, bounded and described as follows:

BEGINNING at a point in said Hampden Boulevard two hundred twenty-two feet (222) North of the Northwest corner of Hampden Boulevard and Pike Street; thence in a Westerly direction at right angles to said Hampden Boulevard one hundred ten feet (110) to the Eastern side of a sixteen feet (16) wide alley; thence in a Northeasterly direction, forty feet (40) to a corner of other property now or late of Samuel M. Sherman; thence in an Easterly direction at right angles to said alley one hundred ten feet (110) to the Western side of said Hampden Boulevard; thence in a Southerly direction along said boulevard, forty feet (40) to the place of BEGINNING.

BEING THE SAME PREMISES which Clyde D. Bomgardner, Jr. and Lisa W. Bomgardner, his wife, by Deed dated 7/20/2006 and recorded 7/24/2006 in Berks County in Record Book 4927 Page 660 conveyed unto Leslie Ann Gustems, in fee.

TAX PARCEL: 17531731382104

ACCOUNT: 17-420100

SEE Deed Book 4927, Page 660

To be sold as property of: Leslie Ann Gustems, a/k/a Leslie Ann McCormack

No. 17-01139

Judgment Amount: \$52,785.05

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

BEING ALL THAT CERTAIN two-story dwelling house and the lot or piece of ground upon which the same is erected, situate on the West side of Church Street, between Douglass and Windsor Streets, being Number 822 Church Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of Jesse M. Stoner, being Number 824 Church Street;  
ON the East by said Church Street;

ON the South by property now or late of Irwin W. Yohe and Bessie M. Yohe, his wife, being Number 820 Church Street; and

ON the West by a four feet (4') wide alley.

CONTAINING IN FRONT or width on said Church Street, sixteen feet (16') and in length or depth or equal width ninety feet (90') to said four feet (4') wide alley.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 822 Church Street, Reading, PA 19601

TAX PARCEL #14530759840867

ACCOUNT: 14313325

SEE Deed Book 3214, Page 0967

Sold as the property of: Carlos Sanchez Rosado a/k/a Carlos S. Rosado

No. 17-01383

Judgment: \$41,853.13

Attorney: Cristina L. Connor, Esquire

Scott A. Dietterick, Esquire

Kimberly A. Bonner, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

Meredith H. Wooters, Esquire

Justin F. Kobeski, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground upon which the same is erected, situate on the South side of Cotton Street between Fifteenth and one-half Street and Sixteenth Street, being No. 1568 Cotton Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded:

ON the North by said Cotton Street,

ON the East by property now or late of Susanna L. Lessig,

ON the South by a ten foot wide alley, and

ON the West, by property now or late of William B. Gudykrunst and Carmen A. Gudykrunst.

Containing in front on said Cotton Street East and West thirteen (13) feet four (4) inches and in depth North and South one hundred ten (110) feet.

BEING THE SAME PROPERTY conveyed to Linda M. Labance who acquired title by virtue of a Deed from James L. Spier, dated June 30, 2008, recorded July 1, 2008, at Document ID 2008034264, and recorded in Book 5382, Page 1178, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 1568 Cotton Street, Reading, PA 19606.

PARCEL NO.: 16531632378609

ACCOUNT: 16334225

SEE Deed Book Volume 5382, Page 1178

To be sold as the property of Linda M. Labance

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No. 17-01830

Judgment Amount: \$213,372.30

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or piece of woodland situate in the Township of Albany, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described according to a map or plan dated February 24, 1956 prepared by Glenn D. Packard, Registered Surveyor, as follows, to wit:

BEGINNING at an iron pipe in line of land of P. Costigan and the property of Edward Strickland; thence along line of lands of P. Costigan due West a distance of 350 feet to an iron pin and other land of Ella A. Liebars; thence along land of Ella A. Liebars North 4 degrees 28 minutes West a distance of 622 feet to an iron pin in the line of land of Morris Bausher; thence along the land of Morris Bausher due East a distance of 350 feet to an iron pin in line of land of Edward Strickland; thence along land of Edward Strickland South 4 degrees 28 minutes East a distance of 622 feet to a point, the place of Beginning.

CONTAINING an area of 5.03 acres.

PROVIDED, ALWAYS, that the parties of the second part, their heirs and assigns, shall have the right to use the private road running across the land of the party of the first from the Township Road the herein before described woodland for the purpose of gaining free ingress to and egress from the said premises.

TITLE TO SAID PREMISES IS VESTED IN Raymond Smith and Abigail Smith, by Deed from David C. Hinkle and Virginia E. Hinkle, h/w, dated 09/03/2003, recorded 09/26/2003, in Book 3882, Page 1304. Mortgagor Raymond Smith, died on 09/06/2011, and upon information and belief, his surviving heirs are Jeffrey Smith, Grace Smith, and Cory Smith. By executed waivers, Grace Smith and Cory Smith waived their right to be named as a defendant in the foreclosure action.

BEING KNOWN AS 218 Sousley Road, Lenhartsville, PA 19534-9428.

Residential property  
TAX PARCEL NO: 21-5416-00-34-4854  
TAX ACCOUNT: 21021035  
SEE Deed Book 3882 Page 1304

To be sold as the property of Abigail Smith, Jeffrey Smith, in his capacity as heir of Raymond Smith, deceased, unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Raymond Smith.

No. 17-01839

Judgment Amount: \$155,986.29

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT of land known as Lot 268 located on the overall tract of

Saylor Farm Estate, as shown on the final plan E03031-D-F1 prepared by Vitillo Corporation and dated 4/7/2004, situated in the Township of Muhlenberg, County of Berks and the Commonwealth of Pennsylvania more fully bounded and described as follows to wit:

BEGINNING at a point on a curve on the Eastern right-of-way of Crystal Rock Road, said point being the common corner of Lots 268 and 269. Thence along the Eastern right-of-way of Crystal Rock Road on a curve to the left with a central angle of twenty-two degrees, twenty-one minutes fifty-three seconds a radius of two hundred and seventy-six feet and five-tenths of one foot and an arc length of one hundred and seven feet and ninety-three hundredths of one foot to a point on a curve, said point being the common corner of Lots 263 and 268. Thence leaving the Eastern right-of-way of Crystal Rock Road and extending along Lot 263 on a bearing of North eighty-eight degrees fourteen minutes twenty-nine seconds East a distance of fifty-seven feet and nine-tenths of one foot to a point, said point being the common corner of Lots 262 and 268. Thence leaving Lot 263 and extending along Lot 262 on a bearing of South six degrees forty-two minutes forty-six seconds East a distance of fifty-eight feet and seventy-three hundredths of one foot to a point of curvature. Thence continuing along Lot 262 on a curve to the right with a central angle of twenty?? one degrees fifty-six minutes thirty-seven seconds a radius of one hundred and eighty-five feet and an arc length of seventy feet and eighty-five hundredths of one foot to a point of tangency along Lot 269, said point being the common corner of Lots 262 and 268. Thence leaving Lot 262 and extending along Lot 269 on a bearing of North seventy-four degrees forty-six minutes nine seconds West a distance of seventy-nine feet and eighty-seven hundredths of one foot to a point, said point being the point of beginning.

TITLE TO SAID PREMISES IS VESTED IN Krista L. Kerwood, by Deed from Charles Manzella and Carlo Manzella, dated 01/05/2007, recorded 01/16/2007, in Book 05055, Page 0114.

BEING KNOWN AS 300 Crystal Rock Road, Reading, PA 19605-2723.

Residential property  
TAX PARCEL NO: 66-5318-10-26-8409  
TAX ACCOUNT: 66001822  
SEE Deed Book 05055 Page 0114

To be sold as the property of Krista L. Kerwood.

No. 17-01914

Judgment Amount: \$175,049.35

Attorney: Roger Fay, Esquire

ALL THOSE CERTAIN tracts or parcels of land and premises, situate, lying and being in the Township of Exeter in the County of Berks and Commonwealth of Pennsylvania, more particularly described as follows:

PREMISES "A"

ALL THAT CERTAIN lot or piece of ground

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situate on the Southwest corner of Ashland Avenue and Butter Lane and being Lot No. 83 and the Northerly twenty (20) feet of Lot No. 82 as shown on a map or plan of building lots known as Pennview, in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, laid out by Howard Ash in July, 1929, which map or plan is recorded in the Office of the Recorder of Deeds of Berks County, Pennsylvania, in Plan Book Volume 8, Page 25, bounded:

ON the East by Butter Lane,

ON the South by residue of Lot No. 82,

ON the West by Lots Nos. 111 and 112, and

ON the North by Ashland Avenue, being more fully bounded and described as follows:

BEGINNING at a point, said point being the intersection of the Southerly building line of Ashland Avenue and the Westerly building line of Butter Lane, thence in a Southerly direction along the Westerly building line of Butter Lane, a distance of seventy (70) feet to a point, thence by a line at right angles with the last described line and along residue of Lot No. 82 a distance of one hundred twenty (120) feet to a point in the division line between Lot No. 82 and Lot No. 112, thence by a line at right angles to the last described line and along Lots Nos. 112 and 111 a distance of seventy (70) feet to a point in the Southerly building line of Ashland Avenue, thence by a line at right angles to the last described line and along the Southerly building line of Ashland Avenue in an Easterly direction a distance of one hundred twenty (120) feet to the place of BEGINNING.

CONTAINING in frontage along Butter Lane, seventy (70) feet and in depth along Ashland Avenue one hundred twenty (120) feet.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground, being Lot No. 111 and the Northerly 20 feet of Lot No. 112, as shown on the revised plan of "Pennview" said plan recorded in Plan Book Volume 8, Page 25, Berks County Records, situate on the Southeasterly corner of Ashland Avenue and Howard Avenues, in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at the intersection of the Southerly lot line of Ashland Avenue (40 feet wide) with the Easterly lot line of Howard Avenue (40 feet wide), thence extending in an Easterly direction along the Southerly lot line of Ashland Avenue, forming a right angle with the Easterly lot line of Howard Avenue, a distance of 100.00 feet to a point, thence extending in a Southerly direction along Lot Nos. 83 and 82, forming a right angle with the Southerly lot line of Ashland Avenue, a distance of 70.00 feet to a point, thence extending in a Westerly direction along the Southerly 20 feet of Lot No. 112, forming a right angle with the last described line, a distance of 100.00 feet to a point on the Easterly lot line of Howard Avenue, thence extending in a

Northerly direction along the Easterly lot line of Howard Avenue, forming a right angle with the last described line, a distance of 70.00 feet to the place of BEGINNING.

TITLE TO SAID PREMISES vested in Russell Brown & Penny Kelly by Deed from Weichert Relocation Resources, Inc. (a New Jersey Corporation) dated April 12, 2013 and recorded on May 9, 2013 in the Berks County Recorder of Deeds as Instrument No. 2013019517.

BEING KNOWN AS: 1315 Butter Ln., Reading, PA 19606

TAX PARCEL NUMBER: 43532715532741 &

43532715531744

To be sold as the property of Penny Brown a/k/a Penny Kelly and Russell Brown

No. 17-02169

Judgment: \$106,941.14

Attorney: Richard M. Squire & Associates, LLC

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. 124 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 "Penside 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:

BEGINNING at a point on the Western side of Mayer Street 133 'South of the Southern side of Pennedale Avenue, both streets 50' wide as shown on said plan of Penside Second Addition; thence in Southerly direction along the Western side of Mayer Street, a distance of 100' to a point, thence in a Northerly direction at right angles to last described line, a distance of 58' to a point, thence in an Easterly direction, at right angles to last described line, a distance of 100' to the Western side of Mayer Street, the place of Beginning.

CONTAINING 5,800 square feet.

BEING THE SAME PREMISES in which Kathleen M. Graczyk, by Deed dated May 24, 2005 and recorded in the Office of Recorder of Deeds in and for the County of Berks on July 15, 2005 in Book 4825 and Page 1876, conveyed unto Michael P. Bazela.

TAX PARCEL: 23532717109422

ACCOUNT NO. 23125500

SEE Deed Book 4625, Page 1876

To be sold as the property of Michal P. Bazela

No. 17-03492

Judgment: \$140,587.14

Attorney: Stephen M. Hladik, Esquire

ALL THAT CERTAIN two-story brick slate roof dwelling house, being Numbered 300 Raymond Street, Hyde Villa, erected on Lots No. 43 and 44 on the plan of building lots laid out by

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Charles Reichert, situate on the northwest corner of Mayberry Avenue and Raymond Street in the Village of Hyde Park, Township of Muhlenberg, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

To be sold as the property Franklin E. Santana and Yesenia Santana

ON the North by Lot No. 42, the property of Catharine Brobst;  
ON the West by a ten feet (10') wide alley;  
ON the South by said Mayberry Avenue; and  
ON the East by Raymond Street.

CONTAINING in width on said Raymond Street, forty-five feet (45'), and in depth of equal width, one hundred twenty feet (120') to said alley.

BEING THE SAME PREMISES which Robert Caster, Executor of the Last Will and Testament of Robert L. Metzger, late by Deed dated February 14, 2003 and recorded on March 13, 2003, in the Berks County Recorder of Deeds Office at Deed Book Volume 3716 at Page 1789, granted and conveyed unto Gary L. Levin.

BEING KNOWN AS 300 Raymond Street, Reading, PA 19605

PARCEL I.D. NO. 66-5308-16-84-7252

To be sold as the property of Gary L. Levin

No. 17-12855

Judgment: \$148,241.68

Attorney: Emmanuel J. Argentieri, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN plot of ground with the two-story cement block dwelling house thereon erected, situate in the Borough of Laureldale, County of Berks, and Commonwealth of Pennsylvania, and known by map or plan of "Laurel Hill" and bearing date January 1915, said map having been duly executed and recorded in Plan Book Volume 7 Page 12 and being further bounded and described as follows, to wit:

BEGINNING at a point 75 feet North of the Northwest corner of Duke and Earl Streets at a line of property now or late of N. Clifford Crouse et al.; thence North 42 feet 9 inches to a point of property now or late of Charles Eisenbrown; thence West 125 feet to a property of Emma S. Maderia and others; thence South 42 feet 9 inches to a point, the land of said Clifford Crouse; thence East along said property 125 feet to a point, the place of BEGINNING.

HAVING, however, 10 feet reserve along the West side of this plot as an alley or driveway for the use of this and adjoining owners on which no building or obstructions may be maintained.

PARCEL NO. 5318-06-29-8552

CONTAINING .1200 Acres

UPI NO.: 57531806298552

MAP PIN NO.: 531806298552

TITLE TO SAID PREMISES IS VESTED IN Franklin E. Santana and Yesenia Santana, husband and wife, by Deed from Thomas J. Rehr, dated July 30, 2007, recorded August 2, 2007 in the Berk's County Clerk's/Register's Office in Deed Book 5192, Page 874.

No. 17-13015

Judgment: \$ 51,226.54

Attorney: Udren Law Offices, PC

ALL THAT CERTAIN two-story brick dwelling house, with mansard roof, and lot or piece of ground upon which the same is erected, situate on the West side of North Twelfth Street, between Douglass and Windsor Streets, being No. 846 North Twelfth Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by property of Milton A. Umbehauer;

ON the South by property of Charles S. Miller;

ON the East by North Twelfth Street; and

ON the West by a ten feet wide alley.

CONTAINING in front on said North Twelfth Street, fourteen feet (14') and in depth of an equal width one hundred and ten feet and ten inches (110' 10").

BEING KNOWN AS: 846 North 12th Street, Reading, PA 19604

PROPERTY ID NO.: 12-5317-46-15-5061

TITLE TO SAID PREMISES IS VESTED IN Arthur J. Coles and Dolores R. Coles, his wife, by Deed from Winfield A. Schlegel and Ethel M. Schlegel, husband and wife, dated 10/30/1956 recorded 10/30/1956 in Deed Book 1187 Page 258.

To be sold as the property of: Arthur J. Coles and Dolores R. Coles, his wife

No. 17-13026

Judgment Amount: \$102,108.30

Attorney: Phelan Hallinan Diamond & Jones,

LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN messuage, tenement and lot of ground with building thereon erected, situate in the Village of Rehrersburg, Township of Tulpehocken, County of Berks and State of Pennsylvania, being bounded and described as follows, to wit:

BEGINNING at a stake on the North side of Main Street, in the Village of Rehrersburg, Pennsylvania; thence along said Main Street, South 30-3/4 degrees East, 109 feet to a stake; thence along lands of James Merkey and of which this is a part, North 44-1/2 degrees East, 107.85 feet to a stake; thence along other of said James Merkey's tracts, North 30-3/4 degrees West, 128.2 feet to a stake; thence along a tract of vacant land South 30 degrees West, 73.85 feet to a stake and place of Beginning.

CONTAINING 39 perches of land, being the same, more or less.

BEING KNOWN as 591 Godfrey Street, Tulpehocken Township, PA 19550.

TITLE TO SAID PREMISES IS VESTED IN Marlene Berrios, by Deed from Larry E.

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Hartranft, Jr. and Jessica J. Hartranft, formerly Jessica Sonon, h/w, dated 06/04/2014, recorded 06/16/2014, Instrument No. 2014019044.

BEING KNOWN AS 591 Godfrey Street, Bethel, PA 19507-9107.

Residential property

TAX PARCEL NO: 86441116929678

TAX ACCOUNT: 86008675

SEE Deed Instrument 2014019044

To be sold as the property of Marlene Berrios.

No. 17-13154

Judgment: \$33,503.15

Attorney: Stephen M. Hladik, Esquire

ALL THAT CERTAIN two-story stone or granite front and brick dwelling house with mansard roof and lot of ground on which is also erected a two-story brick stable, situate on the West side of Ritter Street, No. 636, between West Greenwich and West Oley Streets, in the City of Reading, in the County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by a fifteen feet wide alley;

ON the South by property now or late of Willever & Wagner;

ON the East by said Ritter Street; and

ON the West by a ten feet wide alley.

CONTAINING in front on Ritter Street twenty-eight (28) feet and in depth of uniform width one hundred and twelve (112) feet, more or less.

BEING THE SAME PREMISES which Raymond M. Gerhart by Deed dated December 28, 2001 and recorded on January 15, 2002, in the Berks County Recorder of Deeds Office at Deed Book Volume 3463 at Page 998, as Instrument No. 02429, granted and conveyed unto Raymond M. Gerhart, II and Robin L. Gerhart, husband and wife.

BEING KNOWN AS 636 Ritter Street, Reading, PA 19601

PARCEL I.D. NO. 15530756436941

To be sold as the property of Raymond M. Gerhart, II and Robin L. Gerhart

No. 17-13576

Judgment: \$165,395.79

Attorney: Samantha Gable, Esquire

ALL THAT CERTAIN lot or piece of ground, together with the two-story brick dwelling house thereon erected, known as House No. 1541 Cleveland Avenue, situate on the Northern side of Cleveland Avenue, West of Wyoming Avenue, being further known as the Western three (3) feet nine (9) inches of Lot No. 79, all of Lot No. 78 and Lot No. 77, and the Eastern seven and one-half (7-1/2) inches of Lot No. 76, in Block 16, as shown on the plan of Wyomissing, said plan being recorded in Plan Book 1, Page 1, Berks County Records, in the Borough of Wyomissing, County of Berks, and Commonwealth of Pennsylvania,

more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Northern side of Cleveland Avenue, four hundred seventy-one (471) feet three (3) inches West of the Western side of Wyoming Avenue; thence, in a Westerly direction along the Northern side of Cleveland Avenue, a distance of fifty-four (54) feet and four and one-half (4-1/2) inches to a point; thence, in a Northerly direction at right angles to Cleveland Avenue, a distance of one-hundred fifteen (115) feet to a point in the Southern side of a twelve (12) feet wide alley; thence, in an Easterly direction along the same, at right angles to last described line, a distance of fifty-four (54) feet four and one-half (4-1/2) inches to a point; thence, in a Southerly direction at right angles to last described line, a distance of one hundred fifteen (115) feet to a point in the Northern side of Cleveland Avenue, the place of beginning and making a right angle with same.

BEING Parcel ID 96-4396-11-57-7383

(PIN: 439611577383)

BEING known for informational purposes as 1541 Cleveland Avenue, Wyomissing, PA

BEING THE SAME PREMISES which was conveyed to John D. Bucolo by Deed of Zachary R. Eshbach dated 06.07.2007 and recorded 06.14.2007 as Instrument 2007036228 BK 5157 PG 1521 in the Berks County Recorder of Deeds Office.

TAX PARCEL NO. 96-4396-11-57-7383

(PIN: 439611577383)

BEING KNOWN AS 1541 Cleveland Avenue, Wyomissing, PA 19610 Residential Property To be sold as the property of John D. Bucolo

No. 17-13997

Judgment Amount: \$58,923.39

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground known as Lot Number 15, situate on the easterly side of Ash Court, a 100 foot wide court, in the Development of Amity Gardens, Addition III, Part I as recorded in Plan Book Volume 40 Page 26, Berks County Records, and located in the Township of Amity, County of Berks, and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the easterly right-of-way line of Ash Court, said point being a corner in common between Lot Number 16, Block B-1, the easterly right-of-way line of Ash Court, a 100 foot wide court, and the lot to be described herein; thence in a northeasterly direction, along the southeasterly side of Lot Number 16, Block B-1, by a line being radial to the curve to be described last, the distance of 100.95 feet to a point; thence in a southeasterly direction, along the rear of Lots Numbered 5 and 6, Block B-1, by a line forming an interior angle of 83 degrees 46 minutes 13 seconds with the

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last described line, the distance of 146.60 feet to a point; thence in a southwestwardly direction, along the rear of Lot Number 7, Block B-1, by a line forming an interior angle of 110 degrees 47 minutes 13 seconds with the last described line, the distance of 14.56 feet to a point; thence in a southwestwardly direction, along the rear of Lot Number 8, Block B-1, by a line forming an interior angle of 168 degrees 19 minutes 22 seconds with the last described line, the distance of 70.23 feet to a point; thence in a northwestwardly direction, along the northeasterly side of Lot Number 14, Block B-1, by a line forming an interior angle of 105 degrees 30 minutes 01 seconds with the last described line, the distance of 111.14 feet to a point, said last described line being radial to the next described curve; thence along the easterly right-of-way line of Ash Court, a 100 foot wide court, by a line curving to the left, said curve having a central angle of 71 degrees 37 minutes 11 seconds, a radius of 50.00 feet and an arc distance of 62.50 feet to the place of Beginning.

CONTAINING 16,162.80 square feet.

TITLE TO SAID PREMISES IS VESTED IN Lawrence G. Bradshaw, Sr., by Deed from Lawrence G. Bradshaw, Sr. and Edith I. Bradshaw, husband and wife, dated 12/18/2008, recorded 01/23/2009, Instrument No. 2009002730.

MORTGAGOR Lawrence G. Bradshaw, Sr. died on 01/09/2015, leaving a Last Will and Testament dated 12/05/2008. Letters Testamentary were granted to Lawrence G. Bradshaw, Jr. on 03/04/2015 in Berks County, No. 0615-0352. The Decedent's surviving devisees are Lawrence G. Bradshaw, Jr., Christopher F. Bradshaw, and David D. Bradshaw.

BEING KNOWN AS 3 Ash Court, Douglassville, PA 19518-1115.

Residential property

TAX PARCEL NO: 24-5364-05-29-0081

TAX ACCOUNT: 24140001

SEE Deed Instrument #2009002730

To be sold as the property of Lawrence G. Bradshaw, Jr., in his capacity as Executor and Devisee of The Estate of Lawrence G. Bradshaw, Sr., Christopher F. Bradshaw, in his capacity as Devisee of The Estate of Lawrence G. Bradshaw, Sr., David D. Bradshaw, in his capacity as Devisee of The Estate of Lawrence G. Bradshaw, Sr.

No. 17-14588

Judgment: \$57,500.58

Attorney: Meredith H. Wooters, Esquire  
 Scott A. Dietterick, Esquire  
 Kimberly A. Bonner, Esquire  
 Kimberly J. Hong, Esquire  
 Michael E. Carleton, Esquire  
 Justin F. Kobeski, Esquire  
 Matthew P. Curry, Esquire  
 Cristina L. Connor, Esquire  
 Holly N. Wolf, Esquire  
 Karina Velter, Esquire  
 LEGAL DESCRIPTION

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

BEGINNING AT A STAKE on the Western side of the Centre Turnpike and in line of lands now or late of Alvin Snyder; thence by said turnpike South forty-three (43) degrees East one-hundred seventy-four (174) feet to a stake; thence South forty-nine (49) degrees West forty-three (43) degrees West one hundred seventy-four (174) feet to lands now or late of Alvin Snyder; thence by the same North forty-nine (49) degrees East forty-three (43) feet to the place of beginning.

CONTAINING 7,476.8 square feet.

BEING THE SAME PROPERTY conveyed to William R. Gift, no marital status shown who acquired title by virtue of a Deed from William G. Gift, a/k/a William R. Gift and Brenda L. Gift, his wife, by William R. Gift, her Attorney-in-Fact, dated November 2, 2015, recorded November 10, 2015, at Instrument Number 2015039879, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 660 Mohrsville Road, Shoemakersville, PA 19555.

PARCEL NO.: 70449204500558

ACCOUNT: 70005755

SEE Deed Book Volume 2015, Page 039879

To be sold as the property of William R. Gift, no marital status shown

No. 17-14591

Judgment: \$112,963.87

Attorney: Stephen M. Hladik, Esquire

ALL THOSE CERTAIN three tracts of land, together with the dwelling house erected thereon, situate in the Township of Oley, County of Berks and State of Pennsylvania, more fully bounded and described as follows, to wit:

TRACT NO. 1:

BEGINNING at a point in the middle of the public road leading from Manatawny to Pikeville North 7 degrees West 40 feet to along the line of now or late E.B. Reinert, to a corner, thence on the line of now or late William H. Bryan, North 84-1/2 degrees East 115 feet to a corner in line of other lands now or late of William H. Bryan, thence along the same South 7 degrees East 40 feet to a corner; thence by land now or late Mrs. Emma H. Yoder, South 84-1/2 degrees West 115 feet to the place of beginning.

CONTAINING sixteen and eight-tenth (16.8) square rods exact measure.

TRACT NO. 2:

BEGINNING at a corner of other lands now or late of Russell B. Moyer and Mary P. Moyer; thence by the same North four degrees West two perches and forty-two hundredths to a corner in a line of other lands now or late of William H. Bryan; thence by the same North eighty-two and a half degrees East four perches to a corner;

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thence still by the same South ten degrees East two perches and thirty-two hundredths to a corner; thence by land now or late of Maude B. Moyer and Isaac B. Yode, South eighty and a half degrees West four perches and one-tenth to the place of beginning.

CONTAINING nine and six-tenths perches, more or less.

TRACT NO. 3:

BEGINNING at the centre of a State Highway leading from Manatawny to Pikeville; thence by the same North three and a half degrees West forty feet to an iron pin in the centre of said highway; thence by other lands now or late of William H. Bryan, et ux, North eighty-six degrees East one hundred fifty-nine feet to an iron pin; thence by the same South thirteen degrees East forty feet to a post: thence by other lands now or late of Russell B. Moyer, et ux, South eighty-five degrees West one hundred sixty-six feet, more or less.

CONTAINING six thousand four hundred sixty-three (6,463) square feet of ground.

BEING THE SAME PREMISES which Howard R. Moyer by Deed dated April 18, 1996 and recorded in the Office of the Berks County Recorder of Deeds on April 29, 1996, at Deed Book Volume 2725 at Page 997, granted and conveyed unto Gregory Hess and Robin Hess, husband and wife.

BEING KNOWN AS 1255 Oysterdale Road, Oley, PA 19547

PARCEL I.D. NO. 67536903320229

To be sold as the property of Gregory Hess and Robin Hess, husband and wife

No. 17-15011

Judgment Amount: \$144,139.47

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the one and one-half story stucco dwelling house with basement garage thereon erected, being known as House No. 205 Butter Lane, situate on the northern side of Butter Lane, West of High Street, in the Township of Lower Alsace, County of Berks and Commonwealth of Pennsylvania, being further known as portions of Lots Nos. 224 and No. 225 as shown on plan of lots of "Pennside East Addition", said plan being recorded in the Recorder's Office of Berks County, at Reading, in Plan Book Volume 5-A, Pages 10-11, more particularly bounded and described as follows:

BEGINNING at a point in the northern building line of Butter Lane, 90° 00' West of the western building line of High Street; thence in a westerly direction along the northern building line of Butter Lane, a distance of 60° 00' to a point; thence in a northerly direction, at right angles to Butter Lane, a distance of 100' 0" to a point in the southern side of 12' wide utility right-of-way; thence in an easterly direction along

the same, at right angles to last described line, a distance of 60' 0" to a point; thence in a southerly direction at right angles to last described line, a distance of 100' 0" to the northern building line of Butter Lane the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN David Moleski, by Deed from Vikki M. Hoffman, by her Power of Attorney/Agent Rachel R. Shaw, dated 01/20/2010, recorded 01/21/2010, Instrument No. 2010002640.

BEING KNOWN AS 205 Butter Lane, Reading, PA 19606-2223.

Residential property

TAX PARCEL NO: 23-5326-05-18-0516

TAX ACCOUNT: 23069300

SEE Deed Instrument 2010002640

To be sold as the property of David Moleski.

No. 17-15231

Judgment: \$113,623.27

Attorneys: Stern & Eisenberg

ALL THAT CERTAIN two-story brick dwelling house with mansard roof and lot or piece of ground on which the same is erected, situate on the West side of Trent Avenue between Penn Avenue and the Bernville Road, it being No. 10, in the Borough of Wyomissing, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of Frank D. Leinbach;

ON the South by a fifteen foot wide alley;

ON the East by said Trent Avenue; and

ON the West by a ten feet wide alley.

CONTAINING IN FRONT on said Trent Avenue a width of fourteen (14) feet and a depth of one hundred (100) feet.

PARCEL ID 439608892895

MAP PIN 96439608892895

ALSO KNOWN AS 10 North Trent Avenue, Reading, PA 19610

BEING THE SAME PREMISES which Charles Manzella and Frank Manzella, by Deed dated November 4, 1997 and recorded November 7, 1997 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 2882 Page 1657, granted and conveyed unto Elizabeth J. Cieslak.

To be sold as the property of Elizabeth J. Cieslak

No. 17-15616

Judgment Amount: \$525,350.80

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THOSE CERTAIN lots or pieces of ground, together with the two and one-half story single stone and frame dwelling thereon erected, being known as House No. 200 East Thirty-Seventh Street, situate at the Northerly corner of the intersection of East Thirty-Seventh Street and Woodland Avenue and Northeasterly

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therefrom along the Northwesterly side of East Thirty-Seventh Street in Reiffton, Township of Exeter, County of Berks, and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point of tangent in the Northwesterly side of East Thirty-Seventh Street (a fifty feet wide street now widened to sixty feet) as laid out on a plan of lots known as 'Reiffton', said plan being recorded in the Office for the Recording of Deeds in and for Berks County in Plan Book Volume 7, Page 22, said point being 15.00 feet Northeast of the intersection of the said Northwesterly side of East Thirty-Seventh Street with the Northeasterly side of Woodland Avenue as the same is laid out on said plan, thence continuing in the same direction along the Northwesterly side of East Thirty-Seventh Street, the distance of 225.00 feet to a point, thence in a Northwesterly direction along land now or late of Juliet S. Richardson, by a line at right angle to the last described line, the distance of 150.00 feet to a point, thence in a Southwesterly direction along land now or late of Juliet S. Richardson, by a line at right angle to the last described line, the distance of 240.00 feet to a point, thence in a Southeasterly direction along the Northeasterly side of Woodland Avenue, by a line at right angle to the last described line, the distance of 135.00 feet to a point of curve, thence in an Easterly direction by a line curving to the left, having a radius of 15.00 feet and a central angle of 90 degrees, the arc distance of 23.56 feet to the place of beginning, being also described as Lots Nos. 1, 2, 3 and 4 in Block Lettered 'D' on the aforementioned plan of lots.

TITLE TO SAID PREMISES IS VESTED IN Margaret M. Grimes, by Deed from Wells Fargo Financial Pennsylvania, Inc., dated 06/10/2016, recorded 06/13/2016, Instrument No. 2016019642.

BEING KNOWN AS 200 East 37th Street, Reading, PA 19606-3132.

Residential property

TAX PARCEL NO: 43-5326-10-35-9267

TAX ACCOUNT: 43001419

SEE Deed Instrument No. 2016019642

To be sold as the property of Margaret M. Grimes.

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No. 17-15709

Judgment: \$122,578.60

Attorney: Samantha Gable, Esquire

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, being known as 5108 Sioux Road, situate in the Township of Muhlenberg, County of Berks in the Commonwealth of Pennsylvania, bounded and described according to a plan made by Arthur L. Weisenberge Associates, Consulting Engineers of Allentown, Pennsylvania, on November 15, 1949, and developed by the Collins Corp., and known and designated as Lot No. 215, as indicated on the plan of Cherokee Ranch, North

Range, Sections "C", "D", and "E", said plan being recorded in the Office for the Recording of Deeds, in the County of Berks, Commonwealth of Pennsylvania, on September 20, 1950, in Plan Book Volume 9, Page 59.

UNDER AND SUBJECT to restrictions, covenants, and conditions as set forth in Declaration of Restrictions recorded in Deed Book (Misc.) Volume 171, Page 100, and under and subject to rights of way granted to public utilities, et al, as of record.

RESERVING THEREFROM AND THEREOUT unto the owners, tenants, and occupiers of the adjoining premises to the northeast the free and unobstructed use, right, liberty and privilege of entrance and exit, of width of five feet, into and from the garage erected or to be erected on the within described premises, of one or more private automobiles used exclusively for pleasure, but no commercial automobiles or other vehicles whatsoever, over and along the driveway to and from the garage now or hereafter erected on each of the said premises, in common with the owners, tenants and occupiers of the premises herein described at all times hereafter forever or until such time hereafter as such right of user shall be abolished by the then owners of both of said premises, but not otherwise, each owner to pay one-half of the property charges, costs and expenses of keeping said driveway in good order, condition and repair and free from snow and ice in the winter season, so that such automobiles shall be able to have the use of said passageway as planned, for a total width of ten feet.

TOGETHER with the free and unobstructed use, right, liberty and privilege, of entrance and exit, of a width of five feet, into and from the garage erected or to be erected on the within described premises, of one or more private automobiles used exclusively for pleasure, but no commercial automobiles or other vehicles whatsoever, over and along the driveway as above mentioned and set forth in common with the owners tenants and occupiers of the adjoining premises to the northeast at all times hereafter or until such time hereafter as such right of user shall be abolished by the then owner of said premises, but other otherwise, and subject to the payment of one-half of the property costs, charges and expenses of keeping driveway in good order condition and repair and free from snow and ice in the winter season and that such automobiles shall be able to have the use of passageway as planned, for a total width of ten feet.

BEING KNOWN AS 5108 Sioux Road, Temple, PA 19560 (for informational purposes only)

BEING TAX PARCEL NO. 66530907689593 BEING THE SAME PREMISES IN WHICH Shawn R. Zeiber and Nilsa Serrano, by Deed dated 05/13/2013, and recorded 05/16/2013 in and for the County of Berks, Commonwealth of Pennsylvania, at Instrument No 2013020645,



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granted and conveyed unto Shawn R. Zeiber.  
TAX PARCEL NO 66530907689593  
BEING KNOWN AS 5108 Sioux Road,  
Temple, PA 19560  
Residential Property  
To be sold as the property of Shawn R. Zeiber

No. 17-16196  
Judgment Amount: \$7,270.46  
Attorney: Phelan Hallinan Diamond & Jones,  
LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground upon which the same is erected, situate on the East side of Schuylkill Avenue, being No. 521, between West Green and West Greenwich Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

No. 17-16043  
Judgment: \$89,921.32  
Attorney: Meredith H. Wooters, Esquire  
Kimberly A. Bonner, Esquire  
Kimberly J. Hong, Esquire  
Justin F. Kobeski, Esquire  
Cristina L. Connor, Esquire  
LEGAL DESCRIPTION

BEGINNING at a point in the Eastern building line of Schuylkill Avenue and the property now or late of Abraham R. Schucker, No. 523 Schuylkill Avenue, thence along the same in a Northeasterly direction fifty (50) feet six (6) inches to a point, thence in an Easterly direction thirty-seven (37) feet six (6) inches to a point at right angles with Ritter Street; thence in a Southerly direction along said Ritter Street, fourteen (14) feet six (6) inches, more or less, to a point of property now or late of Mary Meyer, thence in a Westerly direction and at right angles with Ritter Street, thirty-five (35) feet, more or less, to a point, thence in a Southwesterly direction forty-eight (48) feet four (4) inches, more or less, to a point in the Eastern building line of said Schuylkill Avenue, thence in a Northerly direction and at right angles, along said Schuylkill Avenue, fifteen (15) feet to the place of Beginning.

ALL THAT CERTAIN lot or piece of ground, together with the 1-1/2 story brick bungalow type dwelling house thereon erected, being known as House No. 1607 Kenhorst Boulevard, in the Borough of Kenhorst, County of Berks and State of Pennsylvania, said lot or piece of ground being further known as the Northern 30 feet of Lot No. 225 and the Southern 20 feet of Lot No. 226, as shown on map or plan of "Ridge Park Addition", Section No. 2, which said map or plan is recorded in the Recorder's Office of Berks County, in Plan Book Vol. 8, Page 4, and being more particularly bounded and described as follows, to wit:

TITLE TO SAID PREMISES IS VESTED IN Carmen M. Ruiz, by Deed from Kathryn E. Pack n/k/a Kathryn E. Colamarino, dated 03/25/1994, recorded 03/25/1994, in Book 2531, Page 914.

ON the North by the remaining Northern 20 feet of said Lot No. 226 as shown on said map or plan;

BEING KNOWN AS 521 Schuylkill Avenue, Reading, PA 19601-2627.

ON the East by said Kenhorst Boulevard;

ON the South by remaining Southern 10 feet of said Lot No. 225 as shown on said map or plan; and

Residential property  
TAX PARCEL NO: 15530764436251  
TAX ACCOUNT: 15628725  
SEE Deed Book 2531, Page 914  
To be sold as the property of Carmen M. Ruiz.

ON the West by a 15 feet wide alley.

CONTAINING IN FRONT on said Kenhorst Boulevard, in width or breadth, East and West, 125 feet, more or less to said 15 feet wide alley on the West.

BEING THE SAME PROPERTY conveyed to Mark G. Kolsun, an unmarried man, who acquired title by virtue of a Deed from Mark G. Kolsun, and Jean Marie Grudzinaski, an unmarried woman, dated September 3, 2008, recorded October 3, 2008, at Document ID 2008049727, and recorded in Book 05425, Page 1045, Office of the Recorder of Deeds, Berks County, Pennsylvania.

No. 17-16786  
Judgment: \$192,724.72

Attorney: Samantha Gable, Esquire  
ALL THAT CERTAIN building lot situate on the West side of Seibert's Court in the Borough of Wyomissing (formerly the Township of Spring), in the County of Berks and State of Pennsylvania, Numbered 10 on the plan lots entitled "Seibert's Court" as laid out by Andrew W. Seibert and as drawn by Wm. H. Dechant and Sons C.E. dated January 20, 1926 and recorded in the Office of the Recorder of Deeds for an Berks County, at Reading, PA. in Plat Book Volume 6, Page 47, bounded and described as follows, to wit:

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 1607 Kenhorst Boulevard, Shillington, PA 19607.

PARCEL NO.: 54530506392084  
ACCOUNT: 54073700  
SEE Deed Book Volume 05425, Page 1045  
To be sold as the property of Mark G. Kolsun, an unmarried man

ON the North by property now or late of D.H. Keiser;  
ON the East by Seibert's Court;  
ON the South by Lot No. 9 on said plan now or late the property of Henry Mayer; and  
ON the West by Lot No. 11 on said plan.

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CONTAINING IN FRONT on Seibert's Court, 50 feet and 1/4 of an inch, and being of depth on the northern boundary line, 133 feet and on the southern boundary line, 133 feet 9 and 3/8 inches.

PARCEL: 96438608984668;

BEING THE SAME PROPERTY conveyed to Jaime Rivera, who acquired title as Jamie Bernet, by Deed dated 05/15/2013 recorded 07/10/2013 at Instrument No. 2013029314, in the Office of the Recorder of Deeds of Berks County, Pennsylvania.

TAX PARCEL NO 96438608984668

BEING KNOWN AS 410 Seiberts Court, Reading, PA 19609

Residential Property

To be sold as the property of Jaime Rivera a/k/a Jaime Bernet

No. 17-17166

Judgment Amount: \$104,996.02

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot of piece of land, together with a two-story brick and frame townhouse erected thereon, being House No. 822 Beaver Lane, on the Northern side of Beaver Lane being known as Lot No. 6, Block J. Section No. 2 Mountain Park Development as laid out by S & H, Inc., in January, 1973, and recorded in Plan Book Volume 35, Page 27, 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 Northern building line of Beaver Lane (53 feet wide) the aforesaid corner being thirty-seven and fifty-one hundredths feet (37.51') measured eastwardly from the beginning of curve having a twenty feet (20.00') radius connecting the Eastern building line of Deer Run (53 feet wide) with the Northern building line of Beaver Lane, thence leaving the aforesaid Beaver Lane along Lot No. 5 and passing through an eight inch (8") party wall, North forty-seven degrees fifty-six minutes zero seconds East (N. 47 degrees 56' 00" E.), a distance of one hundred twelve and fifty hundredths feet (112.50') to a corner in line of Lot No. 4; thence along same South forty-two degrees four minutes zero seconds East (S. 42 degrees 04' 00" E.), a distance of twenty feet (20.00') to a corner, thence along Lot No. 7 passing through an eight inch (8") party wall, South forty-seven degrees fifty-six minutes zero second West (S. 47 degree, 56' 00" W.), a distance of one hundred twelve and fifty hundredths feet (112.50') to a corner on the Northern building line of Beaver Lane, thence along same, North forty-two degrees four minutes zero seconds West (N. 42 degrees 04' 00" W.), a distance of twenty feet (20.00') to the place of BEGINNING.

CONTAINING two thousand two hundred fifty (2,250.00) square feet.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 822 Beaver Lane,

Reading, PA 19606

TAX PARCEL #43532718418563

ACCOUNT: 43002219

SEE Deed Book 5149, Page 0280

Sold as the property of: Jaqueline Taveras

No. 17-17389

Judgment: \$125,851.22

Attorney: Meredith H. Wooters, Esquire

Kimberly A. Bonner, Esquire

Kimberly J. Hong, Esquire

Justin F. Kobeski, Esquire

Cristina L. Conner, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN two (2) story dwelling with the basement garage, together with the lot of piece of ground, upon which the same is erected, being Lot No. 6, as shown on the plan of "Wedgewood Heights", Section No. 1, said plan recorded in Plan Book Volume 16, Page 2, Berks County Records, situate on the Southeasterly side of Hampden Boulevard, being the Pennsylvania State Highway Legislative Route No. 06113, leading from Reading to Pricetown, between Reservoir Road and McKnight Gap Road, in the Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING AT A POINT on the Southeasterly lot line of Hampdon Boulevard (eighty feet (80') wide) Northeastwardly a distance of three hundred sixteen feet and eighty-nine hundredths of one foot (316.89') from the point of curvature at the northeasterly end of the curve, having a radius of twenty feet (20'), connecting said Southeasterly lot line of Hampdon Boulevard with the Northeasterly lot line of Reservoir Road (sixty feet (60') wide), thence extending in a Northeasterly direction, along the Southeasterly lot line of Hampdon Boulevard, a distance of seventy-two feet and fifty hundredths of one foot (72.50') to a point; thence extending in a Southeasterly direction, along Lot No. 7, forming a right angle with the Southeasterly lot line of Hampdon Boulevard, a distance of two hundred nine feet and fifty-four hundredths of one foot (209.54') to a point, thence extending in a Southwesterly direction, partly along Lot No. 36, and partly along Lot No. 37, forming a right angle with the last described line, a distance of seventy-two foot and fifty hundredths of one foot (72.50') to a point; thence extending in a Northwesterly direction, along Lot No. 5, forming a right angle with the last described line, a distance of two hundred nine feet and fifty-four hundredths of one foot (209.54') to the place of beginning, the last described line forming a right angle with the southeasterly lot line of Hampdon Boulevard.

BEING THE SAME PROPERTY conveyed to David J. Reynolds who acquired title by virtue of a Deed from Gerald W. Gallagher and Burghilde Gallagher, husband and wife, dated February 8, 2002, recorded February 12, 2002, at Document

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Number 09568, and recorded in Book 3481, Page 2333, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 2309 Hampden Boulevard, Reading, PA 19604.

PARCEL NO.: 66531815526992

ACCOUNT: 66286000

SEE Deed Book Volume 3481, Page 2333

To be sold as the property of David J. Reynolds

No. 17-18002

In Rem Judgment in Mortgage Foreclosure  
\$213,624.17

Attorney: Joseph L. Haines, Esquire

ALL THAT CERTAIN lot or piece of ground together with the dwelling house thereon erected, known as No. 5 Larchwood Road, lying on the Northwestern side of Larchwood Road, 50' wide, between Cedarwood Road and Birchwood Road, said lot being further known as Lot No. 3 of Block "B" as shown on a plan of lots laid out by the Textile Machine Works, dated August 9, 1960, situate in the Borough of Wyomissing, County of Berks and State of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the curve of the Northwestern building line of Larchwood Road, said point being a distance of one hundred ninety-eight and seventy-four one-hundredths feet (198.74') Southwestwardly along said building line of Larchwood Road from the Southwestern terminus of 20' radius connecting the said building line of Larchwood Road with the Southerly building line of Cedarwood Road; thence extending in a Southwesterly direction along said building line of Larchwood Road, along the arc of a curve deflecting to the left, having a radius of eight hundred feet (800'), a central angle of five degrees four minutes two and fifty-six one-hundredths seconds (5° 04' 02.56"), a distance along the arc of seventy and seventy-five one-hundredths feet (70.75') to a point; thence leaving said building line of Larchwood Road and extending in a Northwesterly direction along Lot No. 4 in Block "B" of said plan of lots, by a line radial to the aforementioned curve in the building line of Larchwood Road, a distance of ninety-eight and thirty-one one-hundredths feet (98.31') to a point in line of Lot No. 33 of Block "B" of said plan of lots; thence extending in a Northeasterly direction partly along said Lot No. 33 and along Lot No. 34 in Block "B" of said plan of lots, by a line making an interior angle of eighty-nine degrees twenty-four minutes eleven and ninety-seven one-hundredths seconds (89° 24' 11.97") with the last described line, a distance of seventy-nine and fifty-nine one-hundredths feet (79.59') to a point, a corner of said Lot No. 34, Lot No. 35 and Lot No. 2 of Block "B" of said plan of lots; thence extending in a Southeasterly direction along said Lot No. 2, by a line making an interior angle of eighty-five degrees thirty-one minutes forty-five and

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forty-seven one-hundredths seconds (85° 31' 45.47") with the last described line, a distance of one hundred one and no-one-hundredths feet (101.00') to the place of beginning, and said last described line being radial to the aforementioned curve in the building line of Larchwood Road.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 5 Larchwood Road, Wyomissing, Pennsylvania 19610

TAX PARCEL ID: 96-4397-19-50-4500

ACCOUNT: 96147903

SEE Instrument No. 2015023527

To be sold as the property of Cheryl A. Grafje (deceased); Tracy Jones a/k/a Tracy A. Grafje; Thomas Edward Grafje; Janice Bergen a/k/a Janice M. Grafje; Susan G. Grafje and Christina Grafje Gilbert, as heirs of Cheryl A. Grafje and all unknown heirs

No. 17-18071

Judgment: \$113,950.44

Attorney: Meredith H. Wooters, Esquire

Scott A. Dieterick, Esquire

Kimberly A. Bonner, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

Justin F. Kobeski, Esquire

Matthew P. Curry, Esquire

Cristina L. Connor, Esquire

Holly N. Wolf, Esquire

Karina Velter, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, being Lot Number 149 on map or plan of "Ridge Park", surveyed by B. Kutz Wella, CE, bearing date January, 1923, recorded in the Recorder's Office at Reading, Berks County, Pennsylvania, in Plan Book, Volume 4, Page 40, upon which is erected a two and one-half story brick dwelling house, being the northern half of a twin dwelling house, situate, lying and being on the Western side of New Holland Road, in the Borough of Kenhorst (formerly Cumru Township), in the County of Berks, and State of Pennsylvania bounded and described as follows, to wit:

ON the North by Lot Number 150 on said plan, on the East by said New Holland Road, on the South by Lot Number 148 on said plan and on the West by a 15 feet wide alley.

CONTAINING IN FRONT on said New Holland Road, in width or breadth 20 feet and depth or length or equal width or breadth, 150 feet to said 15 feet wide alley.

BEING THE SAME PROPERTY conveyed to Michael Brunner who acquired title by virtue of a Deed from Michael Brunner and Bonnie Brunner, husband and wife, dated December 17, 2007, recorded January 7, 2008, at Document ID 2008001051, and recorded in Book 05284, Page 0813, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 1635 New

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Holland Road, Reading, PA 19607.

PARCEL NO.: 54530506296171

ACCOUNT: 54104100

SEE Deed Book Volume 05284, Page 0813

To be sold as the property of Michael Brunner

No. 17-18112

Judgment Amount: \$181,370.93

Attorney: Phelan Hallinan Diamond & Jones,  
LLP

## LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the brick and aluminum siding split level dwelling house erected thereon, situate on the Northern side of Club Drive a short distance East of Michele Drive in the Township of Exeter, County of Berks and State of Pennsylvania, being Lot No. 1 in the Development of Farming Ridge, Section No. 2A as laid out by John T. Mailhe and Marvin C. Miller in July 1974 and is recorded in Plan Book 44, Page 21, Berks County Records; bounded on the North by property belonging to Lewis M. Evans and Olwen Evans, his wife; on the East by Lot No. 2 in the Development of Farming Ridge, Section No. 2A, on the South by the aforesaid Club Drive (60 feet wide), and on the West by Lot No. 2 in the Development of Farming Ridge, Section No. 1 and property belonging to the Estate of Nora E. Matten and being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by an iron pin in the Northern building line of Club Drive a short distance East of Michele Drive, the aforesaid point of beginning being the most Southwestern corner of the herein described property, the most Southeastern corner of Lot No. 2, in the Development of Farming Ridge, Section No. 1, and being on the division line between Farming Ridge Section No. 1 and Farming Ridge, Section No. 2A;

THENCE LEAVING the aforesaid Northern building line of Club Drive and along Lot No. 2 in the Development of Farming Ridge, Section No. 1 and along property belonging to the Estate of Nora E. Matten and along the Western side of a fifteen feet (15') wide utility and drainage easement, passing through a marble stone eighty-five and eighty-six one-hundredths feet (85.86') from the next described corner, North twenty-five degrees five minutes twenty seconds West (N. 25° 05' 20" W.), a distance of two hundred five and eighty-six one hundredths feet (205.86') to a corner marked by an iron pin on the Northern side of a fifteen feet (15') wide utility easement;

THENCE ALONG the Northern side of the fifteen feet (15') wide utility easement and along property belonging to Lewis M. Evans and Olwen Evans, his wife, North sixty-nine degrees twenty-four minutes ten seconds East (N. 69° 26' 10" E.), a distance of eighty-three and twenty-five one-hundredths feet (83.25') to a corner marked by an iron pin; thence along Lot No. 2 in the Development of Farming Ridge, Section

2A, passing through an iron pin ninety-nine and sixty-seven one-hundredths feet (99.67') from the last described corner, South twenty-five degrees five minutes twenty seconds East (S. 25° 05' 20" E.), a distance of one hundred ninety-nine and thirty-four one-hundredths feet (199.34') to a corner marked by an iron pin in the aforesaid building line of Club Drive;

THENCE ALONG the aforesaid Northern building line of Club Drive, South sixty-four degrees fifty-four minutes forty seconds West (S. 64° 54' 40" W.), a distance of eighty-three feet (83.00') to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Don Saknit, by Deed from Delores E. Wasilewski f/k/a Delores E. Dietzel, dated 05/10/2011, recorded 05/11/2011, Instrument No. 2011017992.

MORTGAGOR Don Saknit a/k/a Don W. Saknit a/k/a Don Wesley Saknit died on 02/21/2017, and upon information and belief, his surviving heirs are Candice Saknit, Nick Saknit, and Loni Saknit. By executed waivers, Candice Saknit, Nick Saknit, and Loni Saknit waived their rights to be named as defendants in the foreclosure action.

BEING KNOWN AS 4801 Club Drive, Reading, PA 19606-2419.

Residential property

TAX PARCEL NO: 43-5336-05-17-9989

TAX ACCOUNT: 43900186

To be sold as the property of unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Don Saknit a/k/a Don W. Saknit a/k/a Don Wesley Saknit, deceased.

No. 17-18480

Judgment: \$200,019.47

Attorney: Samantha Gable, Esquire

ALL THAT CERTAIN tract of land situate, in the Borough of Bally, in the County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the middle of Church Street; thence along Church Street South 81 degrees East 116 feet to a point; thence by lands of Howard Schell South 28.5 degrees West 280 feet 6 inches to an iron pin, a corner in line of other lands of Alfred Vanim and Pauline I. Vanim; thence by the same North 42.5 degrees West 100 feet to a post; thence by lands now of Raymond Kline, North 25 degrees East 210 feet to the place of beginning.

FOR INFORMATIONAL PURPOSES ONLY: Being known as 410 North Church Street, Bally, PA 19503

BEING PARCEL #25630909063737

BEING THE SAME PREMISES which Diane Schwenk, by Deed dated September 27, 2007 and recorded October 15, 2007 in the Office of the Recorder of Deeds in and for the County of Berks in Deed Book 5239, Page 1823, granted and conveyed unto Richard P. Sokel, Jr. and

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Linda M. Sokel.

TAX PARCEL NO. 25630909063737  
BEING KNOWN AS 410 North Church Street, Bally, PA 19503

Residential Property  
To be sold as the property of Linda M. Sokel and Richard P. Sokel, Jr.

No. 17-18801

Judgment: \$93,193.47

Attorney: Edward J. McKee, Esquire

ALL THAT CERTAIN lot or piece of ground, with the buildings thereon erected, situate on the Southern side of and known as No. 236 Main Street, in the Borough of Leesport, Berks County, Pennsylvania, bounded and described as follows:

BEGINNING at a point a corner on the South building line on said Main Street in line of property of Samuel R. Roth, thence running South 25 degrees 25 minutes West 139.4' to a point in line of Samuel R. Roth's property, thence continuing in a Southerly course, South 22 degrees 10 minutes East 107.5' to a point on the North side of Cedar Alley; thence along the Northern line of said alley, North 81 degrees 45 minutes East 15' to a point a corner; thence North 17 degrees 32 minutes West 110.6' to a point; thence continuing along said line North 23 degrees West 63' to a point; thence by the same North 5 degrees 28 minutes West 33' to a point; thence North by the same 29 degrees 7 minutes West 50' to a point on the South building line of said Main Street; thence along said building line South 59 degrees 30 minutes West 28' to the place of beginning.

PARCEL ID 92449007583765

MAP PIN 449007583765

ALSO KNOWN AS 236 Main Street, Leesport, PA 19533

BEING THE SAME PREMISES which Brad A. Scheipe and Jody L. Scheipe, husband and wife, by Deed dated July 25, 2005 and recorded November 29, 2005 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 04721 Page 0405, granted and conveyed unto Brad A. Scheipe.

To be sold as the property of Brad A. Scheipe

No. 17-18533

Judgment: \$163,904.13

Attorney: McCabe, Weisberg & Conway, LLC

ALL THOSE CERTAIN lots or pieces of ground with the one and one-half story cement stucco dwelling erected thereon, situate in the Township of Spring, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

PURPART NO. 1

ALL THAT CERTAIN lot or piece of ground situate in Spring Township aforesaid, as shown by the map or plan surveyed by William H. Dechant, C. E., and bearing date April, 1914, said map or plan having been duly recorded in the Recorder's Office of Berks County, Commonwealth of Pennsylvania, in Plan Book Volume 2 Page 44, and being further known as Lot No. 841 on Cleveland Avenue in said plan known as "West Wyomissing", said lot being bounded on the North by the rear of Lot No. 836 on Reading Avenue, on the East by Lot No. 843, on the South by Cleveland Avenue, and on the West by Lot No. 839, having a total frontage of twenty feet (20') on said Cleveland Avenue, and a depth of one hundred twenty one feet (121').

PURPART NO. 2

ALL THOSE CERTAIN lots or pieces of ground situate in Spring Township aforesaid, as shown by the map or plan surveyed by William H. Dechant, C. E., and bearing date April, 1914, said map or plan being duly recorded in said Recorder's Office of Berks County in Plan Book Volume 2, Page 44, and being further known as Lots Nos. 843 and 845 on Cleveland Avenue in said plan known as "West Wyomissing", said lots being bounded on the North by rear of Lots Nos. 840 and 838 on Reading Avenue, on the East by Lot No. 847, on the South by said Cleveland Avenue; on the West by Lot No. 841, having a total frontage of forty feet (40') on the said Cleveland Avenue, and a depth extending one hundred and twenty one feet (121').

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS 1929 Cleveland Avenue, West Lawn Pennsylvania 19609

TAX PARCEL: 80-4396-10-26-5576

SEE Deed Book: Instrument Number 2008005570

To be sold as the property of Carrie E. Jalbert a/k/a Carrie Jalbert

No. 17-18821

Judgment Amount: \$246,082.07

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, situate in Amity Township, Berks County, Pennsylvania, bounded and described according to a final plan of Rosecliff Pointe Subdivision, drawn by Thomas R. Gibbons and Associates, Inc, dated February 6, 2001 and last revised March 21, 2001, said plan recorded in Berks County in Plan Book 250, Page 16, Berks County Records, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Rosecliff Drive (60 feet wide) said point being a corner of Lot No. 54 on said plan, thence extending from said point of beginning along Lot No. 54 South 23 degrees 44 minutes 45 seconds West 126.50 feet to a point in line of Lot No. 58 on said plan, thence extending along same North 66 degrees 15 minutes 15 seconds West 104.00 feet to a point, a corner of Lot No. 56 on said plan, thence extending along same North 23 degrees

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44 minutes 45 seconds East 126.50 feet to a point on the Southwesterly side of Rosecliff Drive, thence extending along same South 66 degrees 15 minutes 15 seconds East 104.00 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 55 as shown on the abovementioned plan.

TITLE TO SAID PREMISES IS VESTED IN Matthew D. Flamini, by Deed from Brian T. Duffie and Rachel J. Duffie, h/w, dated 04/08/2015, recorded 04/09/2015, Instrument No. 2015011368.

BEING KNOWN AS 371 Rosecliff Drive, Douglassville, PA 19518-9502.

Residential property

TAX PARCEL NO: 24-5365-09-15-1797

TAX ACCOUNT: 24000590

SEE Deed Instrument 2015011368

To be sold as the property of Matthew D. Flamini.

No. 17-18872

Judgment Amount \$127,367.32

Attorney: Roger Fay, Esquire

ALL THAT CERTAIN lot of ground, together with the improvements erected thereon, being No. 264 Diplomat Drive in the Borough of Robeson, County of Berks and Commonwealth of Pennsylvania, and shown as Lot No. 7, Block "C" on the plan of "Conrad Weiser Village" recorded in Plan Book 130, Page 3, Berks County Records, and being more fully bounded and described as follows, to wit:

BEGINNING AT A POINT on the West line of Diplomat Drive, said point being on the division line between Lot No. 7 and No. 8 on the aforesaid plan and being the Northeast corner of the hereindescribed lot; thence along Diplomat Drive, South 18 degrees 59 minutes West, 70.00 feet to Lot No. 6; thence along same, North 71 degrees 01 minute West, 151.58 feet to point in line of land now or late of Willard and Marion Sanders; thence along same the two (2) following courses and distances: (1) North 15 degrees 54 minutes 12 seconds East, 48.69 feet to a steel pipe, and (2) North 17 degrees 10 minutes 12 seconds East, 21.37 feet to Lot No. 8; thence along same, South 71 degrees 01 minute East, 154.81 feet to a point on the West line of Diplomat Drive, being the place of BEGINNING.

TITLE TO SAID PREMISES vested in Vera S. Ward by Deed from Vera S. Ward, surviving spouse of Joseph T. Ward dated July 14, 2008 and recorded on August 4, 2008 in the Berks County Recorder of Deeds in Book 05397, Page 2343 as Instrument No. 2008039819.

BEING KNOWN AS: 264 Diplomat Drive, Robeson, PA 19551

TAX PARCEL NUMBER: 74434716747053

To be sold as the property of Vera S. Ward

No. 17-18963

Judgment Amount: \$146,652.41

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, situate on the southern side of Reading Boulevard, East of Girard Avenue, being the eastern portion of Lot #26, as shown on plan of Midvale Annex, said plan being recorded in Plan Book Volume 32, Page 22 in Berks County Records, in the Township of Spring, County of Berks and State of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the curve in the southern side of Reading Boulevard, 9.80 East of the point of curve of a 91.96 radius curve; thence in an easterly direction along the southern side of Reading Boulevard, by a line curving to the right, having a radius of 91.96; a central angle of 39 degrees 59 minutes 45 seconds, and a distance along the curve of 64.10 to a point of tangent; thence still in a easterly direction along the southern side of Reading Boulevard, and tangent to last described curve, a distance of 28.35 feet to a point; thence in a southerly direction, by a line making an interior angle of 136 degrees 13 minutes with the southern side of Reading Boulevard, a distance of 19.02 feet to a point; thence in a southwesterly direction by a line making an interior angle of 120 degrees 52 minutes with the last described line, a distance of 88.85 to a point; thence in a northerly direction, by a line making an interior angle of 59 degrees 01 minutes the last described line a distance of 112.88 feet to the southern side of Reading Boulevard, the place of Beginning.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 2710 Reading Boulevard, West Lawn, PA 19609

TAX PARCEL #80438611750193

ACCOUNT: 80153571

SEE Deed Book 5104, Page 1837

Sold as the property of: Terri L. Schneck.

No. 17-19169

Judgment: \$120,210.82

Attorney: McCabe, Weisberg & Conway, LLC

LEGAL DESCRIPTION

TAX I.D. #18530661130671

ALL THAT CERTAIN lots or pieces of ground, together with the one and one-half story aluminum siding dwelling erected thereon, situate and being No. 1335 Scott Street, on the North side of Scott Street between McArthur Avenue and Kenhorst Boulevard, in the Eighteenth (18th) Ward of Reading, Berks County, Pennsylvania, being further known as Lots No. 375, 376, 377 and 378, as shown on a plan of building lots entitled "Kendall Park", recorded in Plan Book 2, Page 43, Berks County Records, bounded and described more fully, as follows, to wit:

BEGINNING AT A CORNER marked by an iron pin in the northern topographical building line of the aforementioned Scott Street (60 ft.

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wide) between McArthur Avenue and Kenhorst Boulevard, said iron pin marking the southeastern corner of Lot No. 379 of the said "Kendall Park", other property belonging to Shirley L. Sausen; thence along the same, leaving the said Scott Street, North twenty-three degrees thirty-three minutes and twenty seconds West (N. 23° 33' 20" W.), a distance of one hundred fifty and no one hundredths feet (150.00') to a corner marked by an iron pin in the southern side of a twenty foot (20') wide alley, said iron pin also marking the northeastern corner of the said Lot No. 379; thence along the said alley, North sixty-six degrees twenty-six minutes and forty seconds East (N. 66° 26' 40" E.), a distance of eighty and no one hundredths feet (80.00') to a corner marked by an iron pin, said iron pin marking the northwestern corner of Lot No. 374, still other property belonging to the said Shirley L. Sausen; thence along the same, leaving the said alley, South twenty-three degrees thirty-three minutes and twenty seconds East (S. 23° 33' 20" E.), a distance of one hundred fifty and no one hundredths feet (150.00') to a corner marked by an iron pin in the aforementioned northern topographical building line of Scott Street; thence in and along the same, South sixty-six degrees twenty six minutes and forty seconds West (S. 66° 26' 40" W.), a distance of eighty and no one hundredths feet (80.00') to a corner marked by an iron pin, the point of BEGINNING.

CONTAINING twelve thousand (12,000) square feet.

BEING KNOWN AS: 1335 Scott Street, Reading, Pennsylvania 19607.

TITLE TO SAID PREMISES is vested in Angela D. Battle by Deed from Nikol Lynn Peacock Brown, f/k/a Nikol L. Peacock dated July 26, 2013 and recorded July 30, 2013 in Instrument Number 2013032474.

To be sold as the property of Angela D. Battle

No. 17-19171

Judgment Amount: \$197,044.52

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

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

BEGINNING at a point in the center line of the public dirt road Route No. T-851, leading from Landis Store Eastwardly to Forgedale, said point being in line of property belonging to Ernest W. Kemp as recorded in Deed Book 1307 Page 506 Berks County Records; thence along said property belonging to Ernest W. Kemp passing through a railroad spike in a stump 16.5 feet from the last mentioned point South 1 degree 45 minutes West the distance of 250.13 feet to a point marked by an iron pipe; thence along remaining land of Robert E. Wilson and wife; of which this

was a part South 88 degrees 55 minutes West the distance of 320.00 feet to a point marked by an iron pipe; thence along the same North 3 degrees 15 minutes West crossing the center line of the aforesaid public dirt road Route No. T-851 the distance of 250.00 feet from the last mentioned point the total distance of 375.00 feet to a point marked by an iron pipe; thence along the same North 88 degrees 55 minutes East the distance of 298.71 feet to a point marked by an iron pipe; thence along property belonging to Mable D. Kemp South 3 degrees 15 minutes East the distance of 125.00 feet to point thence along the center line of the aforesaid public dirt road Route No. T-851 North 88 degrees 55 minutes East the distance of 43.10 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Chris D. Kratzer, by Deed from Chris D. Kratzer and Marguerite Zintak Kratzer, dated 03/17/2017, recorded 05/23/2017, Instrument No. 2017018177.

BEING KNOWN AS 248 Kemp Road, Barto, PA 19504-9115.

Residential property

TAX PARCEL NO: 40548002767868

TAX ACCOUNT: 40019600

SEE Deed Instrument No. 2017018177

To be sold as the property of Chris D. Kratzer.

No. 17-19329

Judgment Amount: \$43,616.32

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house, with mansard roof and the lot of ground upon which the same is erected, situate on the South side of Marion Street, between North Eleventh and Locust Streets, being No. 1116 Marion Street, in the City of Reading, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

ON the North by said Marion Street;

ON the East by property now or late of Elizabeth H. Beard, being No. 1118 Marion Street;

ON the South by a ten feet wide alley; and

ON the West by another alley ten feet wide.

CONTAINING in front or width on said Marion Street fourteen (14) feet and in depth of uniform width, to said alley on the South one hundred (100) feet.

TITLE TO SAID PREMISES IS VESTED IN Edal Castillo, by Deed from Wan Jun Xie, dated 03/17/2007, recorded 04/24/2007, in Book 5119, Page 927.

BEING KNOWN AS 1116 Marion Street, Reading, PA 19604-2132.

Residential property

TAX PARCEL NO: 13-5317-38-16-2761

TAX ACCOUNT: 13486605

SEE Deed Book 5119 Page 927

To be sold as the property of Edal Castillo.

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No. 17-19522

Judgment Amount: \$155,293.64

Attorney: Phelan Hallinan Diamond & Jones,  
LLP

## LEGAL DESCRIPTION

ALL THAT CERTAIN piece of land, located along the Northerly side of Township Route T-872, in the Township of Longswamp, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at an iron pin in the Township Route T-872 thence along Route T-872 South sixty-eight and one-half degrees West three hundred twenty-five feet to an iron pin, thence along lands of E. DeLong North ten and one-half degrees East two hundred sixty-two feet to an iron pin, thence along the lands of W. Benedict Walker, North sixty-eight and one-half degrees East one hundred eighty-seven feet to an iron pin, thence along the same lands of W. Benedict Walker South thirty-three degrees East two hundred thirty feet to an iron pin in Route T-872 and the place of beginning.

CONTAINING 71,000 square feet.

TITLE TO SAID PREMISES IS VESTED IN Melody C. Coleman, by Deed from John F. Coleman, Jr. and Janet L. Coleman, h/w, dated 08/26/2014, recorded 08/28/2014, Instrument No. 2014028249.

BEING KNOWN AS 490 Walker Road, Macungie, PA 18062-2010.

Residential property

TAX PARCEL NO: 59549203209924

TAX ACCOUNT: 59010200

SEE Deed Instrument No. 2014028249

To be sold as the property of John F. Coleman, Janet L. Coleman, Melody C. Coleman.

No. 17-19730

Judgment Amount: \$239,537.74

Attorney: Phelan Hallinan Diamond & Jones,  
LLP

## LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Amity Township, Berks County, Pennsylvania, bounded and described according to a final plan of Greenbriar Estates, Phase 5 drawn by Bursich Associates, Inc. dated June 1, 2000 and last revised May 8, 2001, said plan recorded in Berks County in Plan Book 251, Page 9, as follows, to wit:

BEGINNING AT A POINT on the Northwesterly side of Woodbridge Court (53 feet wide), said point being a corner of Lot No. 212 on said plan; thence extending from said point of beginning along Lot No. 212 North 69 degrees 34 minutes 12 seconds West 120.00 feet to a point in line of open space Parcel A-5 on said plan; thence extending along same North 20 degrees 25 minutes 48 seconds East 70.00 feet to a point a corner of Lot No. 214 on said plan;

thence extending along same South 69 degrees 34 minutes 12 seconds East 120.00 feet to a point on the Northwesterly side of Woodbridge Lane; thence extending along same South 20 degrees 25 minutes 48 seconds East 70.00 feet to the first mentioned point and place of Beginning.

PARCEL NO.: 24-5355-20-91-1718

CURRENT/PRIOR DEED REFERENCE: Deed from Greenbriar, L.P., a PA Limited Partnership to Jarrett R. Harris and Tracy L. Harris, h/w dated 7/11/2003 recorded on 7/22/2003 at DBV 3815, Page 327.

TITLE TO SAID PREMISES IS VESTED IN Jarrett R. Harris and Tracy L. Harris, h/w, by Deed from Greenbriar, L.P. a PA Limited Partnership, dated 07/11/2003, recorded 07/22/2003, in Book 3815, Page 327.

BEING KNOWN AS 207 Woodbridge Lane, Douglassville, PA 19518-8796.

Residential property

TAX PARCEL NO: 24-5355-20-91-1718

TAX ACCOUNT: 24001307

SEE Deed Book 3815 Page 327

To be sold as the property of Jarrett R. Harris a/k/a Jarrett Harris, Tracy L. Harris.

No. 17-19849

Judgment Amount: \$30,037.29

Attorney: Phelan Hallinan Diamond & Jones,  
LLP

## LEGAL DESCRIPTION

ALL THAT CERTAIN two-story frame dwelling house and the lot or piece of ground upon which the same is erected, situate on the West side of South Eleventh Streets, between Chestnut and Spruce Street, being No. 216 South Eleventh 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 of Mary E. Haslet;

ON the East by said South Eleventh Street;

ON the South by property now or late of Peter L. Moyer; and

ON the West by a ten (10) feet wide alley.

CONTAINING in front on said South Eleventh Street, fourteen (14) feet, and in depth or length one hundred ten (110) feet.

TOGETHER with the privilege of a joint alley of two (2) feet, four (4) inches wide, extending thirty-two (32) feet back from said Eleventh Street, on the South side, which alley is to be kept in repair at the mutual expense of the owners property adjoining thereon.

TITLE TO SAID PREMISES IS VESTED IN Fredi Sarmiento, by Deed from Lucky Reading Associates, LLC, a Pennsylvania Limited Liability Company, dated 02/25/2005, recorded 03/08/2005, in Book 4542, Page 2433.

BEING KNOWN AS 216 South 11th Street, Reading, PA 19602-2008.

Residential property

TAX PARCEL NO: 10531621180816

TAX ACCOUNT: 10181600



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SEE Deed Book 4542 Page 2433  
To be sold as the property of Fredi Sarmiento.

The angle between the first described line and the last described line being a right angle.

TITLE TO SAID PREMISES IS VESTED IN Andrew S. Metzgar, by Deed from Jean Anne Garner, dated 08/29/2008, recorded 09/04/2008, in Book 5412, Page 955.

BEING KNOWN AS 7778 Route 562, Boyertown, PA 19512.

Residential property  
TAX PARCEL NO: 42536604938856  
TAX ACCOUNT: 42035000  
SEE Deed Book 5412 Page 955

To be sold as the property of Andrew S. Metzgar.

No. 17-19858

Judgment Amount: \$127,501.36

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

PURPART 1

ALL THAT CERTAIN lot or parcel of land, together with the artesian well thereon located, situate in the Township of Earl, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the public road (Route #562) leading from Yellow House to Boyertown, a corner of land conveyed to Stephen Egrie, Jr. and Irene M. Egrie, his wife, by Joseph Gianfelice and Louise Gianfelice, his wife, by Deed dated 1/10/1948 and recorded in the Office of the Recorder of Deeds for Berks County in Deed Book 1011, Page 44; thence in an Easterly direction along the middle of said public road 25 feet to a corner of land of Joseph Gianfelice and wife about to be conveyed to Clifford F. Nagengast and Virginia H. Nagengast, his wife; thence along the same in a Northerly direction by a line at right angles to the last described line, a distance of 250 feet; thence in a Westerly direction along property hereby conveyed at right angles to the last described line a distance of 25 feet to a point; thence in a Southerly direction along the aforementioned property of Stephen Egrie, Jr. and Irene M. Egrie, his wife, and by a line at right angles to the last described line the distance of 250 feet to the place of beginning. The angle between the first described line and the last described line having a right angle.

PURPART 2

ALL THAT CERTAIN lot or parcel of land together with the stone dwelling house thereon erected, situate in the Township of Earl, County of Berks and State of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the public road (Route #562) leading from Yellow House to Boyertown, said point being 200.00 feet East of a corner in common of property now or late of Daniel Angstadt and property now or late of Joseph Gianfelice and Louise, his wife; thence in an Easterly direction along the middle of the said public road, the distance of 50.00 feet to a point; thence in a Northerly direction along property now or late of Joseph Gianfelice and Louise, his wife, by a line at right angles to the last described line, the distance of 250.00 feet to a point; thence in a Westerly direction and still along the same by a line at right angles to the last described line, the distance of 50 feet to a point; thence in a Southerly direction along property about to be conveyed to George Bechtel and by a line at right angles to the last described line, the distance of 250.00 feet to the place of Beginning.

No. 17-19875

Judgement Amount: \$241,390.17

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot of piece of ground, situate in the Township of Washington, County of Berks and Commonwealth of Pennsylvania, bounded and described according to a final plan of Gehringer Farm, dated 2-11-2004, last revised and recorded in Instrument No. 2012007394, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Road B (Joy Circle), a corner of Lot No. 32 on said plan; thence extending from said beginning point and along Joy Circle the three following courses and distances, viz.: 1) North 53 degrees 48 minutes 46 seconds West 16.86 feet to a point of curve; thence 2) on the arc of a circle curving to the right having a radius of 125.00 feet the arc distance of 200.20 feet to a point of tangent; thence 3) North 37 degrees 57 minutes 05 seconds East 55.49 feet to a point, a corner of Lot No. 34 on said plan; thence leaving Joy Circle and extending along Lot 34 South 52 degrees 02 minutes 55 seconds East, through the bed of a 20 feet wide storm sewer easement, 140.16 feet to a point a corner of Lot No. 32 aforesaid; thence extending along same, South 36 degrees 11 minutes 14 seconds West 180.00 feet to a point on the Northeasterly side of Joy Circle, the first mentioned point and place of beginning.

BEING Lot No. 33 on said plan.

TITLE TO SAID PREMISES is vested in Christopher J. Loring and Gina M. Loring, as tenants by the entireties, by Deed from Ratose Partnership, L.P., a Pennsylvania Limited Partnership, dated 12/14/2012, recorded 12/26/2012, Instrument No. 2012054258.

BEING KNOWN AS 41 Joy Circle, Barto, PA 19504-8742.

Residential property  
TAX PARCEL NO. 89539802876752  
TAX ACCOUNT: 89000458  
SEE Deed Instrument No. 2012054258

To be sold as the property of Christopher J. Loring, Gina M. Loring.

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No. 17-19879

Judgment Amount: \$30,626.41

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

BEING PARCEL NO. 5307-35-88-3020

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground upon which the same is erected, situate on the West side of North Sixth Street, between Pike and Amity Streets, in the City of Reading, County of Berks and State of Pennsylvania, being City Number 1408, and bounded and described as follows, to wit: On the North by property now or late of C.W. Kissinger Real Estate Company; On the South by property now or late of John W. Meigs; On the East by said North Sixth Street and on the West by a fifteen feet (15 feet) wide alley.

CONTAINING in front on said North Sixth Street a distance of fifteen (15 feet) feet and in depth of equal width a distance of one hundred and five feet (105 feet) to said fifteen feet wide alley on the West.

TITLE TO SAID PREMISES IS VESTED IN Doreen A. Hoffman, by Deed from Donald H. Lawley, Executor of the Estate of Daniel C. Lawley, Jr., deceased, dated 04/17/2003, recorded 05/19/2003, in Book 3764, Page 728.

BEING KNOWN AS 1408 North 6th Street, Reading, PA 19601.

Residential property

TAX PARCEL NO: 14530735883020

TAX ACCOUNT: 14094075

SEE Deed Book 3764 Page 728

To be sold as the property of Doreen A. Hoffman.

No. 17-20314

Judgment: \$51,016.52

Attorney: Stephen M. Hladik, Esquire

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

BEGINNING at a point of curve on the northerly side of Prospect Drive (54 feet wide), said point being a corner of Lot No. 51 on said plan; thence extending from said point of beginning along Lot No. 51 North 05 degrees 04 minutes 07 seconds East 96.76 feet to a point, a corner of Lot No. 39 on said plan; thence extending along same South 89 degrees 46 minutes 01 second East 2.55 feet to a point, a corner of Lot No. 40 on said plan; thence extending along same and partly along Lot No. 41 South 79 degrees 39 minutes 41 seconds East 115.67 feet to a point, a corner of Lot No. 49 on said plan; thence extending along same South 16 degrees 08 minutes 56

seconds West 97.31 feet to a point of curve on the northeasterly side of Prospect Drive; thence extending northwestwardly and westwardly along the northeasterly and northerly side of Prospect Drive along the arc of a circle curving to the left, having a radius of 502.00 feet, the arc distance of 97.08 feet to the first mentioned point and place of beginning.

BEING Lot No. 50 as shown on the above mentioned plan.

BEING THE SAME PREMISES which Darota Janus, married woman by Deed dated September 26, 2004 and recorded on October 12, 2004, in the Berks County Recorder of Deeds Office at Deed Book Volume 4170 at Page 0070, as Instrument No. 2004077839 granted and conveyed unto Darota Janus and Jaroslaw Janus, wife and husband.

BEING KNOWN AS 10 Prospect Drive, Sinking Spring, PA 19608

PARCEL I.D. NO. 51437603204799

To be sold as the property of Darota Janus and Jaroslaw Janus

No. 17-21260

Judgment Amount: \$151,910.24

Attorney; KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN one-story hollow tile stucco bungalow house and the lot or piece of ground upon which the same is erected, being No. 4242 Eighth Avenue, in South Temple, in the Township of Muhlenberg, County of Berks and State of Pennsylvania (as shown by the map or plan of said South Temple, surveyed by E Kurtz Wells, and duly recorded in the Recorder's Office of Berks County, State of Pennsylvania, in Plan Book No 7, Page 15, bounded and described as follows, to wit:

BEGINNING at a point in the West building line of Eighth Avenue 190 feet South of the Southwest intersection of the building lines of Eighth and Elmore Avenue, thence at right angles West along property now or late of Samuel Strouse a distance of 150 feet to a point, thence at right angles South along property now or late of W. A. Sharp, a distance of 61.12 feet, more or less, to a point; thence East at right angles along property now or late of W. A. Sharp, a distance of 150 feet to a point in the West building line of Eighth Avenue, thence North along the West building line of Eighth Avenue a distance of 61.12 feet, more or less, to the place of beginning.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 4242 Eighth Avenue, Temple, PA 19560

TAX PARCEL #66530916932643

ACCOUNT: 66205400

SEE Deed Book 1310, Page 0275

Sold as the property of: Norman Hess, Jr. a/k/a Norman F. Hess, Jr.

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No. 17-21608

Judgment Amount: \$113,733.77

Attorney: Phelan Hallinan Diamond & Jones,  
LLP

## LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and lot of ground upon which the same is erected, situate on the South side of Philadelphia Avenue, in the Borough of Shillington, County of Berks and State of Pennsylvania, being No. 30 Philadelphia Avenue, bounded and described as follows, to wit:

BEGINNING at a point in the South side of said Philadelphia Avenue; thence along said South line of said Avenue in an eastwardly direction a distance of 26 feet to a corner of lands now or late of Ruth Linderman; thence along the same in a southwardly direction a distance of 220 feet to the North side of a 20 feet wide alley; thence along the same in a westwardly direction a distance of 26 feet to a corner of property now or late of Curtis Kramer and wife; thence along the same in a northwardly direction a distance of 17 feet to an iron pin, a corner; thence at right angles in a westwardly direction of 2 feet 2 inches; thence at right angles in a northwardly direction a distance of 10 feet; thence at right angles in an eastwardly direction a distance of 2 feet and 2 inches; thence northwardly through the middle of the division wall of the double brick house erected on this property and the property adjoining on the West, a distance of 193 feet to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Robert W. Eidle, Jr., by Deed from Robert W. Eidle, Jr. and Andrea E. Eidle, husband and wife, dated 12/17/2003, recorded 01/29/2004, in Book 3979, Page 1844.

BEING KNOWN AS 30 Philadelphia Avenue, Reading, PA 19607.

Residential property

TAX PARCEL NO: 77-4395-07-77-3956

TAX ACCOUNT: 439507773956

SEE Deed Book 3979 Page 1844

To be sold as the property of Robert W. Eidle, Jr.

No. 17-21626

Judgment Amount: \$135,023.18

Attorney: KML Law Group, P.C.

## LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the brick dwelling house thereon erected (being the Southern half of a double dwelling house), situate on the Western side of North Reading Avenue, and known as No. 343 North Reading Avenue, in Colebrookdale Township, Berks County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on building range on the Western side of North Reading Avenue, and a corner of lot of now or late Edna R. Miller; thence along said building range in a Southwestwardly direction 25 feet more or less, to a corner of lot

of now or late David H. Eshbach and Beulah S. Eshbach, his wife, thence along the same in a Northwardly direction 157 feet 6 inches to a corner at a 16 foot wide alley; thence along the same in a Northeastwardly direction 25 feet more or less, to a corner of aforesaid lot now or late Edna R. Waller, thence along the same and through the middle of the partition wall of the double brick dwelling house in a Southeastwardly direction 157 feet 6 inches to the aforesaid building range on North Reading Avenue, the place of BEGINNING.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 343 North Reading Avenue, Boyertown, PA 19512

TAX PARCEL #38539713030215

ACCOUNT: 38077450

SEE Deed Book/Page

Instrument Number 2009026381

Sold as the property of: Brian Egolf

No. 17-21725

Judgment Amount: \$87,629.50

Attorney: Phelan Hallinan Diamond & Jones,  
LLP

## LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and one-story brick garage and the lot or piece of land whereon the same are erected, situate on the South side of Perkiomen Avenue, West of Twenty-Seventh 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 in the Southern property line of said Perkiomen Avenue, said point being sixty-one feet ten and one-fourth inches (61' 10-1/4") West of the intersection of the West building line of Twenty-Seventh Street, a sixty feet wide street, and the Southern building line of said Perkiomen Avenue, a fifty feet wide street, each as laid out on the topographical survey of the Borough of Mount Penn, and being also in line of property now or late of Andrew Glodzki, and Sophi Glodzki, his wife, known as 2650 Perkiomen Avenue; thence in a Southerly direction and at right angles to said last described line and passing through the middle of the party wall between the premises herein described and said 2650 Perkiomen Avenue a distance of one hundred sixty-eight feet two and one-eighth inches (168' 2-1/8") to a point in the Northern building line of Woodvale Avenue; thence in a Westerly direction along said Northern building line of Woodvale Avenue and making an interior angle of 98 degrees 38 minutes with the said last described line, a distance of sixteen feet two and one-eighth inches (16' 2-1/8") to a point in line of property now or late of Andrew Glodzki and Sophi Glodzki, known as 2646 Perkiomen Avenue; thence in a Northerly direction along said property now or late of Andrew Glodzki and Sophi Glodzki, known as 2646 Perkiomen Avenue, and passing through the middle of the

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party wall between the premises now or late of Andrew Glodzik and Sophi Glodzik, known as 2646 Perkiomen Avenue and the premises herein described, a distance of one hundred seventy feet seven and one-fourth inches (170' 7-1/4") to a point in said Southern building line of said Perkiomen Avenue; thence in an Easterly direction along said Southern building line of Perkiomen Avenue, a distance of sixteen feet (16') to the place of BEGINNING.

PARCEL ID. 64-5326-05-07-3596

TITLE TO SAID PREMISES IS VESTED IN Keith D. Niedrowski by Deed from Kevin P. Cogan and Rachel L. Cogan, h/w dated 05/02/2013, recorded 05/07/2013, Instrument No. 2013018973.

BEING KNOWN AS 2648 Perkiomen Avenue, Reading, PA 19606-2002.

Residential property

TAX PARCEL NO: 64-5326-05-07-3596

TAX ACCOUNT: 64106700

SEE Instrument Number 2013018973

To be sold as the property of Keith D. Niedrowski a/k/a Keith David Niedrowski.

No. 17-21742

Judgment Amount: \$94,953.46

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or piece of land together with the one and one-half story single asbestos shingle dwelling house thereon erected, being No. 601 El Hatco Drive, situate on the northeastern corner of the intersection of El Hatco Drive with Wilshire Road being Lot No. 47 on plan of lots of Cherokee Ranch as recorded in Plan Book Volume 3, Page 38, Berks County Records, said lot being situate in the Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit: beginning at a point in the northern building line of Wilshire Road said point being the southeastern corner of Lot No. 73, thence along said building line by a curve deflecting to the right an arc distance of 114.36 feet to a point of compound curve, thence by a curve deflecting to the right having a radius of 12 feet, an arc distance of 20.20 feet to a point of tangency with the eastern topographic building line of El Hatco Drive, thence along said building line in a northerly direction 43.67 feet to a point; thence still along the eastern topographic building line of El Hatco Drive making an interior angle with the last described line of 178 degrees 18 minutes a distance of 37.71 feet to a point a corner of Lot No. 48; thence leaving the aforesaid building line and along Lot No 48 making an interior angle of 90 degrees with the last described line 51.89 feet to a point a corner of Lot No. 73, thence along Lot No. 73 making an interior angle of 154 degrees 51 minutes 50 seconds, a distance of 56 86 feet to a point; the place of BEGINNING.

RESERVING THEREFROM and thereout

unto the owners, tenants and occupiers of the adjoining premises to the northeast; the free and unobstructed use, right, liberty and privilege of entrance and exit; of a width of five feet, into and from the garage erected or to be erected on the within described premises, of one or more private automobiles used exclusively for pleasure, but no commercial automobiles or other vehicles whatsoever, over and along the driveway, to and from the garages now or hereafter to be erected on each of said premises, in common with the owners, tenants and occupiers of the premises herein described at all times hereafter forever or until such time hereafter as such right of user shall be abolished by the then owners of both of said premises, but not otherwise, each owner to pay one-half of the proper charges, costs and expenses of keeping said driveway in good order, condition and repair and free from snow and ice in the winter season, so that such automobiles shall be able to have the use of said passageway as planned, for a total width of ten feet.

TOGETHER WITH the free and unobstructed use, right, liberty and privilege of entrance and exit, of a width of five feet, into and from the garage erected or to be erected on the within described premises, of one or more private automobiles used exclusively for pleasure, but no commercial automobiles or other vehicles whatsoever, over and along the driveway as above mentioned and set forth in common with the owners, tenants and occupiers of the adjoining premises to the northeast at all times hereafter or until such time hereafter as such right of user shall be abolished by the owner of said premises, but now otherwise and subject to the payment of one-half of the proper costs, charges and expenses of keeping driveway in good condition and repair and free from snow and ice in the winter season so that such automobiles shall be able to have the use of passageway as planned, for a total width of ten feet.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 601 El Hatco Drive, Temple, PA 19560

TAX PARCEL #66530911679184

ACCOUNT 66047800

SEE Deed Book 5235, Page 2483

Sold as the property of: Susan K. Cole and Jason T. Cole

No. 17-21744

Judgment: \$73,154.18

Attorney: McCabe, Weisberg & Conway, LLC

TAX I.D. #66530812969465

ALL THAT CERTAIN two-story frame dwelling house and lot or piece of ground on which the same is erected, being known as No. 2945 Kutztown Road, situate on the East side of the said Kutztown Road, in the Village of Hyde Park, Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania.

BOUND ON the North by property of the now or late of William R. Kern, on the East by

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a fifteen (15) foot alley, on the South by the property of the now or late A. E. Strauser, on the West by the said Kutztown Road.

CONTAINING IN WIDTH on said Kutztown Road twenty (20) feet and in depth of equal width to said alley on the rear, one hundred and twenty-five (125) feet.

BEING KNOWN AS: 2945 Kutztown Road, Reading, Pennsylvania 19605.

TITLE TO SAID PREMISES is vested in Jenna-Marie L. Santagata a/k/a Jenna Santagata by Deed from Pearl M. Snyder dated December 2, 2008 and recorded December 10, 2008 in Instrument Number 2008-059232.

To be sold as the property of Jenna-Marie L. Santagata a/k/a Jenna Santagata

No. 17-21808

Judgment: \$221,355.17

Attorney: Jessica N. Manis, Esquire

ALL THAT CERTAIN lot or piece of ground situate at the Northwesterly corner of South Tulpehocken Road and Allegheny Avenue and extending to Green Lane, being Lot No. 98 as shown on the revised plan, Section No. 4 of "Greenfields", said plan recorded in Plan Book Vol. 9, Page 28, Berks County Records, in the Township of Bern, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows:

BEGINNING at a point, being the intersection of the Northerly lot line of South Tulpehocken Road fifty (50) feet wide, with the Westerly lot line of Allegheny Avenue forty (40) feet wide; thence in a Westerly direction along the Northerly lot line of South Tulpehocken Road, being the arc of a curve deflecting to the right, having a radius of three thousand one hundred thirty-six feet and eighty-two hundredths of one foot (3,136.82), a central angle of two (02) degrees seven (07) minutes seven (07) seconds, a distance along said arch of one hundred fifteen feet and ninety-nine hundredths of a foot (115.99) to a point;

THENCE in a Northerly direction along Lot No. 96, a distance of one hundred fifty-one and ninety-one hundredths of a foot (151.91) to a point on the Southerly lot line of Green Lane forty (40) feet wide;

THENCE in an Easterly direction along the Southerly lot line of Green Lane, being the arc of a curve deflecting to the left having a radius of one thousand three hundred seventy feet and fifty-four hundredths of one foot (1,370.54), a central angle of two (02) degrees forty-five (45) minutes forty-one (41) seconds a distance of sixty-six feet and five-hundredths of a foot (66.05) to a point of curvature at the westerly end of the curve connecting the Southerly lot line of Green Lane with the Westerly lot line of Allegheny Avenue;

THENCE in a South easterly direction along the arc of the said curve connection and the Southerly lot line of Green Lane with the Westerly lot line of Allegheny Avenue, being the arc of a curve deflecting to the right having

a radius of forty-six (46) feet, a central angle of one hundred two (102) degrees twenty-seven (27) minutes and twenty-four (24) seconds and fifty-three hundredths of a second (24.53) a distance along said arc of eighty-two feet and twenty-six hundredths of one foot (82.26) to a point of tangency of said curve; thence in a Southerly direction along the Westerly lot line of Allegheny Avenue tangent to the last described curve a distance of one hundred thirteen feet and seventy-two hundredths of one foot (113.72) to the place of BEGINNING.

UPI/PROPERTY ID 27439708988171

ALSO KNOWN AS 311 South Tulpehocken Road, Reading, PA 19601

BEING THE SAME PREMISES which Dorothy M. Snyder, by Judith A. Burns, her Attorney-in-Fact, by Power of Attorney dated August 28, 1995, by Deed dated July 27, 1999 and recorded July 28, 1999 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 3105 Page 1608, granted and conveyed unto Peter Limberiou.

To be sold as the property of Peter Limberiou

No. 18-00055

Judgment Amount: \$55,976.53

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land upon which is erected a two-story brick mansard roof dwelling situate on the West side of North 13th Street between Greenwich and Oley Streets, being No. 658 North 13th Street, in the City of Reading, Berks County, Pennsylvania, bounded and described as follows:

ON the North by property now or late of Henry T. Keicher et ux,

ON the East by said North 13th Street,

ON the South by property now or late of Joseph H. Christ, and

ON the West by a two feet wide sidewalk running parallel with a ten feet wide alley.

CONTAINING in front on said North 13th Street in width or breadth, 13 feet and 3/8 inches and in depth or length of equal width or breadth 98 feet to said two feet wide sidewalk running parallel with said ten feet wide alley.

TITLE TO SAID PREMISES IS VESTED IN Alyssa Fugowski, by Deed from Robert Savory, dated 11/28/2008, recorded 12/02/2008, Instrument No. 2008-057641.

BEING KNOWN AS 658 North 13th Street, Reading, PA 19604-2614.

Residential property

TAX PARCEL NO: 12-5317-54-23-1908

TAX ACCOUNT: 12205675

SEE Deed Instrument No. 2008-057641

To be sold as the property of Alyssa R. Fugowski a/k/a Alyssa R. Mcilvee a/k/a Alyssa Fugowski.

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No. 18-00115

Judgment Amount: \$139,609.91

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN message and tract of land situate on the Northern side of East Third Street, and known as No. 329 East Third Street, in the Borough of Boyertown, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the northerly property line of a street (50 feet wide) known as East Third Street and distant 228.58 feet from the Southeasterly property line intersection of a street known as South Franklin Street; thence along the said northerly property line of East Third Street South 42 degrees 42 minutes East 21 feet 3 inches to a corner of lands of formerly St. John's Lutheran Church; thence along the same, North 47 degrees 44 minutes East 171.5 feet to a point in the southerly property line of an alley (20 feet wide); thence along the same North 42 degrees 42 minutes West 22 feet 6-1/4 inches to a corner of other lands of the grantors (House No. 327); thence along the same through brick partition wall of double brick house South 47 degrees 18 minutes West 171.5 feet to the place of beginning.

TOGETHER WITH all and singular, the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances, to the same belonging, or in any wise appertaining, and the reversion and reversions; remainder and remainders, rents, issues, and profits thereof, and of every part and parcel thereof; And also, all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in low and equity, of the sale party(ies) of the first part, of, in, and to the said premises, with appurtenances:

TITLE TO SAID PREMISES IS VESTED IN Leslie E. Robison and Jody A. Robison, his wife, by Deed from Lillian I. Trout, widow, by Gayles S. Eddinger, her Attorney-in-Fact, specially constituted under durable Power Of Attorney dated February 22, 2000 and intended to be recorded, dated 12/19/2002, recorded 12/20/2002, in Book 33660, Page 584.

BEING KNOWN AS 329 East 3rd Street, Boyertown, PA 19512-1605.

Residential property

TAX PARCEL NO: 33-5386-08-99-6998

TAX ACCOUNT: 33009400

SEE Deed Book 33660 Page 584

To be sold as the property of Jody A. Robison, Leslie E. Robison.

No. 18-00123

Judgment Amount: \$145,867.08

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN parcel of ground on the West side of Fifth Street (60 feet wide) situate in the Borough of Womelsdorf, Berks

County, Pennsylvania being known as Lot #9 of the final plan of Country Ridge Estate Phase IV, Section A, recorded in Plan Book 161, Page 71, Berks County Records, prepared by Ludgate Engineering Corporation, Plan No. D- 3349, dated December 27, 1988 and being more fully bounded and described as follows, to wit:

BEGINNING AT A POINT on the western right-of way line of Fifth Street a corner of Lot No.10; thence along Lot No. 10, North 53 degrees 34 minutes 05 seconds West 88.87 feet to a point in line of Country Ridge-Estates Phase IV, Section B; thence along Phase IV, Section B, North 34 degrees 48 minutes 20 seconds East 49.87 feet to a point a corner of Lot No. 8; thence along Lot No. 8, South 47 degrees 26 minutes 44 seconds East 92.95 feet to a point on the western right-of-way line of Fifth Street the last described line being radial to the next described curve; thence along the western right-of-way of Fifth by a curve to the left having a radius of 374.42 feet a central angle of 06 degrees 07 minutes 20 seconds and an arc length of 40.00 feet to a point the place of BEGINNING.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 210 South 5th Street, Womelsdorf, PA 19567

TAX PARCEL #95433706384908

ACCOUNT: 95008736

SEE Deed Book/Page

Instrument Number 2014009538

Sold as the property of: Jared S. Barto

No. 18-00227

Judgment Amount: \$230,951.80

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the improvements erected thereon, located on the Western side of Wisteria Avenue (60.00 feet wide), and being Lot No. 35 as shown on plan of lots known as "Lorane Orchards" recorded in Plan Book 33, Page 58, Berks County Records, situate in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Western side of Wisteria Avenue, a corner in common of the herein described lot with Lot No. 34; thence extending in a Northwesterly direction along Lot No. 34, by a line forming an interior angle of 90 degrees with the line to be described last, a distance of 107.15 feet to a point in plan of lots of George Killian Estate; thence extending in a Northeasterly direction along plan of lots of George Killian Estate, by a line forming an interior angle of 90 degrees with the last described line, a distance of 70.00 feet to a point in line of Lot No. 36, thence extending in a Southeasterly direction along Lot No. 36, by a line forming an interior angle of 90 degrees with the last described line; a distance of 107.15 feet to a point on the Western building line of Wisteria Avenue; thence

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extending in a Southwesterly direction along the Western building line of Wisteria Avenue by a line forming an interior angle of 90 degrees with the last described line, a distance of 70.00 feet to a point, the place of BEGINNING.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 720 Wisteria Avenue, Reading, PA 19606

TAX PARCEL #43532511659790  
ACCOUNT: 43524080

SEE Deed Book 5437, Page 1668

Sold as the property of: Kimberly A. Green and Rodney M. Green

No. 18-00317

Judgment Amount: \$144,497.02

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the semi-described brick dwelling and a brick garage thereon erected, and known as No. 916 Penn Avenue, now known as 4319 Penn Avenue situate in the Borough of Sinking Spring, County of Berks and State of Pennsylvania, and being more particularly bounded and described in accordance with a survey made August 14, 1953 by E. Kurtz Wells, Registered Professional Engineer, us follows, to wit:

BEGINNING at a point in the Southern building line of Penn Avenue (80 feet wide), said point being 160.30 feet West of the Southwestern building corner of said Penn Avenue and Ralph Avenue (50 feet wide), as they are shown on the topographical survey plan of the Borough of Sinking Spring, and said point being a corner of property now or late belonging to Harry K. Kring.

THENCE Southwardly along said property now or late belonging to Harry K. Kring, by a line marking an interior angle of 89 degrees 21 minutes with the southern building line of Penn Avenue, said line passing through the wall dividing the semi-detached dwelling erected on the herein described premises and the dwelling erected on No. 918 Penn Avenue, property now or late belonging to Harry K. Kring, (the center of said wall being 0.01 feet West of the line in the front or North end of the dwelling, and 0.33 feet West of the line in the rear or South end of the dwelling), the distance of 165.73 feet to a point in the northern line of a 20 feet wide alley; THENCE Eastwardly along the said 20 feet wide alley, by a line making a right angle with the last described line, a distance of 37.79 feet to a point, a corner of property now or late belonging to William M. Sontag; THENCE Northwardly along same, by a line making an interior angle of 90 degrees 39 minutes with the last described line, a distance of 37.79 feet to the place of beginning, its being all of Lot No. 20 and the Eastern 12.79 feet of Lot No. 21 as shown on lots known as "Evans Estate" in the Borough of Sinking Spring, Berks County, Pennsylvania, and said plan being recorded in Plan Book Volume 4, Page 6, in the Office of the Recorder of Deeds in and for the County of Berks;

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 4316 Penn Avenue a/k/a 4319 Penn Avenue, Sinking Spring, PA 19608

TAX PARCEL #79437612964140

ACCOUNT: 79067200

SEE Deed Book 5025, Page 2283

Sold as the property of: Heidi Didea and Michael Didea

No. 18-00524

Judgment Amount: \$103,145.54

Attorney: Edward J. McKee, Esquire

Legal Description

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

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

CONTAINING 12,000 square feet.

HAVING ERECTED THEREON a residential dwelling.

BEING THE SAME PREMISES AS Rachel A. Stout, by Deed dated April 16, 2004, and recorded April 21, 2004, by the Berks County Recorder of Deeds in Deed Book 4042, Page 413, granted and conveyed unto Shelly L. Wagner, an individual.

BEING KNOWN AND NUMBERED AS 714 Main Street, Mohrsville, PA 19541.

MAP PIN: 4492-1711-8112

ACCOUNT: 36050360

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

No. 18-00638

Judgment: \$158,256.21

Attorney: Richard M. Squire & Associates, LLC

ALL THAT CERTAIN tract of land with the improvements thereon situate in Ruscombanor Township, Berks County and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING in the center line of a public road; thence along the same, South 43 degrees, 45 minutes East, 268 feet to a corner of lands now or late of Boyer Estate; thence along the same South 46 degrees West, 300 feet to a corner now or late of Boyer Estate; thence along the same North 36 degrees, 30 minutes West, 228 feet to a corner of lands now or late of Robert A. Faust and wife; thence along the same North 40 degrees, 30

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minutes East, 180 feet to the place of beginning. CONTAINING 1 acre and 21 perches. BEING KNOWN AS 237 Lake Road, Fleetwood, PA 19522

BEING THE SAME PREMISES which Beth Ann Binder f/k/a Beth Ann Hatt, now a married woman, by Deed dated February 11, 2010 and recorded December 27, 2010, in the Office of the Recorder of Deeds in and for the County of Berks, as Instrument No. 2010051382, granted and conveyed unto Beth Ann Binder, a married woman.

TAX PARCEL 6543120819767

ACCOUNT NO. 76018210

SEE Deed Instrument #2010051382

To be sold as the property of Beth Ann Binder

No. 18-00647

Judgment Amount: \$118,414.16

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story concrete dwelling house and lot or piece of ground being Lot No 518, and being also known as No. 3321 Ridgeway Avenue, situate on the East side of Ridgeway Avenue, between Elizabeth Avenue and Grove Street, in the Borough of Laureldale, formerly Rosedale Addition, Muhlenberg Township, County and State aforesaid, as shown by the map or plan of said Rosedale Addition, surveyed by William E. Dechant and recorded in the Recorder's Office of Berks County, State of Pennsylvania, in Plan Book No 2, Page 29, bounded and described as follows:

- ON the North by Lot No 517,
- ON the East by a 15 feet wide alley,
- ON the South by Lot No 519, and
- ON the West by Ridgeway Avenue.

CONTAINING in front along said Ridgeway Avenue 20 feet and in depth of equal width Eastward therefrom, 117 feet 6 inches to said alley.

TITLE TO SAID PREMISES IS VESTED IN Anthony Bruno and Britnee Brettman, as joint tenants with the right of survivorship, and not as tenants in common, by Deed from Valerie M. Webb, dated 10/17/2008, recorded 10/20/2008, in Book 5431, Page 584.

BEING KNOWN AS 3321 Ridgeway Street, Reading, PA 19605-2650.

Residential property  
 TAX PARCEL NO: 57-5318-05-09-9585  
 TAX ACCOUNT: 57139400  
 SEE Deed Book 5431 Page 584

To be sold as the property of Anthony Bruno, Britnee Brettman.

No. 18-00760

Judgment Amount: \$96,254.13

Attorney: Powers, Kirm & Associates, LLC

ALL THAT CERTAIN lot or piece of ground together with the eastern half of a brick dwelling

house on which the same is erected, situate on the South side of State Street, between Reading and Pennsylvania Avenues, known as 302 State Street, in the Borough of Shillington, County of Berks and Commonwealth of Pennsylvania, being Lot #210 as designated on a plan or map of "Allendale" as laid out by Allen E. Hildebrand, said plan or map being recorded in the Recorder's Office of Berks County, at Reading, Pennsylvania, in Plan Book Volume 7, Page 1, bounded and described as follows, to wit:

- ON the North by State Street;
- ON the East by Lot #209;
- ON the South by a fifteen feet wide alley; and
- ON the West by Lot #211.

CONTAINING IN FRONTAGE on said State Street of twenty feet and a depth of one hundred thirty-five feet to said alley.

BEING THE SAME PREMISES which Sovereign Bank, by Deed dated December 8, 2011 and recorded December 22, 2011 in the Office of the Recorder of Deeds in and for Berks County in Deed Instrument No. 2011048069 granted and conveyed unto David G. Putt, Jr.

BEING KNOWN AS 302 State Street, Shillington, PA 19607, aka 302 State Street, Reading, PA 19607.

TAX PARCEL NO. 77-4395-07-79-2974  
 SEE Deed Instrument No. 2011048069

To be sold as the property of David G. Putt, Jr. a/k/a David Putt

No. 18-00889

Judgment: \$34,996.41

Attorney: Edward J. McKee, Esquire

ALL THAT CERTAIN two-story brick dwelling house with mansard roof and the lot or piece of ground on which the same is erected, situate on the West side of North Second Street, between Walnut and Elm Streets, being #238 North Second Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

- ON the South by property now or late of Mary E. Althouse,
- ON the West by a ten foot-wide (10') alley,
- ON the North by property now or late of Samuel Clay Sharp and Elsie L. Sharp, his wife, and
- ON the East by said North Second Street.

CONTAINING in front on said North Second Street, North and South, eighteen feet six inches (18' 6") and in depth of equal width, East and West, one hundred ten feet (110').

FEE SIMPLE TITLE VESTED in Edward R. Hefelfinger and Robert C. Hefelfinger, by Deed from, Pascasio Vasquez and Margarita Vasquez, husband and wife, dated 05/24/2002, recorded 06/21/2002, in the Berks County Recorder of Deeds in Book 3555, Page 708, Deed Instrument #42862.

PARCEL NO. 06530773611735  
 BEING KNOWN AS 238 North 2nd Street,



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Reading, PA 19601

To be sold as the property of Robert C. Hefelfinger and Edward J. Hefelfinger

No. 18-01385

Judgment Amount: \$141,677.96

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THOSE CERTAIN two adjoining lots of ground together with the frame bungalow building erected thereon, situate on the East side of Montrose Avenue, between Elizabeth Avenue and Queen Street, in Rosedale, now the Borough of Laureldale, (formerly a part of Muhlenberg Township), County of Berks and Commonwealth of Pennsylvania, being Lots Nos. 321 and 322 on the plan of Rosedale, recorded at Reading in Plan Book 2, Page 12, bounded and described as follows, to wit:

ON the North by Lot No 323;

ON the East by part of Lot No. 310, all of Lot No. 311 and part of Lot No. 312;

ON the South by Lot No. 320, and

ON the West by Montrose Avenue.

CONTAINING in width together on Montrose Avenue fifty (50) feet and in the rear fifty (50) feet seven (7) inches, more or less, and in depth on the South side one hundred seventy nine (179) feet four and three fourth (4-3/4) inches, more or less, and on the North side one hundred seventy one (171) feet, nine and three eighth (9-3/8) inches, more or less, known as House No. 3349 Montrose Avenue.

TITLE TO SAID PREMISES IS VESTED in William J. Valeriano, by Deed from Gerald S. Seidel and Georgene Seidel, his wife, dated 11/30/2001, recorded 12/21/2001, in Book 3452, Page 0304.

BEING KNOWN AS 3349 Montrose Avenue, Laureldale, PA 19605-2213.

Residential Property

TAX PARCEL NO: 57531805197992

TAX ACCOUNT: 57115000

SEE Deed Book 3452 Page 0304

To be sold as the property of William J. Valeriano.

No. 18-1376

Judgment Amount: \$181,761.56

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

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

BEGINNING at a point of curve on the southwesterly side of the cul-de-sac at the

terminus of Pickwick Place, said point being a corner of Lot No. 10 on said plan; thence extending from said point of beginning along Lot No. 10 South 57 degrees 43 minutes 35 seconds West 179.78 feet to a point in line of open space on said plan; thence extending along same North 03 degrees 36 minutes 08 seconds West 188.53 feet to a point, a corner of Lot No. 12 on said plan; thence extending along same South 74 degrees 20 minutes 54 seconds East 162.85 feet to a point of curve on the northwesterly side of the cul-de-sac at the terminus of Pickwick Place; thence extending southwestwardly, southwardly, and southeastwardly along the northwesterly, westerly, and southwesterly side of said cul-de-sac along the arc of a circle curving to the left, having a radius of 60.00 feet, the arc distance of 50.19 feet to the first mentioned point and place of beginning.

CONTAINING 18,326 square feet of land.

BEING Lot 11 as shown on the abovementioned plan.

SUBJECT to a portion of a 20 feet wide drainage easement extending along said of premises.

TITLE TO SAID PREMISES IS VESTED IN Thomas A. Stuck and Joanna K. Stuck, husband and wife, by Deed from Berks Construction Co., Inc., dated 01/12/2004, recorded 02/09/2004, in Book 3987, Page 1994.

BEING KNOWN AS 36 Pickwick Place, Reading, PA 19606-9090.

Residential property

TAX PARCEL NO: 43-5336-18-41-7617

TAX ACCOUNT: 43002515

SEE Deed Book 3987 Page 1994

To be sold as the property of Thomas A. Stuck, Joanna K. Stuck.

No. 18-1379

Judgment Amount: \$97,733.99

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lots or pieces of ground together with the two and one-half story frame dwelling with stone and frame barn and frame garage erected thereon, situate in the Township of Brecknock, County of Berks, and State of Pennsylvania, bounded and described as follows:

TRACT NO. 1

BEGINNING at a limestone in the public road leading from the Furlow's Hotel to Adamstown, thence by land now or late of Aaron K. Kemp, South twenty-eight and three quarters degrees West, twenty-one and three-tenths perches (erroneously given as twenty-one and three-quarters perches in prior Deeds) to a limestone, thence North sixty-three degrees West, seventy-five hundredths of a perch to a limestone, thence by land now or late of Nathan Romp, North nine and three-quarters degrees East, twenty perches (erroneously given as twenty-five perches in prior Deeds) to an iron pin in aforesaid road, thence

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in and along said road and land now or late of Monroe Kern, South seventy-nine and three quarters degrees East, seven and seven-tenths perches to the place of BEGINNING.

CONTAINING eighty-six perches, strict measure.

**TRACT NO. 2**

BEGINNING at an iron pin in the public road leading from Furlow's Hotel to Adamstown, thence by lands now or late of Lizzie Trostle, South ten and three-quarters degrees West, twenty-perches to a limestone corner, thence by the same, South sixty-two degrees East, seventy-five one-hundredths of a perch to a limestone, a corner in line of land now or late of Aaron K. Romp, thence by the same South twenty-nine and one-quarter degrees West, ten and eight-tenths perches to a limestone, a corner in line of land now or late of Albert Kachel, thence by the same, North sixty-eight degrees West, seven perches to a stake near an apple tree, thence by land now or late of Nathan Romp, of which was formerly a part, North sixteen and one-quarter degrees East, twenty-eight and five tenths perches to an iron pin in aforesaid road leading to Adamstown, thence North eighty-five degrees East, six and sixty-two hundredths perches to the place of Beginning.

CONTAINING one acre and seventy perches, neat measure.

TITLE TO SAID PREMISES IS VESTED in Lorraine L. Focht and Randy S. Focht, by Deed from Lorraine L. Minnich, n/k/a, Lorraine L. Focht, dated 02/13/2007, recorded 02/26/2007, in Book 5080, Page 0386.

BEING KNOWN AS 1422 Alleghenyville Road, Mohnton, PA 19540.

Residential property

TAX PARCEL NO: 34-4383-02-76-2949

TAX ACCOUNT: 34025525

SEE Deed Book 5080 Page 0386

To be sold as the property of Lorraine L. Focht, Randy S. Focht.

140.97 feet to a point a corner in common with Lot #1 on the herein described plan; thence along the same S. 82-51-50 E. 351.99 feet to a point a corner in common with lands now or late of Peter Hyduke; thence along the same S. 12-55-30 E. 150.99 feet to a point a corner in common with lands now or late of John H. Frankhouser and Carol L. Frankhouser; thence along the same S. 76-15-20 W. 306.09 feet to a point a corner in common with lands now or late of Charles I. Treida, aforesaid, thence along the same N. 47-37-45 W. 373.05 feet to the point and place of BEGINNING.

BEING Lot #2 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Sarah Senek, by Deed from I. Ray Weaver and Caroline J. Weaver, dated 04/15/2005, recorded 06/13/2005, in Book 4601, Page 1778.

BEING KNOWN AS 774 Mohns Hill Road, Reading, PA 19608-9030.

Residential property

TAX PARCEL NO: 80437403249663

TAX ACCOUNT: 80336900

SEE Deed Book 4601 Page 1778

To be sold as the property of Sarah Senek.

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, July 6, 2018 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given.

All claims to funds realized from the real estate sold by the Sheriff shall be filed by the respective Claimants with the Sheriff within five (5) days after the time of said Sheriff's Sale.

**ARTICLES OF DISSOLUTION**

Notice is hereby given that the shareholders and directors of **TDK Logistic Solutions, Inc.**, a Pennsylvania corporation, with an address of 1047 Old Bernville Road, Reading, PA, is now engaged in winding up and settling the affairs of said corporation. The corporation will be filing Articles of Dissolution with the Commonwealth of Pennsylvania at Harrisburg, PA, so that its corporate existence shall be ended by issuance of a Certificate of Dissolution by the Department of State under the provisions of the Business Corporation Law of 1988 (as amended).

**McNees Wallace & Nurick LLC**

Attorneys at law

100 Pine Street

Harrisburg, PA 17101

No. 18-649

Judgment Amount: \$176,552.72

Attorney: Phelan Hallinan Diamond & Jones, LLP

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of ground in the Township of Spring, County of Berks, and Commonwealth of Pennsylvania, as shown on the plan of 'Delmar H. Koch', recorded in Plan Book 138, Page 82, Berks County Records, and being more fully bounded and described as follows, to wit:

BEGINNING at a point in the cart way of Mohns Hill Road (LR 06074), said point being a corner in common with lands now or late of Charles I. Treida; thence in and along said cart way the two following courses and distances, viz' (1) N. 36-47-40 E. 16.70 feet; (2) N. 38-47-40-E. 113.85 feet to a point a corner in common with lands now or late of Harold J. Folk and Suzanne J. Folk, thence along the same S. 50-23-00 E.

**ARTICLES OF INCORPORATION**

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

The name of the proposed corporation is **Damage Recovery Adjusters Inc.**

The Articles of Incorporation have been filed on March 23, 2018.

The purposes for which it was organized are: The Corporation shall have the unlimited power to engage in and to do any lawful act concerning any and all lawful business for which corporations may be incorporated under this act.

KING LAIRD, P.C.  
360 West Main Street  
Trappe, PA 19426

The name of the proposed corporation is **Roark Americana, Inc.**

The Articles of Incorporation have been filed on May 1, 2018.

The purposes for which it was organized are: ownership and management of real estate.

**Jeffrey C. Karver, Esq.**  
**BOYD & KARVER, P.C.**  
7 East Philadelphia Avenue  
Boyertown, PA 19512-1154

**CHANGE OF NAME**

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 18-3820

NOTICE IS HEREBY GIVEN that the Petition of Harrison Ryan Pauley was filed in the above named Court, praying for a Decree to change their name to KASSANDRA WREN PAULEY.

The Court has fixed June 13, 2018, at 9:00 A.M. in Courtroom "4C" at 633 Court St., Berks County Services Center, 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.

**Harrison Ryan Pauley**  
7-2 Heather Heights  
Reading, PA 19606

**CIVIL ACTION**

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY, PENNSYLVANIA  
CIVIL ACTION-LAW  
NO. 18-04008

**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**

HSBC Bank USA, National Association, as Indenture Trustee for the Registered Noteholders of Renaissance Home Equity Loan Trust 2006-4, c/o Ocwen Loan Servicing, LLC, Plaintiff  
vs.

Danielle Frey, Known Heir of Beverly Ann Frey, Darren Frey, Known Heir of Beverly Ann Frey, and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Beverly Ann Frey, Defendants

To: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Beverly Ann Frey, Defendant(s), whose last known address is 416 Oley Street, Wyomissing, PA 19610.

**COMPLAINT IN  
MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, HSBC Bank USA, National Association, as Indenture Trustee for the Registered Noteholders of Renaissance Home Equity Loan Trust 2006-4, c/o Ocwen Loan Servicing, LLC, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Berks County, PA, docketed to NO. 18-04008, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 416 Oley Street, Wyomissing, PA 19610, whereupon your property would be sold by the Sheriff of Berks County.

**NOTICE: YOU HAVE BEEN SUED IN COURT.**

If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

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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.

ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYERS REFERRAL SERVICE  
Berks County Bar Assn.  
544 Court St.  
P.O. Box 1058  
Reading, PA 19603  
610.375.4591

**Lawyers' Referral Service of the Berks County Bar Association**  
544 Court Street  
Reading, Pennsylvania 19601  
Telephone (610) 375-4591  
www.BerksBar.org

Mark J. Udren, Lorraine Gazzara Doyle, Elizabeth L. Wassall, John Eric Kishbaugh, David Neeren, Morris Scott & Walter Gouldsbury, Attys. for Plaintiff

**Mahlon J. Boyer, Esquire**  
Bingaman, Hess, Coblentz & Bell, P.C.  
Treeview Corporate Center  
Suite 100, 2 Meridian Blvd.  
Wyomissing, PA 19610  
(610) 374-8377  
Attorneys for The Reading Hospital and Medical Center

Udren Law Offices, P.C.  
111 Woodcrest Rd., Ste. 200  
Cherry Hill, NJ 08003  
856.669.5400.

BINGAMAN, HESS, COBLENTZ & BELL, P.C.

In The Court of  
Common Pleas  
Berks County  
Civil Action-Law  
No. 17-19705

By: Mahlon J. Boyer, Esquire  
Identification No. 91094  
Attorneys for Plaintiff  
Treeview Corporate Center  
2 Meridian Boulevard, Suite 100  
Wyomissing, PA 19610  
(610) 374-8377

Notice of Action in  
Mortgage Foreclosure  
Ditech Financial LLC f/k/a Green Tree Servicing LLC, Plaintiff

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY, PA  
CIVIL ACTION-LAW  
NO. 13-1396

vs.  
The Unknown Heirs of Maurice Parry, Deceased & Linda Parry, Solely in Her Capacity as Heir of Maurice Parry, Deceased, Mortgagor and Real Owner, Defendant(s)

THE READING HOSPITAL AND MEDICAL CENTER, Plaintiff

To: The Unknown Heirs of Maurice Parry, Deceased & Linda Parry, Solely in Her Capacity as Heir of Maurice Parry, Deceased, Mortgagors and Real Owners, Defendant(s), whose last known address is 1353 North 12th Street, Reading, PA 19604. This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt.

vs.  
PATRICIA A. GUTHRIE and STEVEN GUTHRIE, Defenadants

You are hereby notified that Plaintiff, Ditech Financial LLC f/k/a Green Tree Servicing LLC, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Berks County, PA, docketed to No. 17-19705, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 1353 North 12th Street, Reading, PA 19604 whereupon your property will be sold by the Sheriff of Berks County.

**NOTICE TO: PATRICIA A. GUTHRIE AND STEVEN GUTHRIE**

Plaintiff, The Reading Hospital and Medical Center, has made a filing which requires your response. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections within twenty (20) days of the date of publication of this Notice in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

Notice: You have been sued in court.

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

If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint for any

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION

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other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

If you cannot afford to hire a Lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Berks County Bar Assn.  
544 Court St.  
Reading, PA 19601  
610.375.4591  
Michael T. McKeever, Atty. for Plaintiff  
KML Law Group, P.C.  
Ste. 5000, Mellon Independence Center  
701 Market St.  
Phila., PA 19106-1532  
215.627.1322

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY, PENNSYLVANIA  
CIVIL DIVISION  
CIVIL ACTION-LAW  
NO. 16-19741  
JURY TRIAL DEMANDED

Ivan Concepcion, Plaintiff  
vs.

Carlos Pomaes, Defendant

**NOTICE**

TO DEFENDANT, CARLOS POMAES, you are hereby notified that on October 31, 2016, Plaintiff, Ivan Concepcion, filed a Complaint in Civil Action endorsed with a Notice to Defend, against you in the Court of Common Pleas of BERKS County, Pennsylvania, docketed to No. 16-19741, wherein Plaintiff seeks compensation for damages.

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

**NOTICE**

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

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

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

LAWYERS' REFERRAL SERVICE OF THE  
BERKS COUNTY BAR ASSOCIATION  
544 Court Street  
Reading, PA 19601  
Telephone (610) 375.4591  
<http://www.berksbar.com/public/lrs/index.php>

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY, PENNSYLVANIA  
CIVIL ACTION-LAW  
NO. 18-03867

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

Bank of America, N.A., c/o Reverse Mortgage  
Solutions, Inc., Plaintiff  
vs.

Estate of Gail Urban a/k/a Gail B. Urban,  
c/o Shawn M. Urban, Personal Representative,  
Lynn M. Long, Known Heir of Gail Urban a/k/a  
Gail B. Urban

Shawn M. Urban, Personal Representative of  
the Estate of Gail Urban a/k/a Gail B. Urban and  
Unknown Heirs, Successors, Assigns and All  
Persons, Firms or Associations Claiming Right,  
Title or Interest From or Under Gail Urban a/k/a  
Gail B. Urban, Defendants

TO: Unknown Heirs, Successors, Assigns  
and All Persons, Firms or Associations Claiming  
Right, Title or Interest From or Under Gail Urban  
a/k/a Gail B. Urban, Defendant(s), whose last  
known address is 60 W. Wyomissing Avenue,  
Mohnton, PA 19540.

COMPLAINT IN  
MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, Bank of  
America, N.A., c/o Reverse Mortgage Solutions,  
Inc., has filed a Mortgage Foreclosure Complaint  
endorsed with a Notice to Defend, against you  
in the Court of Common Pleas of Berks County,  
PA, docketed to NO. 18-03867, wherein Plaintiff  
seeks to foreclose on the mortgage secured  
on your property located, 60 W. Wyomissing  
Avenue, Mohnton, PA 19540, whereupon your  
property would be sold by the Sheriff of Berks  
County.

NOTICE: YOU HAVE BEEN SUED IN  
COURT.

If you wish to defend against the claims set  
forth in the notice above, you must take action  
within twenty (20) days after this Complaint  
and Notice are served, by entering a written  
appearance personally or by attorney and filing  
in writing with the Court your defenses or  
objections to the claims set forth against you.  
You are warned that if you fail to do so the case  
may proceed without you and a judgment may be  
entered against you by the Court without further

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notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE 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 Assn.

544 Court St.

P.O. Box 1058

Reading, PA 19603

610.375.4591

Mark J. Udren, Lorraine Gazzara Doyle, Elizabeth L. Wassall, John Eric Kishbaugh, David Neeren, Morris Scott & Walter Gouldsbury, Attys. for Plaintiff

Udren Law Offices, P.C.

111 Woodcrest Rd., Ste. 200

Cherry Hill, NJ 08003

856.669.5400

## 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

**BORKEY, EUGENE H., dec'd.**

Late of 300 Tranquility Lane,

Apt. L-320, Cumru Township.

Executrix: KATHRYN D. BROWN,

28 Sycamore Drive,

Reading, PA 19606.

ATTORNEY: JONATHAN B. BATDORF,

ESQ.,

317 East Lancaster Avenue,

Shillington, PA 19607

**BROOKS, WILLIAM A., dec'd.**

Late of City of Reading.

Executor: WILLIAM DAVIDHEISER,

3 Mountainside Road,

Temple, PA 19560.

ATTORNEY: PHILIP J. EDWARDS, ESQ.,

ROLAND STOCK, LLC,

627 North Fourth Street,

P.O. Box 902,

Reading, PA 19603

**GERNER, JOHN F., dec'd.**

Late of 118 Center Road,

Union Township.

Administrator: JAMES J. GERNER,

3204 McKently Street,

Laureldale, PA 19605.

ATTORNEY: ROBIN S. LEVENGOOD, ESQ.,

1136 Penn Avenue,

Wyomissing, PA 19610

**HETTRICK, RONALD H. also known as HETTRICK, RONALD HARRY, dec'd.**

Late of Muhlenberg Township.

Executrix: LINDA J. HETTRICK,

44E Canterbury Circle,

Reading, PA 19607.

ATTORNEY: GARY R. SWAVELY, JR., ESQ.,

38 North Sixth Street,

P.O. Box 1656,

Reading, PA 19603-1656

**KOCHARD, DENNIS J. also known as KOCHARD, DENIS, dec'd.**

Late of 700 N. Waverly Street,

Borough of Shillington.

Executor: DALE A. KOCHARD.

c/o ATTORNEY: BRIAN F. BOLAND,

ESQ.,

KOZLOFF STOUDET,

2640 Westview Drive,

Wyomissing, PA 19610

**KREINER, DANIEL A., JR., dec'd.**

Late of 607 Alton Avenue,

Muhlenberg Township.

Administratrix: LORI A. KREINER,

607 Alton Avenue,

Reading, PA 19605.

ATTORNEY: ROBERT R. KREITZ, ESQ.,

ROLAND STOCK, LLC,

627 North Fourth Street,

P.O. Box 902,

Reading, PA 19603

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

Late of 9 Owl Lane, Alburtis.

Executor: MICHAEL A. MASTER,

9 Owl Lane,

Alburtis, PA 18011.

ATTORNEY: JAMES E. SHER, ESQ.,

SHER & ASSOCIATES, P.C.,

15019 Kutztown Road,

Kutztown, PA 19530

**MCCORD, BARBARA A. also known as MCCORD, BARBARA ANN, dec'd.**

Late of 139 Medinah Drive,

Cumru Township.

Executors: MARK S. MCCORD,

159 Fancy Hill Drive,

Boyertown, PA 19512 and

KATIE HERNANDEZ,

14352 Shocklach,

Winter Garden, FL 34787.

ATTORNEYS: WILLIAM F. COLBY, JR.,

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ESQ.,  
 BARLEY SNYDER LLP,  
 50 N. 5th Street, 2nd Fl.,  
 P.O. Box 942,  
 Reading, PA 19603-0942 and  
 PATRICK DEIBLER, ESQUIRE,  
 KLING & DEIBLER, LLP,  
 131 W. Main Street,  
 New Holland, PA 17557

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

Late of Borough of Bernville.  
 Administratrix: LEIANNE CUNNINGHAM  
 PHILLIPS,  
 403 Snyder School Road,  
 Bernville, PA 19506.  
 ATTORNEY: ALLEN R.  
 SHOLLENBERGER, ESQ.,  
 LEISAWITZ HELLER ABRAMOWITZ  
 PHILLIPS, P.C.,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610

**PUTZ, HELEN G., dec'd.**

Late of City of Reading.  
 Executrix: JOSEPHINE V. ZAMBITO,  
 205 Copper Beech Lane,  
 Womelsdorf, PA 19567.  
 ATTORNEY: KENNETH C. MYERS,  
 ESQ.,  
 534 Elm Street, 1st Floor,  
 Reading, PA 19601

**RICHARD, SHIRLEY D., dec'd.**

Late of Borough of Boyertown.  
 Executrix: MARY L. WILLIAMS,  
 c/o E. Kenneth Nyce Law Office, LLC,  
 105 East Philadelphia Avenue,  
 Boyertown, PA 19512.  
 ATTORNEY: NICOLE MANLEY, ESQ.,  
 E. KENNETH NYCE LAW OFFICE, LLC,  
 105 East Philadelphia Avenue,  
 Boyertown, PA 19512

**SANDERSON, SUSANNE S., dec'd.**

Late of Amity Township.  
 Executor: ROBERT W. SANDERSON,  
 P.O. Box 96,  
 Limekiln, PA 19535.  
 ATTORNEY: JOHN A. KOURY, JR., ESQ.,  
 O'Donnell, Weiss & Mattei, P.C.,  
 41 E. High St.,  
 Pottstown, PA 19464

**SCHWARTZ, NANCY A., dec'd.**

Late of Borough of Womelsdorf.  
 Executor: SEAN J. O'BRIEN,  
 Mogel Speidel, Bobb & Kershner,  
 520 Walnut Street,  
 Reading, PA 19601.  
 ATTORNEY: MOGEL, SPEIDEL,  
 BOBB & KERSHNER,  
 520 Walnut Street,  
 Reading, PA 19601

**SMITH, LAWRENCE E., dec'd.**

Late of Amity Township.  
 Executrices: R. LOUISE FITCH,  
 1951 Young Rd.,  
 Pottstown, PA 19465, and

MIRIAM S. MADDEN,  
 117 A Sycamore Ln.,  
 Townsend, DE 19734.  
 ATTORNEY: KATHLEEN M. MARTIN,  
 ESQ.,  
 O'Donnell, Weiss & Mattei, P.C.,  
 41 E. High St.,  
 Pottstown, PA 19464

**SNYDER, KENNETH E., SR., dec'd.**

Late of Richmond Township.  
 Executors: WILLIAM P. SNYDER and  
 KATHRYN M. SMILEY.  
 c/o ATTORNEY: BERNARD F. SIERGIEJ,  
 ESQ.,  
 Timoney Knox, LLP,  
 400 Maryland Dr.,  
 P.O. Box 7544,  
 Fort Washington, PA 19034-7544

**SPANGLER, JOSEPH A., dec'd.**

Late of 613 Park Avenue, Reading.  
 Executor: JAMES C. SPANGLER,  
 c/o Susan N. Denaro, Esquire,  
 Georgeadis Setley,  
 4 Park Plaza, 2nd Floor,  
 Wyomissing, PA 19610.  
 ATTORNEY: SUSAN N. DENARO, ESQ.,  
 GEORGEADIS SETLEY,  
 4 Park Plaza, 2nd Floor,  
 Wyomissing, PA 19610

**VERNON, VARNUM H. also known as  
VERNON, VARNUM HAYES, dec'd.**

Late of 1882 Chestnut Hill Road,  
 Mohnton, Robeson Township.  
 Executor: SCOTT B. VERNON,  
 1882 Chestnut Hill Road,  
 Mohnton, PA 19540.  
 ATTORNEY: REBECCA BATDORF  
 STONE, ESQ.,  
 301 East Lancaster Avenue,  
 Shillington, PA 19607

**WOLFE, ALEXANDER S., dec'd.**

Late of 242 Dickinson Drive,  
 Bern Township.  
 Administratrix: STACY N. WOLFE,  
 c/o ATTORNEY: ANDREW S. GEORGE,  
 ESQ.,  
 KOZLOFF STOUTD,  
 2640 Westview Drive,  
 Wyomissing, PA 19610

**WOLFE, PENELOPE D. also known as  
WOLFE, PENELOPE RAE, dec'd.**

Late of Spring Township.  
 Executor: ROBERT L. WOLFE,  
 126 South Cacoosing Drive,  
 Sinking Spring, PA 19608.  
 ATTORNEY: NICOLAS F. METER, ESQ.,  
 Mauer & Meter,  
 240 King Street,  
 P.O. Box 698,  
 Pottstown, PA 19464

**YEAGER, MARION M., dec'd.**

Late of 2461 Elizabeth Avenue,  
 Temple, Alsace Township.  
 Executor: DEAN R. YEAGER,

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631 Washington Street,  
Reading, PA 19601.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
ROLAND STOCK, LLC,  
627 North Fourth Street,  
P.O. Box 902,  
Reading, PA 19603

**YOUSE, HELEN E. also known as  
YOUSE, HELEN ELIZABETH, dec'd.**

Late of Phoebe Berks, 1 Reading Ave.,  
Wyomissing,  
Borough of Wernersville.  
Executors: DALE W. MOYER,  
1808 Linton Hill Road,  
Duncannon, PA 17020 and  
CYNTHIA A. BEHLER,  
31 Hickory Drive,  
Bethel, PA 19507.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
ROLAND STOCK, LLC,  
627 North Fourth Street,  
P.O. Box 902,  
Reading, PA 19603

**Second Publication**

**DELP, RICHARD D., dec'd.**

Late of Exeter Township.  
Executor: RICAHRD D. DELP, JR.,  
c/o ATTORNEY: BRIAN R. OTT, ESQ.,  
BARLEY SNYDER LLP,  
50 North Fifth Street, Second Floor,  
P.O. Box 942,  
Reading, PA 19603-0942

**FROMM, JOANNE F., dec'd.**

Late of Womelsdorf.  
Executors: JOHN C. LYKENS and  
STACY D. LYKENS,  
616 Benninger Road,  
Wyalusing, PA 18853.  
ATTORNEY: HENRY M. KOCH, JR.,  
ESQ.,  
KOCH & KOCH,  
217 N. 6th Street,  
P.O. Box 8514,  
Reading, PA 19603

**GIPPRICH, WALTER P., dec'd.**

Late of 188 Heather Lane,  
Spring Township.  
Executors: PETER GIPPRICH and  
DENNIS STUFFLET,  
c/o ATTORNEY: BRIAN F. BOLAND,  
ESQ.,  
KOZLOFF STODT,  
2640 Westview Drive,  
Wyomissing, PA 19610

**HARTMAN, AVALONA A., dec'd.**

Late of 2422 Mountain Road,  
Hamburg.  
Administrators: MICHAEL S. HARTMAN,  
2416 Mountain Road,  
Hamburg, PA 19526 or  
JEFFREY S. HARTMAN,  
2422 Mountain Road,  
Hamburg, PA 19526.

ATTORNEY: ALLEN R.  
SHOLLENBERGER, ESQ.,  
LEISAWITZ HELLER ABRAMOWITZ  
PHILLIPS, P.C.,  
2755 Century Boulevard,  
Wyomissing, PA 19610

**HEFFNER, GLORIA M., dec'd.**

Late of 5291 Pottsville Pike,  
Ontelaunee Township.  
Executrix: JANICE E. HEFFNER,  
4622 Shuler Street,  
Allentown, PA 18103.  
ATTORNEY: C. THOMAS WORK, ESQ.,  
STEVENS & LEE,  
111 N. Sixth Street,  
P.O. Box 679,  
Reading, PA 19603-0679

**KELLY, RICHARD E. also known as  
KELLY, RICHARD EDWARD, dec'd.**

Late of 188 Skyhollow Drive,  
Greenwich Township.  
Executor: MICHAEL J. KELLY,  
94 Ebling Road,  
Kutztown, PA 19530.  
ATTORNEY: LAWRENCE J.  
VALERIANO, JR., ESQ.,  
HARTMAN VALERIANO MAGOVERN &  
LUTZ, P.C.,  
1100 Berkshire Boulevard, Suite 301,  
Wyomissing, PA 19610

**KING, JOANN, dec'd.**

Late of 3307 Ridgeway Street,  
Reading.  
Executrices: LORRI REED and  
VALERIE MOGEL,  
c/o ATTORNEY: SUSAN N. DENARO,  
ESQ.,  
GEORGEADIS SETLEY,  
Four Park Plaza, Second Floor,  
Wyomissing, PA 19610

**KLINE, SHIRLEY M., dec'd.**

Late of 129 Houck Road,  
Ruscombmanor Township.  
Executrix: CANDY M. STRAUSS-SELL,  
c/o ATTORNEY: BRIAN F. BOLAND,  
ESQ.,  
KOZLOFF STODT,  
2640 Westview Drive,  
Wyomissing, PA 19610

**KOCH, JONATHAN D., dec'd.**

Late of 125 Holly Drive,  
Tilden Township.  
Executor: MR. JOSIAH D. KOCH,  
50 Berger Lane,  
Hamburg, PA 19562.  
ATTORNEY: SCOTT C. PAINTER, ESQ.,  
906 Penn Avenue,  
P.O. Box 6269,  
Wyomissing, PA 19610

**LEIBOLD, RAYMOND P., dec'd.**

Late of Country Meadows,  
1800 Tulpehocken Road,  
Borough of Wyomissing.  
Executor: KEVIN R. LEIBOLD,



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501 8th Street,  
New Cumberland, PA 17070.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
ROLAND STOCK, LLC,  
627 North Fourth Street,  
P.O. Box 902,  
Reading, PA 19603

**MAYER, GEORGE F., dec'd.**

Late of 46 E. Locust Street,  
Fleetwood.  
Administrator: MICHAEL D. MAYER,  
c/o Law Office of Alan S. Readinger,  
645 Penn Street, Suite 501,  
Reading, PA 19601.  
ATTORNEY: ALAN S. READINGER,  
ESQ.,  
645 Penn Street, Suite 501,  
Reading, PA 19601

**NAIMOLI, GLORIA J., dec'd.**

Late of Cumru Township.  
Executrix: GLORIA L. JOHNSON,  
12 Eli Court,  
Reading, PA 19607.  
ATTORNEY: LEAH B. ROTENBERG,  
ESQ.,  
MAYS CONNARD & ROTENBERG,  
1235 Penn Avenue, Suite 202,  
Wyomissing, PA 19610

**NANGLE, LILLIAN L., dec'd.**

Late of 1 South Home Avenue,  
Borough of Topton.  
Administratrix: TAMMY HUGHES,  
225 Parkview Avenue,  
Reading, PA 19606.  
ATTORNEY: PAUL T. ESSIG, ESQ.,  
HARTMAN VALERIANO MAGOVERN &  
LUTZ, P.C.,  
1100 Berkshire Boulevard, Suite 301,  
Wyomissing, PA 19610

**PALMER, PHILLIP PAUL also known as  
PALMER, PHILLIP P., dec'd.**

Late of Greenwich Township.  
Executor: PATRICK JAMES PALMER,  
c/o Reich & Furst Law Offices,  
121 N. Cedar Crest Blvd., Suite B,  
Allentown, PA 18104.  
ATTORNEY: JAMES L. REICH, ESQ.,  
Reich & Furst Law Offices,  
121 N. Cedar Crest Blvd., Ste. B,  
Allentown, PA 18104

**ROBERTSON, JOHN also known as  
ROBERTSON, JOHN CARGILL, dec'd.**

Late of Albany Township.  
Executor: JAMES ROBERTSON,  
1049 Hawk Mountain Road,  
Kempton, PA 19529.  
ATTORNEY: ALLEN R.  
SHOLLENBERGER, ESQ.,  
LEISAWITZ HELLER ABRAMOWITZ  
PHILLIPS, P.C.,  
2755 Century Boulevard,  
Wyomissing, PA 19610

**SCHECK, ELIZABETH M. also known as  
SCHECK, ELIZABETH MARY, dec'd.**

Late of 377 Sunset Road,  
Borough of West Reading.  
Executrix: JUDITH SCHECK RUHMEL,  
921 Hamilton Place,  
Wyomissing, PA 19610.  
ATTORNEY: LAWRENCE J.  
VALERIANO, JR., ESQ.,  
HARTMAN VALERIANO MAGOVERN &  
LUTZ, P.C.,  
1100 Berkshire Boulevard, Suite 301,  
Wyomissing, PA 19610

**SCHMIDT, NORMAN B., dec'd.**

Late of Borough of Leesport.  
Executrix: JOANNE SCHMIDT,  
215 Ulrich Lane,  
Leesport, PA 19533.  
ATTORNEY: VICTORIA A. GALLEN  
SCHUTT, ESQ.,  
ROLAND STOCK, LLC,  
627 North Fourth Street,  
P.O. Box 902,  
Reading, PA 19603

**SCHONOUR, BRUCE A. also known as  
SCHONOUR, BRUCE ALAN, dec'd.**

Late of Cumru Township.  
Executor: MICHAEL BUTERBAUGH,  
130 Wheatland Avenue,  
Shillington, PA 19607.  
ATTORNEY: WILLIAM R. BLUMER,  
ESQ.,

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

**SEIDEL, THERESA R., dec'd.**

Late of 3453 Pricetown Road,  
Ruscombmanor Township.  
Executor: KIM R. SEIDEL,  
17 Cherry Lane,  
Oley, PA 19547.  
ATTORNEY: PAUL T. ESSIG, ESQ.,  
HARTMAN VALERIANO MAGOVERN &  
LUTZ, P.C.,  
1100 Berkshire Boulevard, Suite 301,  
Wyomissing, PA 19610

**SHOLLENBERGER, SHIRLEY J., dec'd.**

Late of 769 St. Johns Road, Hamburg.  
Executors: BRADLY S.  
SHOLLENBERGER,  
25 Ridgeway Circle,  
Birdsboro, PA 19508 and  
MATTHEW A. SHOLLENBERGER,  
814 Holland Square,  
Wyomissing, PA 19610.  
ATTORNEY: RUSSELL E. FARBIARZ,  
ESQ.,  
ANTANAVAGE FARBIARZ, PLLC,  
64 N. 4th Street,  
Hamburg, PA 19526

**SNYDER, DORIS W., dec'd.**

Late of 9 Colin Court, Exeter Township.  
Executrix: ELAINE J. KOCH,  
c/o ATTORNEY: BRIAN F. BOLAND,  
ESQ.,

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KOZLOFF STOUTD,  
2640 Westview Drive,  
Wyomissing, PA 19610

**SPEICHER, LEROY C., dec'd.**

Late of Borough of Wernersville.  
Executor: KENNETH L. SPEICHER,  
37 School Lane,  
Robesonia, PA 19551.  
ATTORNEY: ELIZABETH ROBERTS  
FIORINI, ESQ.,  
Fiorini Law, P.C.,  
1150 W. Penn Avenue,  
Womelsdorf, PA 19567

**STAFFORD, EDITH A., dec'd.**

Late of Spring Township.  
Executrix: MS. DONNA L. KLOPP,  
2618 Hollywood Court,  
Reading, PA 19606.  
ATTORNEY: VICTORIA A. GALLEN  
SCHUTT, ESQ.,  
ROLAND STOCK, LLC,  
627 North Fourth Street,  
P.O. Box 902,  
Reading, PA 19603-0902

**SUDLER, FRANKLIN IMMANUEL, III, dec'd.**

Late of 918 N. 2nd Street,  
City of Reading.  
Administrators: FRANKLIN I. SUDLER,  
JR.,  
918 N. 2nd Street,  
Reading, PA 19601 and  
ALYCIA M. CARL,  
324 S. 17th Street,  
Reading, PA 19602.  
ATTORNEY: TYLER B. CHRIST, ESQ.,  
MAYERSON LAW, PC,  
1 North Sunnybrook Road,  
Pottstown, PA 19464

**TOBIAS, MARK W., dec'd.**

Late of Exeter Township.  
Executor: BLAKE J. TOBIAS, SR.,  
c/o ATTORNEY: THOMAS C.  
RENTSCHLER, ESQ.,  
Rentschler Law LLC,  
34 West Lancaster Avenue,  
Reading, PA 19607

**WAGNER, ROBERT V., dec'd.**

Late of 1000 E. Wyomissing Boulevard.  
Executrix: PEGGY A. FREY,  
4010 Ardmore Avenue,  
Reading, PA 19605.  
ATTORNEY: REBECCA BATDORF  
STONE, ESQ.,  
301 East Lancaster Avenue,  
Shillington, PA 19607

**WOLF, CARL F., JR, dec'd.**

Late of Bethel.  
Administratrix: BARBARA J. WOLF,  
c/o R. Nicholas Nanovic, Esquire,  
Norris, McLaughlin & Marcus, P.A.,  
515 W. Hamilton St., Suite 502,  
Allentown, PA 18101.  
ATTORNEY: R. NICHOLAS NANOVIC,

ESQ.,  
Norris McLaughlin & Marcus, P.A.,  
515 W. Hamilton St., Suite 502,  
Allentown, PA 18101

**Third and Final Publication****BENNER, I. GERTRUDE, dec'd.**

Late of 2191 County Line Road,  
Hereford Township.  
Executors: THOMAS H. BENNER and  
KAREN D. BRITTON  
c/o MULLANEY LAW OFFICES,  
598 Main Street,  
PO Box 24,  
Red Hill, PA 18076-0024.  
ATTORNEY: CHRISTOPHER P.  
MULLANEY, ESQ.,  
598 Main Street,  
P.O. Box 24,  
Red Hill, PA 18076-0024

**BISCONTI, MARILYN D., dec'd.**

Late of Muhlenberg Township.  
Executrix: MARCELLE MOSER,  
3427 River Road,  
Reading, PA 19605.  
ATTORNEY: ANTHONY R. DISTASIO,  
ESQ.,  
LINTON & DISTASIO, P.C.,  
1720 Mineral Spring Road,  
P.O. Box 3588,  
Reading, PA 19606

**BUCK, LARRY D., dec'd.**

Late of Hereford Township.  
Administratrix: BETH L. BUCK  
c/o NORRIS MCLAUGHLIN & MARCUS,  
P.A.,  
414 Main Street,  
P.O. Box 14,  
East Greenville, PA 18041.  
ATTORNEY: MICHELLE M. FORSELL,  
ESQ.,  
Norris McLaughlin & Morris, P.A.,  
414 Main Street,  
P.O. Box 14,  
East Greenville, PA 18041

**CARL, RUTH M. also known as  
CARL, RUTH, dec'd.**

Late of 120 W. Fifth Street,  
Boyertown.  
Executrices: KAREN A. WEIL,  
366 Cherry Street,  
Pottstown, PA 19464 and  
MARY LOU MOULDER,  
16 Dusk Drive,  
Douglassville, PA 19518.  
ATTORNEY: LAURALEE F. DAMBRINK,  
ESQ.,  
110 Ellis Woods Road,  
Pottstown, PA 19465  
**EISMAN, ROBERT C., dec'd.**  
Late of 5 Michele Court,  
Exeter Township Township.  
Executor: EDWARD J. EISMAN,  
213 Orchard View Road,

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Reading, PA 19606.  
 ATTORNEY: REBECCA BATDORF  
 STONE, ESQ.,  
 301 E. Lancaster Avenue,  
 Shillington, PA 19607-2633

**FARRELL, JOSEPHINE R., dec'd.**

Late of 1011 Berks Road,  
 Leesport.  
 Executor: PATRICK R. FARRELL  
 c/o ATTORNEY: SOCRATES J.  
 GEORGEADIS, ESQ.,  
 GEORGEADIS SETLEY,  
 Four Park Plaza,  
 Second Floor,  
 Wyomissing, PA 19610

**FIGUEROA-PEREZ, ISAIHAH LEE, dec'd.**

Late of City of Reading.  
 Administratrix: TANISHA E. FIGUEROA,  
 218 Oley Street,  
 Reading, PA 19601.  
 ATTORNEY: SEAN J. O'BRIEN, ESQ.,  
 MOGEL, SPEIDEL, BOBB &  
 KERSHNER,  
 520 Walnut Street,  
 Reading, PA 19601

**GARCIA, JUAN R., dec'd.**

Late of Reading.  
 Executrix: SONIA RIVERA  
 c/o ATTORNEY: JAMES L. DAVIS, ESQ.,  
 Law Office of James L. Davis,  
 234 N. 6th Street,  
 Reading, PA 19601

**GOODIN, RUFUS LEE, dec'd.**

Late of Douglassville,  
 Amity Township.  
 Administratrix: TERESA A. GOODIN,  
 8 Birchwood Court,  
 Douglassville, PA 19518.  
 ATTORNEY: EUGENE ORLANDO, JR.,  
 ESQ.,  
 ORLANDO LAW OFFICES, P.C.,  
 2901 St. Lawrence Avenue, Suite 202,  
 Reading, PA 19606

**JESCHKE, CHESTER J., dec'd.**

Late of 51 Seminary Avenue,  
 Muhlenberg Township.  
 Executrix: GRETA E. DOLINSKI,  
 109 Beacon Hill Road,  
 Temple, PA 19560.  
 ATTORNEY: MICHAEL J. GOMBAR, JR.,  
 ESQ.,  
 MASANO BRADLEY, LLP,  
 1100 Berkshire Boulevard, Suite 201,  
 Wyomissing, PA 19610

**JONES, ROBERT N. also known as**

**JONES, ROBERT, dec'd.**  
 Late of Hereford Township.  
 Executrix: GAIL ANN BROWN  
 c/o NORRIS MCLAUGHLIN & MARCUS,  
 P.A.,  
 414 Main Street,  
 P.O. Box 14,  
 East Greenville, PA 18041.  
 ATTORNEY: MICHELLE M. FORSELL,

ESQ.,  
 Norris McLaughlin & Marcus, P.A.,  
 414 Main Street,  
 P.O. Box 14,  
 East Greenville, PA 18041

**KANE, SYLVIA K., dec'd.**

Late of 4 Whitetail Lane,  
 Shillington, Cumru Township.  
 Executrix: STEPHANIE K. HARTLINE,  
 490 Mountain View Road,  
 Shillington, PA 19607.  
 ATTORNEY: DAVID R. ESHELMAN,  
 ESQ.,  
 424 Walnut Street,  
 P.O. Box 142,  
 Reading, PA 19603-0142

**KEHS, MARY S. also known as**

**KEHS, MARY, dec'd.**  
 Late of 120 West 5th St.,  
 Borough of Boyertown.  
 Executrix: MARY S. WENRICH,  
 c/o E. Kenneth Nyce Law Office, LLC,  
 105 East Philadelphia Avenue,  
 Boyertown, PA 19512.  
 ATTORNEY: ERIC C. FREY, ESQ.,  
 E. KENNETH NYCE LAW OFFICE, LLC,  
 105 East Philadelphia Avenue,  
 Boyertown, PA 19512

**KELLY, W. KEITH also known as**

**KELLY, WILLIAM KEITH, dec'd.**  
 Late of Longswamp Township.  
 Executors: ERIK M. KELLY,  
 44 Browne Street,  
 Apt. 3,  
 Brookline, MA 02446 and  
 RYAN K. KELLY,  
 1233 Woodside Avenue,  
 Mertztown, PA 19539.  
 ATTORNEY: JEFFREY R. BOYD, ESQ.,  
 BOYD & KARVER, P.C.,  
 7 East Philadelphia Avenue,  
 Boyertown, PA 19512-1154

**LANG, CLAUDIA A., dec'd.**

Late of Borough of Boyertown.  
 Executrices: GAIL L. STEVENS  
 1063 Jefferson Street,  
 Red Hill, PA 18076 and  
 SHIRLEY E. NEUBAUER,  
 123 Eisenhower Drive,  
 Boyertown, PA 19512.  
 ATTORNEY: JEFFREY C. KARVER,  
 ESQ.,  
 BOYD & KARVER, P.C.,  
 7 East Philadelphia Avenue,  
 Boyertown, PA 19512-1154

**MILLER, CAROLYN M., dec'd.**

Late of City of Womelsdorf.  
 Executrix: MELISSA D. NEFF,  
 c/o ATTORNEY: KEVIN M. RICHARDS,  
 ESQ.,  
 P.O. Box 1140,  
 Lebanon, PA 17042-1140

**OLAR, BERTHA E., dec'd.**

Late of Heidelberg Township.

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Executors: MICHAEL I. HLAVATY,  
32 Summer Mountain Road,  
Bernville, PA 19506;  
LANDIS A. OLAR,  
91 N. Sheridan Road,  
Newmanstown, PA 17073 and  
DARLENE J. MOSER,  
P.O. Box 427,  
Richland, PA 17087.  
ATTORNEY: KENNETH C. SANDOE,  
ESQ.,  
STEINER & SANDOE ATTORNEYS AT  
LAW, LLC,  
36 West Main Avenue,  
Myerstown, PA 17067

**OZGA, STANLEY EDWARD, SR. also  
known as  
OZGA, STANLEY EDWARD, SR.  
and OZGA, STANLEY E., dec'd.**  
Late of Maiden creek Township.  
Executors: STANLEY OZGA, JR. and  
STEPHEN OZGA,  
c/o ATTORNEY: E. RICHARD YOUNG,  
JR., ESQ.,  
1248 West Main Street,  
Ephrata, PA 17522

**PETTINATO, WENDI L., dec'd.**  
Late of North Heidelberg Township.  
Executor: DANIEL P. PETTINATO, JR.,  
1023 Christman Village Road,  
Bernville, PA 19506.  
ATTORNEY: STEPHEN H. PRICE, ESQ.,  
MOGEL, SPEIDEL, BOBB &  
KERSHNER,  
520 Walnut Street,  
Reading, PA 19601

**REINSMITH, JOHN M., dec'd.**  
Late of 709 W. Wyomissing,  
West Lawn.  
Administratrix: TINA REINSMITH  
c/o Waldman Law Group, P.C.,  
501 N. Park Road,  
Wyomissing, PA 19610.  
ATTORNEY: JAY W. WALDMAN, ESQ.,  
WALDMAN LAW GROUP, P.C.,  
501 N. Park Road,  
Wyomissing, PA 19610

**RHOADS, JANE E., dec'd.**  
Late of Borough of Topton.  
Executor: BRANCH BANKING AND  
TRUST COMPANY,  
SUCCESSOR TO NATIONAL PENN  
INVESTORS TRUST COMPANY.  
c/o ATTORNEY: BRIAN R. OTT, ESQ.,  
BARLEY SNYDER LLP,  
50 North Fifth Street, Second Fl.,  
P.O. Box 942,  
Reading, PA 19603-0942

**RIEGEL, ANNA M., dec'd.**  
Late of 311 State Street,  
Borough of Shillington.  
Executors: DIANE L. RUTH,  
2723 Huyett Drive,  
Sinking Spring, PA 19608 and

KENNETH L. RIEGEL,  
311 State Street,  
Shillington, PA 19607.  
ATTORNEY: ZACHARY A. MOREY,  
ESQ.,  
HOFFERT & KLONIS,  
536 Court Street,  
Reading, PA 19601

**ROZWADOWSKI, BOGDAN, dec'd.**  
Late of City of Reading.  
Executrix: VICTORIA GALLEN SCHUTT,  
5 Hearthstone Court, Suite 201,  
Reading, PA 19606.  
ATTORNEY: VICTORIA A. GALLEN  
SCHUTT, ESQ.,  
ROLAND STOCK, LLC,  
627 North Fourth Street,  
P.O. Box 902,  
Reading, PA 19603

**ROZWADOWSKI, ZOFIA, dec'd.**  
Late of City of Reading.  
Executrix: VICTORIA GALLEN SCHUTT,  
5 Hearthstone Court, Suite 201,  
Reading, PA 19606.  
ATTORNEY: VICTORIA A. GALLEN  
SCHUTT, ESQ.,  
ROLAND STOCK, LLC,  
627 North Fourth Street,  
P.O. Box 902,  
Reading, PA 19603

**SKVARLA, VICTOR F., dec'd.**  
Late of 214 Prospect Avenue,  
City of Reading.  
Executor: ROBERT L. SKVARLA,  
459 Mountain Home Road,  
Sinking Spring, PA 19608.  
ATTORNEY: DAVID S. SOBOTKA, ESQ.,  
519 Walnut Street,  
Reading, PA 19601

**SMITH, BARRY LEE, dec'd.**  
Late of 125 Holly Road,  
Borough of Hamburg.  
Administratrix: WENDY J. ASHBY, ESQ.,  
314 West Broad St., Suite 118,  
Quakertown, PA 18951.

**STOLTZFUS, ANDREW RAY, dec'd.**  
Late of Tulpehocken Township.  
Administrators: MARVIN R. and  
LINDA F. STOLTZFUS,  
569 Texter Mountain Road,  
Robesonia, PA 19551.  
ATTORNEY: KENNETH C. SANDOE,  
ESQ.,  
STEINER & SANDOE ATTORNEYS AT  
LAW, LLC,  
36 West Main Avenue,  
Myerstown, PA 17067

**WOHLBRUCK, LAVERNE also known as  
WOHLBRUCK, MARY LAVERNE,  
dec'd.**  
Late of 101 Inspiration Boulevard,  
Apt. 218,  
Cumru Township.  
Executors: LESLIE A. WOHLBRUCK,

05/17/2018

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2916 State Hill Road,  
Apt. C5,  
Wyomissing, PA 19610 and,  
STEPHEN A. WOHLBRUCK,  
223 East Carpenter Avenue,  
Myerstown, PA 17067.  
ATTORNEY: REBECCA BATDORF  
STONE, ESQ.,  
301 E. Lancaster Avenue,  
Shillington, PA 19607-2633

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## FICTITIOUS NAME

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

**A. Ferguson Photography** with its principal place of business at 412 Windsor Street, Wyomissing, PA 19610.

The name and address of the person owning or interested in said business is: Andrew S. Ferguson, 412 Windsor Street, Wyomissing, PA 19610.

The application was Filed on April 19, 2018.

**Andrew S. Ferguson**  
412 Windsor Street  
Wyomissing, PA 19610

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## MISCELLANEOUS

### ASSUMED NAME NOTICE

NOTICE IS HEREBY GIVEN that an application for registration of the assumed name Moyer Nissan for the conduct of business in Berks County, Pennsylvania, with the principal place of business being 2 Chardonnay Circle, Mohnton, PA 19540 was made to the Department of State of Pennsylvania at Harrisburg, Pennsylvania, on the 26th day of April 2018, pursuant to 54 Pa.C.S. §311. The name of the entity owning or interested in the said business is Moyer Auto Group, Inc.

McNEES WALLACE & NURICK LLC  
100 Pine Street  
P.O. Box 1166  
Harrisburg, PA 17108-1166