

# LEGAL NOTICES

**APPEARANCE DOCKET**

**Week Ending June 15, 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)**

CHAKNOS, WILLIAM A - Discover Bank; 16 15267; Michael J. Dougherty. (L)

**Abuse**

AARONS-POWELL, JAMAAL - Morales, Crystallenia; 18 12207; C. Morales, IPP. (JMB).

ANTONIO, KARELIN - Lantigua, Melvin; 18 12352; M. Lantigua, IPP. (JBN).

AVILES, ALEXI - Nolan, Samantha; 18 12217; S. Nolan, IPP. (MAU).

BONACCI, JESSE LEE - Miller, Lisa Marie; 18 12258; L. Miller, IPP. (JBN).

CASTALDI, SALVATORE - Pascual-Vega, Malissa; 18 12380; M. Pascual-Vega, IPP. (JBN).

CMAR, DONNA - Gray, Adrienne; 18 12272; A. Gray, IPP. (JML).

COLONA, RUBEN - Garcia, Gabriel; 18 12244; G. Garcia, IPP. (JBN).

CRUZ, PEDRO JUAN JR - Deangelo, Jessica; 18 12265; J. Deangelo, IPP. (JML).

DEMOS, CHARLES - Kissinger, Ann; 18 12308; A. Kissinger, IPP. (JMB).

FARINA, TONI - Farina, Barbara; 18 12275; B. Farina, IPP. (JML).

GONZALEZ, JAVIER I - Thomas, Jamoka; 18 12271; J. Thomas, IPP. (JMB).

HALLMAN, WILLIAM D III - Quigg, Stephanie; 18 12384; S. Quigg, IPP. (JBN).

HANNA, STEPHEN M JR - Seidel, Brandy Nicole; 18 12178; B. Seidel, IPP. (MAU).

HERNANDEZ, HANSEL - Collado, Katherine Pacheco; 18 12314; K. Collado, IPP. (MAU).

JONES, JAQUIL - Colon, Iesha; 18 12215; I. Colon, IPP. (MAU).

MACSISAK, MATTHEW J - Fecho, Kami Allison; 18 12306; K. Fecho, IPP. (JMB).

MARTINEZ, YOANNI M SILVERIO - Rodriguez, Ivan; 18 12248; I. Rodriguez, IPP. (MAU).

MATIAS, ERIK - Skwiat, Jamiey; 18 12377; J. Skwiat, IPP. (JBN).

MATOS, JOSEPH JULIAN - Oquendo, Clari Marie; 18 12309; C. Oquendo, IPP. (JMB).

MORALES, ISAAC - Hance, Crystal; 18 12349; C. Hance, IPP. (JMB).

MOYER, JAMES - Matz, Julie; 18 12246; J. Matz, IPP. (JML).

RIGHTNOUR, ARIANNE - Clevenger, Luke; 18 12194; L. Clevenger, IPP. (MAU).

RODRIGUEZ, IVAN - Martinez, Yoanni M Silverio; 18 12249; Y. Martinez, IPP. (MAU).

RODRIGUEZ, JASON JR - Zapp, Adrianna; 18 12382; A. Zapp, IPP. (JBN).

RODRIGUEZ, LISA M - Krause, Justin M; 18 12166; J. Krause, IPP. (MAU).

RUDY, WILLIAM - McGough, Tara; 18 12321; T. McGough, IPP. (JBN).

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SAUNDERS, JAQWAN MILTEN - Peterson, Jenel; 18 12274; J. Peterson, IPP. (JML).

SCHNEIDER, NICHOLAS - Ruhlandt, Leena; 18 12180; L. Ruhlandt, IPP. (MAU).

SEIDEL, BRANDY NICOLE - Hanna, Stephen M Jr; 18 12182; S. Hanna, IPP. (MAU).

SERRANO, CONFESOR JR - Garrido, Rosa; 18 12216; R. Garrido, IPP. (MAU).

STEFFEY, BRADLEY - Fick, Sarah F; 18 12273; S. Fick, IPP. (JML).

WEIDNER, KATHY - Cartwright, Pamela; 18 12195; P. Cartwright, IPP. (MAU).

WEIDNER, KATHY - Henninger, Axl; 18 12196; A. Henninger, IPP. (MAU).

#### Appearance of

MOORE, AMANDA, STEVENSON, LUIS - Engler, William; 18 11353; Allen R. Shollenberger. (JKS).

#### Complaint

BRUDKE, ANGIE - Crespo, Victor; 18 2864; Drew P. II Von Barga. (TJR).

#### Contract - Debt Collection: Credit Card

BORELLI, KAREN - Barclays Bank Delaware; 18 12181; Frederic I. Weinberg. (JML).

#### Contract - Debt Collection: Other

BASS G OIL COMPANY INC, BASS G OIL COMPANY INC, BASS, GARY - Iou Central Inc; 18 12200; Richard W. III Keifer. (TJR).

#### Contract - Other

SIMO, KELVIN FELIX - First Commonwealth Federal Credit Union; 18 12267; Michael R. Nesfeder. (TJR).

#### Custody

BLECKER, JERRY - Iannuzzo, Janelle L; 18 12319; Summer Ann Swanson. (JBN).

DREIS, TIFFANY A, FELTMAN, JONATHAN - Dreis, Debra S; 18 12301; D. Dreis, IPP. (JMB).

ELY, RAYMOND J - Ely, Rebecca N; 18 12439; Rebecca Batdorf Stone. (JMB).

FIX, TANYA K - Fix, Eric E; 18 12241; John J. Grenko. (JMB).

LATORTUE, ROBERTA CYPRIEN - Jean-Mary, Paul Ilrick; 18 12300; Curtis E. Barnes. (TJR).

LORISH, CAITLIN E - Lorish, Michele M; 18 12245; Jeffrey R. Boyd. (SEL).

MARTE, SEBASTIAN - Uribe, Yohanna; 18 12302; Joseph A. Guillama. (SEL).

MCLAUGHLIN, ANTOINETTE - Schappell, Dana W; 18 12342; Alan B. Ziegler. (JML).

WYNEN, LUKE - Wynen, Danielle; 18 12303; Rebecca Ann Smith. (JMB).

#### Divorce

ALLARD, MICHAEL S - Allard, Cheryl L; 18 12289; Ann E. Endres. (TJR).

BIRO, LEONARD J II - Biro, Marie C; 18 12222; Neil R. Vestermark. (JML).

BLAKER, JASON D - Lasher, Angela; 18 12385; Robert T. Mills. (JMB).

BOYD, JOSHUA - Pyszka, Autumn D; 18 12304; Joseph T. Jr Bambrick. (SEL).

CASTRO, JOSE JUAN - Zavala, Patricia; 18 12223; Amy J. Miller. (SEL).

COLE, DAWN M - Cole, Robert L; 18 12264; Joseph T. Jr Bambrick. (JBN).

DADAMIO, KELLY - Dadamio, Thomas M; 18 12379; Kurt B. Geishauer. (JMB).

HESS, MATTHEW D - Hess, Sheila R; 18 12311; Mary C. Crocker. (JMB).

JASORKA, KATHLEEN - Jasorka, Scott; 18 12202; Denise Sebald Lamborn. (JMB).

KAWSKI, JESSICA - Kawski, Jamie M; 18 12347; Jill M. Scheidt. (JMB).

MORALES, JORGE L - Garcia, Aleida E; 18 12360; A. Garcia, IPP. (TJR).

PERFETTO, SCOTT D - Perfetto, Teresa K; 18 12224; Jill M. Scheidt. (JMB).

ROHRBACH, ALYSSA - Rohrbach, Frank; 18 12201; Michael Joseph Jr Cammarano. (TJR).

ROSENBLATT, BONNIE L - Young, Francis D Jr; 18 12316; Sean J. O'Brien. (JML).

SBORZ, AARON M - Sborz, Amanda S; 18 12242; Dawn M. L. Palange. (JML).

VELEZ, YASMIN - Velez, Josue; 18 12390; Brenna H. Mendelsohn. (SEL).

WITOUSKI, ANDREW - Witouski, Elizabeth; 18 12318; Rebecca Ann Smith. (JMB).

#### Divorce - Custody Count Complaint

JASORKA, KATHLEEN - Jasorka, Scott; 18 12203; S. Jasorka, IPP. (JMB).

#### eFiling Fee

WESSNER, BONNIE, HERTZOG, ALMA - Kutztown Manor Inc; 18 12269; Andrew R. Eisemann. (JML).

#### eFiling Fee - Monetary

HERRERA, CAROLINA - Rodriguez, Noel; 18 12270; N. Rodriguez, IPP. (JMB).

#### Licence Suspension Appeal

ASPLEN, RONALD P - Commonwealth Of Pennsylvania Department Of Transportation; 18 12218; Commonwealth of Pennsylvania, et al, IPP. (JBN).

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Laliberty, Brittany Jade; 18 12262; Russell E. Farbiarz. (JBN).

#### Magisterial District Justice Appeal

BRESSLER, COLLETTE M - Miller, Chester; 18 12210; C. Miller, IPP. (JKS).

MATOS, PABLO - Frutos, Gerardo Cortes; 18 12312; G. Frutos, IPP. (JML).

MILLER, CHESTER - Bressler, Colette M; 18 12209; C. Bressler, IPP. (JML).

#### Petition for Appeal Nunc Pro Tunc

LALIBERTY, BRITTANY J - Commonwealth Of Pennsylvania; 18 12261; Commonwealth of Pennsylvania, IPP. (JKS).

#### Petition to Transfer Structured Settlement

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**Payment**

JLC CAPITAL FUNDING LLC, AMERICAN GENERAL ANNUITY SERVICE CORPORATION, AMERICAN GENERAL LIFE INSURANCE COMPANY - Weller, Justin; 18 12338; Vanya Dugalic. (JML).

**Real Property - Ejectment**

KING, POLLY S, OCCUPANTS - Bank Of New York Mellon Trust Company N A (The), JPMorgan Chase Bank N A, Chase Manhattan Bank (The), Chemical Bank, IMC Home Equity Loan Trust 1998-1; 18 12336; Heather Riloff. (MSF).

MANALO, LEN E, OCCUPANTS - Secretary Of Veterans Affairs, United States Of America (The); 18 12287; Peter Wapner. (JKS).

**Real Property - Mortgage Foreclosure: Residential**

BRANDLEN, SHERRY, BRANDLEN, JAMES - Wells Fargo Bank NA; 18 12346; Robert J. Crawley. (MSF).

CHARICATA, EGBERT R - Pennsylvania Housing Finance Agency; 18 12378; Kevin G. McDonald. (MSF).

DELICE, JOSETTE, DELICE, MARIE - Wells Fargo Bank NA; 18 12221; Meredith Wooters. (MSF).

GESKE, ROBERT, UNITED STATES OF AMERICA DEPARTMENT OF THE TREASURY, INTERNAL REVENUE SERVICE U S ATTORNEY FOR EASTERN DISTRICT OF PA - Bank Of New York Mellon Trust Company N A, All Permitted Successors And Assigns Of The JPMorgan Chase Bank, Specialty Underwriting And Residential Finance Trust, Mortgage Loan Asset-Backed Certificates Series 2004-BC1; 18 12320; Morris A. Scott. (MSF).

LEAZIER, CHARLES, LEAZIER, ANITA - Citizens Bank Of Pennsylvania; 18 12263; Gregory Javardian. (MSF).

OTTINGER, ALBERT, D'AMICO, MARY - PHH Mortgage Corporation; 18 12315; Samantha Gable. (MSF).

PAYNE, CHARLES W, PAYNE, JAMIE L - JPMorgan Chase Bank National Association; 18 12386; Samantha Gable. (MSF).

PRESCOTT, JOHN D, PRESCOTT, LYNDA LEE - Ditech Financial LLC; 18 12345; Kenya Bates. (MSF).

**Real Property - Quiet Title**

EGAN, EUGENE JR, BRANCH BANKING & TRUST COMPANY, NATIONAL PENN BANK - Saul, Kester R; 18 12354; Brian P. Hennessy. (MSF).

**Statement of Objections from Magisterial District Justice**

EWING, KEVIN, EWING, TANYA - PSHS Inc; 18 12165; PSHS Inc, IPP. (JML).

**Tort Intentional**

BERKS COUNTY SHERIFFS DEPT, SHERIFF #1, SHERIFF #2, OWNER OF

VEHICLE THAT CAUSED ACCIDENT, OWNER OF VEHICLE INSURANCE COMP - Charriez, Jesus; 18 12307; J. Charriez, IPP. (TJR).

DOE, JOHN, DOE, JANE - Rhi Magnesita; 18 12179; Wesley S. Stevenson. (MSF).

**Tort Motor Vehicle**

BURNEY-GETTLE, KRISTOPHER, BURNEY, SARAH J - Del Toro, Candy, Martinez, Amador Del Toro; 18 12268; Eugene Bederman. (MSF).

CLARK, BERNICE - Lightcap, Vicki, Mccarrick, Keith; 18 12206; Michael O. Pansini. (MSF).

ERIE INSURANCE EXCHANGE - Pritt, Carl; 18 12381; Gregg R. Durlofsky. (TJR).

KAUFMAN, RICHARD HENRY, READING SCHOOL DISTRICT - Duran, Hanlet, Munoz, Katherine; 18 12199; Brandon Swartz. (JKS).

KERSHNER, ASHLEY, STATE FARM MUTUAL AUTOMOBILE INSURANCE COMPANY, WARREN, ANDREW, WAGNER, KATIE - Haring, Kristopher, Haring, Anna; 18 12358; Benjamin J. Mayerson, Tyler B. Christ. (JML).

REITMEYER, KENNETH, REITMEYER, JOANNA - Nicolai, Denise, Nicolai, David; 18 12211; Jeffrey H. Penneys. (TJR).

SHOCKTOBERFEST, KONOPELSKI KATERING LTD, KONOPELSKI LLC, KONOPELSKI FESTIVALS LLC, KONOPELSKI, PATRICK - Fedorowycz, Chelsey, McGowan, Wayne; 18 12383; Nicholas J. Renzi. (MSF).

STATE FARM AUTOMOBILE INSURANCE COMPANY - Calafaty, Francine; 18 12335; Peter N. Munsing. (TJR).

WERT, JUDITH A, RIVERA-GARCIA, CARLOS R - State Farm Mutual Automobile Insurance Company; 18 12334; Travis L. McElhaney. (JKS).

**Tort Other**

KUNKLE, RICKI L, KUNKLE, RICKI L - Riegel, Patrick; 18 12220; Michael A. Ruggieri. (JML).

**Tort Premise Liability**

CARMIKE CINEMAS LLC, CARMIKE CINEMAS INC - McLaughlin, Dorothy; 18 12359; Susanna M. Esq. Fultz. (.)

OAK MEADOWS LP, TIMO INC - Walters, Tennale, Walters, Jason; 18 12226; Kenneth Millman. (TJR).

PIELECHATY, LESZEK A, PIELECHATY, IWONA A, ACEVEDO, NERIEDA - Pharaoh, Arthur; 18 12219; Benjamin C. Hoffman. (MSF).

ROBIN HILL CAMPING RESORT INC, ELS ROBIN HILL LIMITED PARTNERSHIP, MHC ROBIN HILL GP LLC, MHC OPERATING LIMITED PARTNERSHIP, MHC TRUST, EQUITY LIFESTYLE PROPERTIES, EQUITY LIFESTYLE

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PROPERTIES INC, MHC PROPERTY MANAGEMENT L P, MHC RESORT MANAGEMENT L P - Jacoby, Richard G Sr; 18 12361; Richard G. Jr Jacoby. (JKS).  
 ST JOHN'S BAPTIST CHURCH, ST JOHN MISSIONARY BAPTIST CHURCH - Singleton, Ruth M, Singleton, Walter G Sr; 18 12259; Eric L. B Strahn. (JML).  
 TJ RESTAURANT GROUP INC - Dissinger, Megan; 18 12310; Neil E. Durkin. (MSF).  
 WAL-MART STORES INC - Trapp, Lydia; 18 12225; Mark S. Nathan. (JKS).  
**Tort Product Liability**  
 TRISTAR PRODUCTS INC, SIMS, JEFFREY, STOLL, HOLLY - Cruz, Alma, Herbert, Clifford, Mangubat, Albert, McElveen, Perry; 18 12340; James R. Ronca, Ryan D. Hurd. (JKS).  
 TRISTART PRODUCTS INC - Prout, Mary; 18 12348; James R. Ronca. (TJR).  
**Zoning Board Appeal**  
 ZONING HEARING BOARD OF GREENWICH TOWNSHIP - PSIP JVI Krumsville Road LLC; 18 12350; Catherine E. N Durso. (MSF).

to a point In line of the residue land as shown on the aforesaid plan; thence along said residue land, South 02 degrees 29 minutes 56 seconds West, 421.43 feet to a point, a corner of Lot No. 11 as shown on the aforesaid plan; thence along said Lot No. 11, North 71 degrees 12 minutes 58 seconds West, 643.40 feet to the first mentioned point and place of Beginning.  
 CONTAINING 4.542 acres of land  
 BEING Lot No. 10 as shown on the abovementioned plan  
 BEING KNOWN AS: 187 Oak Lane, Bernville, PA 19506  
 PROPERTY ID NO.: 53-4441-00-49-1294  
 TITLE TO SAID PREMISES is vested in Sheila M. Schoener and Robert A. Schoener, Jr., husband and wife by Deed from Dennis D. Wunder and Bonita R. Wunder, husband and wife dated 11/26/2008 recorded 12/02/2008 in Deed Book Instrument #2008-057681.  
 To be sold as the property of: Sheila M. Schoener and Robert A. Schoener, Jr., husband and wife

**SHERIFF'S SALES**

*By virtue of various executions issued out of the Court of Common Pleas of Berks County, Pa. to me directed there will be sold at Public Vendue or Outcry, on July 6, 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:

**Third and Final Publication**

No. 14-14330

Judgment: \$269,624.07

Attorney: Udren Law Offices, PC

ALL THAT CERTAIN lot or piece of ground situate in the Township of Jefferson, County of Berks and Commonwealth of Pennsylvania, bounded and described according to a final plan of Oak Lane Estates, drawn by John W. Hoffert, Professional Land Surveyor, dated 10/31/1995 and last revised 4/2/1996, said plan recorded in Berks County in Plan Book 215, Page 29, as follows, to wit:

BEGINNING at a p.k. spike (set), on a line in the bed of Oak Lane (T-506) (33 feet wide) said point being a corner of Lot No. 11 as shown on the aforesaid plan; thence along said title line the two (2) following courses and distances: (1) North 15 degrees 36 minutes 45 seconds East, 229.04 feet to a point; and (2) North 04 degrees 02 minutes 47 seconds West, 18.06 feet to a point, a corner of Lot No. 9 as shown on the aforesaid plan; thence along said Lot No. 9, South 87 degrees 30 minutes 04 seconds East, 567.68 feet

No. 14-22016  
 Judgment Amount: \$70,580.01  
 Attorney; KML Law Group, P.C.  
**LEGAL DESCRIPTION**

ALL THAT CERTAIN two-story brick house and a lot or piece of ground upon which the same is erected situate on the North side of Sunset Road, between Third Avenue and Ann Street, being House Number 390 Sunset Road, in the Borough of West Reading, County of Berks and State of Pennsylvania, and more particularly described as follows:

BEGINNING at a point in the North property line of Sunset Road whence the northeast intersection corner of Sunset Road at Ann Street bears North 65 degrees 61-1/2 feet East, 190 feet 0 inches for the southwest corner of this survey; thence North 65 degrees 51-1/2 feet East, with said North line of Sunset Road a distance of 20 feet 0 inches to the southeast corner of this survey and southwest corner of house Lot No. 188; thence North 24 degrees 8-1/2 feet West, with the dividing line between this survey and said house Lot No. 388 a distance of 100 feet 0 minutes to the South line or a 12 feet wide alley for the northeast corner of this survey; thence South 65 degrees 51-1/2' West with said southern line of alley a distance of 20 feet 0 inches to the northwest corner of this survey and northeast corner of House Lot No. 392; thence South 24 degrees 8-1/2' East, with the dividing line between this survey and said House Lot No. 392, a distance of 100 feet 0 inches to the beginning.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 390 Sunset Road, Reading, PA 19611 a/k/a 390 Sunset Road, West Reading, PA 19611  
 TAX PARCEL #93530606288138  
 ACCOUNT: 93122200  
 SEE Deed Book 3692, Page 0144

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Sold as the property of: Robert B. Schneier

No. 15-01364

Judgment Amount: \$210,101.07

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

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

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

CONTAINING 10,000 square feet of land.

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

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 310 Monaco Lane, Blandon, PA 19510

TAX PARCEL #61542117111441

ACCOUNT: 61001288

SEE Deed Book 4147, Page 0238

Sold as the property of: Thomas H. Davies, Jr. and Jennifer L. Davies

No. 15-18630

Judgment Amount: \$105,629.28

Attorney, Shawn M. Long, Esquire

BERKS COUNTY Parcel No. 09531770127424

ALL THAT CERTAIN two-story brick dwelling house with mansard roof and the lot or piece of ground upon which the same is erected situate on the East side of North Twelfth Street between Elm and Buttonwood Streets, being Number 367 North 12th Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by Buttonwood Street;

ON the East by Lombard Street;

ON the South by property now or late of Robert Holl; and

ON the West by North Twelfth Street.

CONTAINING IN FRONT North and South fourteen feet six inches and in depth East and

West of equal width eighty-seven feet two and one-half inches on the North and ninety-three feet, more or less, on the southern boundary line to Lombard Street.

BEING THE SAME PREMISES which Chris A. Lecatsas and Marie B. Lecatsas, Executrix of the Estate of Spiros S. Lecatsas by Deed dated January 18, 2008 and recorded January 24, 2008 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania in Record Book 5293, Page 792, granted and conveyed unto James J. Feudale, his heirs and assigns.

To be sold as the property of James J. Feudale.

No. 16-00657

Judgment: \$53,795.58

Attorney: Udren Law Offices, PC

ALL THAT CERTAIN lot or piece of ground, together with the two-story stone slate-roofed dwelling house and garage thereon erected, situate on the West side of Bernville Road South of North Tulpehocken Road, in the Township of Bern, County of Berks and State of Pennsylvania being Lot No. 2 in Section No. 1 of plan of lots known as Greenfield, surveyed by Wells Engineering Company for Bright and Nolan which Section No. 1 of said plan of lots is recorded in the Recorder's Office in and for Berks County aforesaid in Plan Book Volume 4, Page 43, more particularly bounded and described as follows, to wit:

BEGINNING AT A POINT in the western building line of Bernville Road ninety-five and twenty one-hundredths (95.20) feet South from the South end of the radius curve at the southwest building corner of Bernville Road and North Tulpehocken Road, said point being a corner in common with Lot No. 3, thence in a westerly direction along said Lot No. 3 at right angles with said western building line of Bernville Road, a distance of two hundred seventy-nine and fourteen one-hundredths (279.14) feet to a point a corner in common with said Lot No. 3, and Lot No. 6 thence in a southerly direction along said Lot No. 6 and making an interior angle of one hundred seven (107) degrees twenty-eight (28) minutes thirty (30) seconds with the last described line, a distance of one hundred forty-four and sixty-five one-hundredths (144.65) feet 10 a point a corner in common with said Lot No. 6 and in line of golf course property of the Berkshire Country Club thence in a southeasterly direction along said golf course property of Berkshire Country Club and making an interior angle of one hundred twenty (120) degrees eighteen (18) minutes thirty (30) seconds with last described line, a distance of seventy-five (75) feet to a point a corner in common with Lot No 1, thence in an easterly direction along said Lot No. 1 and making an interior angle of one hundred thirty-two (132) degrees thirteen (13) minutes with last described line, a distance of two hundred seventy-two and eighteen one-hundredths (272.18) feet to a point in the aforementioned western building

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line of Bernville Road, said point a corner in common with Lot No. 1, thence following the said western building line of said Bernville Road in a northerly direction and making an interior angle of ninety (90) degrees with last described line, a distance of one hundred ninety-three and fifty-two one-hundredths (193.52) feet to the place of beginning containing one and twenty-seven one-hundredths (1.27) acres, more or less.

TAX ID #5307-05-09-2992

BEING KNOWN AS: 1804 Bernville Rd, Reading, PA 19601

PROPERTY ID NO.: 5307-05-09-2992

TITLE TO SAID PREMISES is vested in George Limberiou and Aliko Limberiou, his wife, by Deed from Theodore A. Schutte and Mildred A. Schutte, formerly Mildred A. Bick, his wife dated 10/31/1985 recorded 10/31/1985 in Deed Book 1886 Page 0869.

To be sold as the property of: George Limberiou and Aliko Limberiou, his wife

No. 16-12760

Judgment Amount: \$192,262.95

Attorney: Phelan Hallinan Diamond & Jones,  
LLP

**LEGAL DESCRIPTION**

ALL THAT PARCEL of land in Borough of Fleetwood, Berks County, Commonwealth of Pennsylvania, as more fully described in Deed Book 4617, Page 1160, ID #5431143423852, being known and designated as metes and bounds property.

DEED from Anna M. Heckman and Rita M. Iezzi as set forth in Deed Book 4617, Page 1160 dated 05/23/2005 and recorded 06/30/2005, Berks County Records, Commonwealth of Pennsylvania.

ALL THAT CERTAIN lot or parcel of land, being Lot No. 62, as said lot is shown on the plan of the development of building lots as laid out by Weber Construction, Inc., and known as Richmond Commons, Section No 3, said plan being recorded in Plan Book 34 Page 30, Berks County Records, said lot or parcel of land, also being a portion of Lot No. 19, as said lot is shown on the revised plan of the development of building lots as laid out by Weber Construction, Inc., and known as Richmond Commons, Section No. 2, said revised plan being recorded in Plan Book 33 Page 43, Berks County Records, situate on the Northeastly side of Spring Street between Forest Street and Westfield Place, in the Borough of Fleetwood, County of Berks and Commonwealth of Pennsylvania and being more fully bounded and described as follows, to wit:

BEGINNING AT A POINT on the Northeastly building line of Spring Street said point being on the division line between Lot No. 62 and 63 as said lots are shown on the aforementioned plan of Richmond Commons, Section No. 3; thence leaving the Northeastly building line of Spring Street and extending along Lot No. 63 by a line radial to the curve in

the Northeastly building line of Spring Street North 46 degrees 16 minutes 55 seconds East a distance of 119.81 feet to a point in line of Lot No. 64; thence extending along Lot No. 64 South 48 degrees 41 minutes 29 seconds East a distance of 2.93 feet to a point; thence continuing along Lot No. 64 and along Lot No. 20 as said lot is shown on the aforementioned revised plan of Richmond Commons, Section No. 2 South 44 degrees 52 minutes 05 seconds East, a distance of 70.28 feet to a point; thence extending along the residue portion of the aforementioned Lot No. 19 South 45 degrees 07 minutes 55 seconds West a distance of 120.00 feet to a point on the Northeastly building line of Spring Street, thence extending along the Northeastly building of Spring Street North 44 degrees 52 minutes 05 seconds West a distance of 73.20 feet to a point of curve in the Northeastly building line of Spring Street; thence continuing in a Northwestly direction along the Northeastly building line of Spring Street along the arc of a curve deflecting to the right having a radius of 119.81 feet a central angle of 1 degree 09 minutes and 00 seconds a distance along the arc of said curve of 2.41 feet to the place of Beginning.

CONTAINING IN AREA 8,928 16 square feet of land.

TITLE TO SAID PREMISES is vested in Erin E. McFarland, by Deed from Anna M. Heckman and Rita M. Iezzi, dated 05/23/2005, recorded 06/30/2005, in Book 4617, Page 1160.

BEING KNOWN AS 625 West Spring Street, Fleetwood, PA 19522.

Residential property

TAX PARCEL NO: 44-5431-14-34-3852

TAX ACCOUNT: 44068917

SEE Deed Book 4617, Page 1160

To be sold as the property of Erin E. McFarland.

No. 16 -13218

Judgment: \$121,874.44

Attorney: Martha E. Von Rosenstiel, Esquire

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of ground together with the buildings and improvements thereon erected situate on the Southwest side of and known as No. 120 Arlington Street, between Park and Fern Avenues, in the City of Reading, Berks County, Pennsylvania, said lot or piece of ground being further known as Harnish and known as 'Reading Heights,' said plan of lots recorded in Plan Book Vol. 3, Page 31, Berks County Record, more particularly bounded and described as follows, to wit:

BEGINNING AT A POINT on the Southwest side of Arlington Street, in the middle of Lot No. 111 on said plan of lots, thence extending in a straight line through the middle of said Lot No. 111 in a Southwestly direction a distance of one hundred twenty feet (120.00 feet) to the Northeast side of ten feet ( 10.00 feet) wide alley; thence extending Northwestly along the Northeast side of a said alley a distance of fifty feet (50.00

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feet) to point in the division line between Lots Nos. 108 and 109 as shown on said plan; thence in a Northeasterly direction along the same a distance of one hundred twenty feet (120.00 feet) to a point on the Southwesterly side of Arlington Street; thence extending Southeastwardly along the same distance of fifty feet (50.00 feet) to the place of beginning.

BEING Berks County  
Account #248200  
PIN #5306-50-65-9082

BEING THE SAME PREMISES which Clifton Snuffer and Jenniger Stringham, by Deed dated 7/27/2006 recorded 8/29/2006 in Deed Book 4954 Page 2015 conveyed unto Mark Erdmann.

PARCEL IDENTIFICATION NO: 18-5306-50-65-9082

TAX ID #18248200

To be sold as the property of Robert Erdmann and Margaret Erdmann, in their capacity as heirs of Mark Erdmann, deceased and unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or Interest from or under Mark Erdmann, deceased

No. 16-16860

Judgment Amount: \$129,710.03

Attorney: Powers, Kirm & Associates, LLC

ALL THAT CERTAIN lot or piece of ground, being Lot No. 59 as shown on the final plan of Springton Village Phase 1, made by Robert B. Ludgate and Associates, engineers, surveyors and planners, dated 02/07/1980 and recorded in Plan Book 127 Page 28, situate in the Township of Spring, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows to wit:

BEGINNING AT A POINT on the easterly side of Halsey Avenue at a corner of Lot No. 58 and Lot No. 59 as shown on said plan; thence extending in a southeasterly direction along Lot No. 58, South 44 degrees 05 minutes 32 seconds East, a distance of 103.46 feet to a point on the northerly side of a 12' wide alley (unopened); thence extending in a northwesterly direction along said 12' wide alley (unopened) North 86 degrees 48 minutes 10 seconds West, a distance of 140.00 feet to a point in line of Lot No. 60 as shown in said plan; thence extending in a northwesterly direction along Lot No. 60, North 31 degrees 52 minutes 49 seconds East, a distance of 21.42 feet to a point on Halsey Avenue; thence extending along Halsey Avenue by a curve deflecting to the right having a central angle of 9 degrees 48 minutes 18 seconds, a distance along the arc of 25.41 feet to a point on Halsey Avenue; thence extending along Halsey Avenue by a curve deflecting to the left having a central angle of 22 degrees 01 minutes 07 seconds, a distance along the arc of 67.83 feet to a point on Halsey Avenue at a corner of Lot No. 58, the place of beginning.

CONTAINING in area 5677 square feet of land.

BEING THE SAME PREMISES which Eric Dittmore and Michele Dittmore, husband and wife, by Deed dated November 20, 2008 and recorded December 2, 2008 in the Office of the Recorder of Deeds in and for Berks County in Deed Instrument 2008-057541, granted and conveyed unto Amy M. Reinhold.

BEING KNOWN AS 226 Halsey Avenue, Reading, PA 19609.

TAX PARCEL NO. 804-3861-68-44-293  
SEE Deed Instrument 2008-057541

To be sold as the property of Amy N. Reinhold

No. 16-20445

Judgment Amount: \$35,897.53

Attorney: Eric L. B. Strahn, Esquire

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground upon which it is erected, being No. 1525 Fairview Street, situate on the northwest corner of Fairview Street and South 15-1/2 Street in the City of Reading, County of Berks and State of Pennsylvania bounded and described as follows, to wit: On the North by a 12 feet wide alley; On the East by said South 15-1/2 Street; On the South by said Fairview Street; and on the West by property now or late of Marrianna Ustasiewski.

CONTAINING IN FRONT along said Fairview Street, and width 14 feet 3 inches and in depth of equal width 108 feet to said 12 feet wide alley.

BEING THE SAME PREMISES which Federal Home Loan Mortgage Corporation, by Deed dated July 11, 2013 and recorded July 16, 2013 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania, as Instrument No. 2013030088, granted and conveyed unto Terri Trego.

To be sold as the property of: Terri Trego

No. 16-21306

Judgment: \$53,835.79

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

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and the lot of piece of ground upon which the same is erected, situate on the South side of Greenwich Street being Number 1238, between Birch and Thirteenth Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by said Greenwich Street;  
ON the East by property now or late of James W. Stout; and  
ON the South by a ten (10) feet wide alley;

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ON the West by property now or late of Daniel C. Roth.

CONTAINING IN FRONT or width, East and West, along said Greenwich Street thirteen (13) feet, and in depth, North and South of equal width, one hundred (100) feet.

BEING THE SAME PROPERTY conveyed to Elizabeth M. Ortiz who acquired title by virtue of a Deed from Thomas J. Rehr and Shawna L. Houck, now known as Shawna L. Rehr, husband and wife, dated October 28, 1999, recorded November 4, 1999, at Document ID 69144, and recorded in Book 3141, Page 385, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 1238 Greenwich Street, Reading, PA 19604.

PARCEL NO.: 11-5317-62-23-0407

ACCOUNT: 11409005

SEE Deed Book Volume 3141, Page 385

To be sold as the property of Elizabeth M. Ortiz

No. 17-01917

Judgment Amount: \$174,946.05

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

THE LAND DESCRIBED HEREIN is situated in the State of Pennsylvania, County of Berks, City of Sinking Spring, and is described as follows:

ALL THAT CERTAIN lot of ground, together with the improvements erected thereon, being No. 210 Charles Boulevard in the Township of Cumru, County of Berks and Commonwealth of Pennsylvania, and shown as Lot No. 25 on the plan of "Wheaton Heights, Section 1", recorded in Plan Book 110 Page 12, Berks County Records, being more fully described as follows, to wit:

BEGINNING AT A POINT on the southwest line of Charles Boulevard, said point being 70.43 feet North of the northerly end of the curve connecting the southwest line of Charles Boulevard with the northwest line of Township Road T-592, known as Old Lancaster Pike, and said point also being on the division line between Lot No. 24 and Lot No. 25 on the aforesaid plan; thence along said Lot No. 24 in a northwesterly direction, by a line making an interior angle of 90 degrees with the line to be described last, 146.98 feet to Lot No. 33; thence along Lot No. 33 and Lot No. 32 in a northeasterly direction, by a line making an interior angle of 90 degrees with the last described line, 93.00 feet to Lot No. 26; thence along same in a southeasterly direction, by a line making an interior angle of 90 degrees with the last described line, 146.98 feet to a point on the southwest line of Charles Boulevard; thence along same in a southwesterly direction, by a line making an interior angle of 90 degrees with the last described line, 93.00 feet to Lot No. 24, being the place of beginning.

CONTAINING 13,669.10 square feet of land. THEREON ERECTED A DWELLING

HOUSE KNOWN AS: 210 Charles Boulevard, Sinking Spring, PA 19608

TAX PARCEL #39438514432007

ACCOUNT: 39041540

SEE Deed Book 2840, Page 0831

Sold as the property of: Dorcas E. Curry

No. 17-03315

Judgment Amount: \$171,295.46

Attorney: Powers, Kirn & Associates, LLC

ALL THAT CERTAIN parcel of land situate in the Township of Cumru, County of Berks, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the southwest corner thereof, a point at the East side of the public road leading from the New Holland and Reading Road to Mohnton, a corner of land of the grantors and Howard Wert, thence along the said road leading from Mohnton, North 4° 35 minutes West, 322.00 feet to a point in the road, thence by land retained by the grantors, crossing an iron pin set 15 feet from said point, South 83° East, 511.00 feet to an iron pin, thence by the same, South 04° 08 minutes East, 323.5 feet to an iron pin, thence by land of Howard Wert, North 83° 45 minutes West, 508.5 feet to the place of beginning.

CONTAINING three acres and 119 perches.

EXCEPTING THEREFROM a portion containing 21,160 square feet granted unto Sylvester C. Martin and Kathryn Martin, his wife by Deed dated July 14, 1964 and recorded July 14, 1964 in Deed Book Volume 1449 Page 404, Berks County Records, and

EXCEPTING THEREFROM a portion containing 28,859.72 square feet granted unto Sylvester C. Martin and Kathryn Martin, his wife, by Deed dated September 17, 1964 and recorded September 17, 1964 in Deed Book Volume 1453 Page 353, Berks County Records.

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

BEING KNOWN AS 1500 Wyomissing Road, Mohnton, PA 19540.

TAX PARCEL NO. 39439403111575

SEE Deed Instrument 2012015693

To be sold as the property of Timothy L. Isert and Melva M. Harrison

No. 17-03504

Judgment Amount: \$153,582.35

Attorney: Powers, Kirn & Associates, LLC

ALL THAT CERTAIN piece of ground and the townhouse erected thereon being Townhouse Number 30, which is the most southerly house in the Townhouse Group Number 5, in the Development of Flying Hills Section Number



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9, recorded in Plan Book Volume 97, Page 06, Berks County Records, together with a 14.00 feet wide strip of land to the East (street side) of said townhouse, a 15.00 feet wide strip of land to the West (rear) of said townhouse, and a 5.00 feet wide strip of land to the South (side) of said townhouse, situate on the westerly side of Medinah Drive, a 20.00 feet wide private drive, in the Development of Flying Hills Section Number 9, Township of Cumru, County of Berks, and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

ON the West (rear) by common space;

ON the North (side) by Townhouse Number 31;

ON the East (front) by common space of Medinah Drive; and

ON the South (side) by common space.

CONTAINING a lot width of 26.00 feet, more or less, as measured from the center of the party wall between Townhouse Number 31 and the herein Townhouse Number 30, in a southerly direction to a point 5.00 feet South of the southerly side of and the herein described Townhouse Number 30, and containing a lot depth of 66.00 feet, more or less, as measured from a point 14.00 feet eastwardly from the front of said townhouse to a point 15.00 feet westwardly from the rear of said townhouse.

THE NORTHEASTERLY CORNER of the physical structure known as Townhouse Group Number 5, has a coordinate reference of latitude 5310.2407, departure 1975.098, with reference to the most northerly property corner of Flying Hills Section 10, recorded in Plan Book Volume 97, Page 06, said corner being located in the center of L.R. 274 (known as Morgantown Road) and having a coordinate reference of latitude 6392.582, departure 1202.754.

THE HEREIN DESCRIBED PREMISES shall include full wall thickness of all external walls which enclose the townhouse referred to herein and shall not include any part of an exterior wall which encloses an adjoining townhouse unit.

AS MORE FULLY SHOWN ON Mast Engineering Co., Inc. Drawing Number B-3214-287.

BEING THE SAME PREMISES which Jeffrey L. Fisher, by Deed dated December 22, 2007 and recorded January 10, 2007 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 05051, Page 2061, granted and conveyed unto John S. Wisniewski.

BEING KNOWN AS 30 Medinah Drive, Reading, PA 19607.

TAX PARCEL NO. 39530520907850

SEE Deed Book 05051 Page 2061

To be sold as the property of John S. Wisniewski and The United States of America

situate in the Township of Amity, County of Berks, Commonwealth of Pennsylvania, bounded and described according to a final plan of Woods Edge - Phase 1, drawn by Thomas R. Gibbons & Associates, Inc., Professional Surveyors, Engineers & Planners, dated February 7, 1996, said plan recorded in Berks County in Plan Book 216, Page 27, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Spring View Drive (50 feet wide), said point being a corner of Lot No. 40 on said plan; THENCE extending from said point of beginning along Lot No 40 North 59 degrees 19 minutes 31 seconds West 195.03 feet to a point in line of Lot No. 68 on said plan; thence extending partly along same and partly along Lot No. 67 North 17 degrees 08 minutes 05 seconds East 108.00 feet to a point, a corner of Lot No. 42 on said plan; thence extending along same South 59 degrees 19 minutes 31 seconds East 220.32 feet to a point on the Northwesterly side of Spring View Drive; thence extending along same South 30 degrees 40 minutes 29 seconds West 105.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 41 as shown on the above mentioned plan.

BEING PIN NO. 24-5366-04-52-6695.

BEING THE SAME PREMISES which The GRSW Stewart Real Estate Trust, by Deed dated 1/23/2009 and recorded 3/27/2009, in the Office of the Recorder of Deeds in and for the County of Berks, Instrument #2009012738, granted and conveyed unto Boisie Z. Williams and Kim L. Williams, husband and wife.

TAX PARCEL NO. 24536604526695

BEING KNOWN AS 115 Spring View Drive, Douglassville, PA 19518 Residential Property

To be sold as the property of Boisie Z. Williams and Kim L. Williams

No. 17-16176

Judgment Amount: \$56,666.31

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

THE LAND REFERRED TO in this commitment is described as follows.

ALL THAT CERTAIN two-story brick dwelling house and lot of ground, situate in the Borough of Kutztown, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at point of West Walnut Street, in line of property now or late of Alvin K. Leshner, and extending thence along the same westward thirty-five feet (35') to a point; thence southward one and one-half feet (1-1/2') to a point; thence westward one hundred twenty-five feet (125'), more or less, to a point in an alley thence along the same southward nineteen feet (19') to a point in line of property now or late of Catharine E Angstadt; thence along the same eastward, passing through the middle of a foot or Arch Alley between the two adjoining dwelling

No. 17-12301

Judgment: \$313,206.96

Attorney: Samantha Gable, Esquire

ALL THAT CERTAIN lot or piece of ground

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houses, one hundred sixty-five feet (165'), more or less, to said West Walnut Street; and thence along the same northward twenty and one-half feet (20-1/2') to the place of beginning.

BEING THE NORTHERN of said two contiguous dwelling houses and lots of ground. TITLE TO SAID PREMISES IS VESTED in Keith R. Kull, by Deed from Jack M. Arak, dated 11/11/2005, recorded 12/13/2005, in Book 4732, Page 2063.

BEING KNOWN AS 135 West Walnut Street, Kutztown, PA 19530.

Residential property  
 TAX PARCEL NO: 55544308871938  
 TAX ACCOUNT: 55007135  
 SEE Deed Book 4732, Page 2063  
 To be sold as the property of Keith R. Kull.

No. 17-17427

Judgment Amount: \$60,099.96

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the two-story brick mansard roof, dwelling house erected thereon, situate on the East side of Mulberry Street, between Oley and Douglass Streets, being No. 713 Mulberry Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows:

BEGINNING on the North by property now or late of Helen and Henry Cunniss (formerly property of Matilda S. Geisinger), being No. 715 Mulberry Street; on the East by a ten (10) feet wide alley; on the South by property now or late of Victory and Rosa Stufflett (formerly property of Anne M. and Mary C. Jackson), being No. 711 Mulberry Street; and on the West by said Mulberry Street.

CONTAINING in front on said Mulberry Street a width of fourteen (14) feet more or less, and in depth of equal width to said ten (10) feet wide alley one hundred (100) feet more or less.

PARCEL ID: 12-5317-53-04-9219

TITLE TO SAID PREMISES IS VESTED in Stephen Smith, by Deed from Douglas R. Rose, dated 10/02/2007, recorded 10/05/2007, in Book 5234, Page 1339.

BEING KNOWN AS 713 Mulberry Street, Reading, PA 19604-2506.

Residential property  
 TAX PARCEL NO: 12-5317-53-04-9219  
 TAX ACCOUNT: 12532675  
 SEE Deed Book 5234 Page 1339  
 To be sold as the property of Stephen Smith.

No. 17-18316

Judgment: \$119,135.20

Attorney: Samantha Gable, Esquire

ALL THAT CERTAIN lot or tract of land known as Lot No. 4 of Armstrong Manor Subdivision as recorded in Plan Book Volume

216, Page 43, Berks County Records, situate on the easterly side of Mynes Road, Ruscombanor Township, Berks County, Pennsylvania, and being more fully bounded and described as follows, to wit:

BEGINNING at an iron pin set on the easterly right-of-way line of Mynes Road and begin the southwestern corner of herein lot; thence along the easterly right-of-way line of Mynes Road, North 32 degrees 44 minutes 56 seconds West, 175.00 feet to an iron pin set; thence along Lot No. 3 of said plan, North 57 degrees 15 minutes 14 seconds East, 250.00 feet to an iron pin set; thence along lands now or late of Ruth Bridgegam, South 32 degrees 44 minutes 56 seconds East, 175.00 feet to an iron set; thence along Lot No. 5 of said plan, South 57 degrees 15 minutes 04 seconds West, 250.00 feet to an iron pin set, the point and place of beginning.

CONTAINING 1.004 acres, more or less.

COMMONLY KNOWN AS 8 Mynes Road, Fleetwood, PA.

BEING THE SAME PREMISES which Tammac Holding Corporation by deed dated September 23, 2008 and recorded October 10, 2008 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 5428, Page 712, Instrument #2008050742, granted and conveyed unto Barry C. Moyer and Valerie Moyer, husband and wife, in fee.

TAX PARCEL NO. 76542003306659  
 BEING KNOWN AS 8 Mynes Road, Fleetwood, PA 19522  
 Residential Property  
 To be sold as the property of Barry C. Moyer and Valerie Moyer

No. 17-18898

Judgment Amount: \$135,444.28

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN tract of land with the building and other improvements thereon erected situate in the Township of District, County of Berks and Commonwealth of Pennsylvania. Bounded and described as follows to wit:

BEGINNING at a spike located in the center of a public road leading from Huffs Church to Fredericksville (Legislative Route 06202) said spike being in line with southwardly line of George A. Acker and Lesta V. Acker, his wife. Thence along the center of said public road South 36 degrees 52 minutes East 154.43 feet to a spike; thence along lands of Sue M. Bitting the following three (3) courses and distances to wit: 1- South 43 degrees 22 minutes West 97.44 feet to a pin; thence 2-North 75 degrees 35 minutes West 140.87 feet to a pin; thence 3- South 87 degrees 20 minutes West 257.66 to a pin; thence along lands of Alvin Derr North 48 degrees 45 minutes West 114.90 feet to the center of a 30' oak tree; thence along lands of Amos Geist North 48 degrees 49 minutes East 210.00 feet to an old pin; thence along lands of George A. Acker and

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Lesta V. Acker, his wife, the following two (2) courses and distances to wit: 1-North 72 degrees 09 minutes East 250.00 feet to a point; thence 2-North 36 degrees 15 minutes West 15.00 feet to a pin; thence North 65 degrees 53 minutes East 16.80 feet to a spike, the place of BEGINNING.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 906 Huff's Church Road, Alburtis, PA 18011

TAX PARCEL #40548104548477  
ACCOUNT 40012412  
SEE Deed Book/Page  
Instrument Number 2014029948  
Sold as the property of: David R. Miller

No. 17-19335

Judgment Amount: \$30,673.52

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two and one-half story brick dwelling being house No. 817 Gordon Street; together with the lot or piece of ground upon which the same is erected, situate on the Easterly side of Gordon Street, between West Douglass and West Windsor Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point on the Easterly building line of Gordon Street forty (40) feet wide as shown on the topographical survey of the City of Reading, Northwardly a distance of two hundred fifty and seventeen one-hundredths (250.17) feet from the intersection of said Easterly building line of Gordon Street with the Northerly building line of West Douglass Street sixty (60) feet wide as shown on the aforesaid topographical survey; thence in a Northerly direction along the Easterly building line of Gordon Street, a distance of fourteen and ninety-five one-hundredths (14.95) feet to a point; thence in an Easterly direction, along house No. 819 Gordon Street, property now or late of the Estate of William C. Roth, forming a right angle with the Easterly building line of Gordon Street, a distance of one hundred thirty-four (134) feet to a point on the Westerly building line of Miltimore Street twenty (20) feet wide as shown on said topographical survey; thence in a Southerly direction along the Westerly building line of Miltimore Street, forming a right angle with the last described line, a distance of fourteen and ninety-five one-hundredths (14.95) feet to a point; thence in a Westerly direction, along house No. 815 Gordon Street, property now or late of the Estate of William C. Roth, forming a right angle with the Westerly building line of Miltimore Street, passing through the middle of the wall between house No. 817 and house No. 815 Gordon Street, a distance of one hundred thirty-four (134) feet to the place of Beginning. The last described line forms a right angle with the Easterly building line of Gordon Street.

THEREON ERECTED A DWELLING

HOUSE KNOWN AS: 817 Gordon Street, Reading, PA 19601

TAX PARCEL #15530755345914

ACCOUNT: 15391875

SEE Deed Book 5128, Page 2180

Sold as the property of: Maria Antunez a/k/a Maria I. Antunez

No. 17-20096

Judgment Amount: \$242,266.88

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

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

ALL THAT CERTAIN parcel of ground on the North side of Faith Drive (54 feet wide) situate in Maiden creek Township, Berks County, Pennsylvania being known as Lot #82 of the final plan of Maiden creek Estates, Phase III, recorded in Plan Book Volume 155, Page 17, Berks County Records, prepared by Ludgate Engineering Corporation, Plan No. D-1400, dated May 24, 1988 and being more fully bounded and described as follows to wit:

BEGINNING at a point on the North side of Faith Drive, a corner of Lot #83, thence along Lot #83; North 32 degrees 44 minutes 45 seconds West 140.79 feet to a point in line of Lot #84; thence along Lot #84, North 62 degrees 02 minutes 10 seconds East 60.00 feet to a point in line of lands of J. Merle and Elizabeth L. Stutzman, his wife; thence along lands of Stutzman; South 41 degrees 17 minutes 05 seconds East 156.03 feet to a point on the Northern right-of-way line of Faith Drive; thence along the Northern right-of-way line of Faith Drive, South 69 degrees 50 minutes 00 seconds West 85.00 feet to a point, the place of Beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Joshua A. Shaffer, by Deed from David W. Lamont and Allison C. Lamont, h/w, as tenants by the entirety, dated 04/28/2016, recorded 05/05/2016, Instrument No. 2016014864.

BEING KNOWN AS 277 Faith Drive, Blandon, PA 19510-9768.

Residential property  
TAX PARCEL NO: 61 5411 20 92-5359

TAX ACCOUNT: 61022141  
SEE Deed Instrument No. 2016014864

To be sold as the property of Joshua A. Shaffer.

No. 17-20271

Judgment: \$118,261.69

Attorney: McCabe, Weisberg & Conway, LLC  
TAX I.D. #80438612968336

ALL THAT CERTAIN lot or piece of ground with the dwelling house thereon erected being known as No. 2252 Reading Avenue, situate on the South side of the Lebanon Valley branch of the Philadelphia and Reading Railroad, at West

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Lawn, Township of Spring, County of Berks and Commonwealth of Pennsylvania being Lot No. 14 on plan of lots sold to R. H. Sheaffer and known as Plot No. 11, on a certain map or plan made by William H. Karns, bearing date November 1910, bounded and described as follows, to wit:

- ON the North by Reading Avenue;
- ON the East by property now or late of Augustus J. Hollenbach;
- ON the South by a fifteen feet wide alley; and
- ON the West by Lot No. 13, property now or late of Milton G. Hummel.

CONTAINING IN FRONT along Reading Avenue twenty feet (20') and in depth of equal width one hundred forty feet (140') to said fifteen feet (15') alley.

BEING KNOWN AS: 2252 Reading Avenue, Reading, Pennsylvania 19609.

TITLE TO SAID PREMISES is vested in Brandon Emerson and Kayla Emerson by Deed from Tracey Wagner dated September 12, 2014 and recorded September 16, 2014 in Instrument Number 2014030285.

To be sold as the property of Brandon Emerson and Kayla Emerson

No. 17-20358

Judgment: \$128,901.78

Attorney: Meredith H. Wooters, Esquire  
 Kimberly A. Bonner, Esquire  
 Kimberly J. Hong, Esquire  
 Justin F. Kobeski, Esquire  
 Cristina L. Connor, Esquire  
**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of ground, together with the dwelling house thereon erected, being further known as Lot No. 1, as shown on plan of "Hilltop", Section No. 1, recorded in Plan Book Vol. 19, Page 14, Berks County Records, situate in the Township of Bern, County of Berks and State of Pennsylvania, more particularly bounded and described as follows, to wit:

- ON the North by Bing Street;
- ON the East by an 18' wide alley;
- ON the South by Lot No. 42; and
- ON the West by Hilltop Road.

CONTAINING IN FRONT or width, in Hilltop Road 86' 8-5/8", and in depth or length of equal width 127' 3".

BEING THE SAME PROPERTY conveyed to John S. Hall and Lavina G. Hall, his wife who acquired title by virtue of a Deed from Walter R. Potteiger and Robert W. Schell, trading as Hilltop Development Co., a co-partnership, dated March 1, 1971, recorded March 2, 1971, at Official Records Volume 1581, Page 891, Office of the Recorder of Deeds, Berks County, Pennsylvania

INFORMATIONAL NOTE: John S. Hall died January 22, 2002 and pursuant to the survivorship language in the above-mentioned Deed, all his interest passed to Lavina G. Hall.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 1491 Hilltop

Road, Leesport, PA 19533.  
 PARCEL NO.: 27438903128808  
 ACCOUNT: 27032850  
 SEE Deed Book Volume 1581, Page 891  
 To be sold as the property of John S. Hall and Lavina G. Hall, his wife

No. 17-20588

Judgment: \$87,407.97

Attorneys: William F. Colby, Jr., Esq.  
 Keith Mooney, Esq.

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground upon which the same is erected, situated on the East side of Raymond Avenue, between Hoffer and Ormont Avenues, being No. 2209 Raymond Avenue, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, in the plan of "Northmont" as laid out by David B. Hoffer, said map or plan having been duly recorded in the Recorder's Office of Berks County in Plan Book Vol. 5, Page 1.

BOUNDED AND DESCRIBED as follows, to wit: ON the North by other property now or late of Hiram L. Hoffer and Martin L. Hoffer; ON the East by a fourteen feet (14') wide rear driveway; ON the South by other property of Hiram L. Hoffer and Martin L. Hoffer and ON the West by said Raymond Avenue.

CONTAINING in front or width on Raymond Avenue twenty-five feet and nine inches (25' 9") and being composed of five feet nine inches (5' 9") on the northern part of Lot No. 500 and twenty feet (20') or the whole of Lot No. 501 in said plan, and in depth or equal width one hundred and twenty feet (120') to said fourteen feet (14') wide rear driveway.

KNOWN AS 2209 Raymond Avenue, Reading, Berks County, Pennsylvania 19605

TAX PARCEL: 17530876922446

ACCOUNT: 17608100

SEE Instrument No. 2009052358

To be sold as the property of William B. Nelson and Teresa Lynn Nelson.

No. 17-20910

Judgment Amount: \$23,184.52

Attorney: Phelan Hallinan Diamond & Jones,  
 LLP

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of ground upon which is erected a two-story brick in roof dwelling house and a one-story brick garage, being No. 619 South Tenth Street, situate on the East side of said South Tenth Street, between Cotton and East Laurel 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 James Devlin, being No. 617 South Tenth Street;
- ON the East by a ten feet wide alley;
- ON the South by property now or late of James

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Devlin, being No. 621 South Tenth Street; and on the West by said South Tenth Street.

CONTAINING IN FRONT on South Tenth Street, fourteen feet more or less, and in depth one hundred ten feet.

TITLE TO SAID PREMISES is vested in Ana P. Abreu, by Deed from Adam E. Shappell, dated 04/01/2004, recorded 04/28/2004, in Book 4046, Page 0196.

MORTGAGOR Ana P. Abreu a/k/a Ana Paulina Abreu died on 03/11/2017, and upon information and belief, her surviving heir is Xavier Alvarez.

BEING KNOWN AS 619 South 10th Street, Reading, PA 19602-2519.

Residential property

TAX PARCEL NO: 10-5316-37-07-6231

TAX ACCOUNT: 10160575

SEE Deed Book 4046, Page 0196

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 Ana P. Abreu a/k/a Ana Paulina Abreu, deceased.

No. 17-20931

Judgment Amount: \$199,086.22

Attorney: Phelan Hallinan Diamond & Jones, LLP

#### LEGAL DESCRIPTION

ALL THAT CERTAIN parcel of ground on the North side of Via Dolorosa Drive (54 feet wide) situate in Maiden creek Township, Berks County, Pennsylvania, being known as Lot #235 of the final plan of "Maiden creek Estates Phase V" recorded in Plan Book Volume 163 Page 11, Berks County Records prepared by Ludgate Engineering Corporation, Plan No. D-1408 dated March 6, 1989, and being more fully bounded and described as follows to wit:

BEGINNING AT A POINT on the Northern right-of-way line of Via Dolorosa Drive, a corner of Lot #236; thence along Lot #236 North 05 degrees 04 minutes 20 seconds West, 126.36 feet to a point on the line of Lot #224; thence along Lots 224, 225 and 226 South 89 degrees 54 minutes 00 seconds East, 193.67 feet to a point, a corner common to Lots 226, 227 and 234, thence along Lot #234 South 12 degrees 15 minutes 15 seconds West, 146.36 feet to a point on the Northern right-of-way curve of Via Dolorosa Drive by a curve to the left, having an initial radius bearing of South 18 degrees 15 minutes 20 seconds West, a radius of 377.00 feet, a central angle of 23 degrees 19 minutes 40 seconds, and an arc length of 153.53 feet to a point, the place of beginning.

BEING SUBJECT TO a portion of a Buckeye pipeline right-of-way and also a 50 feet building setback line requirement from the existing North pipeline as shown on the plan.

BEING SUBJECT TO a 20 feet wide stormwater easement as shown on the plan.

BEING SUBJECT TO the restrictive notes as

shown on the above referenced plan.

TITLE TO SAID PREMISES is vested in Jeremy W. Taylor, by Deed from Albert Ortiz and Kattie Ortiz, a/k/a Katie Ortiz, h/w, dated 11/24/2010, recorded 11/30/2010, Instrument No. 20100047176.

BEING KNOWN AS 119 Via Dolorosa Drive, Blandon, PA 19510-9681.

Residential property

TAX PARCEL NO: 61-5411-20-81-2284

TAX ACCOUNT: 61049226

SEE Deed Instrument No. 20100047176

To be sold as the property of Jeremy W. Taylor.

No. 17-21113

Judgment Amount: \$237,674.56

Attorney: KML Law Group, P.C.

#### LEGAL DESCRIPTION

ALL THAT CERTAIN tract or piece of land together with the frame, two-story and attic dwelling house thereon erected, lying on the Southwesterly corner of the Pennsylvania State Highway Legislative Route No. 06020 and Township Road T-469, situate mostly in the Township North Heidelberg, with a small strip between the Tulpehocken Creek and Route No. 06020 situate in the Township of Jefferson, County of Berks and State of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING AT A POINT on the Southeasterly side of the macadam state highway Legislative Route No. 06020 leading from Womelsdorf to Bernville, being in line of property belonging to Melvin S. Allgyer and Nancy K. Allgyer, his wife; thence extending along the Southeasterly side of said state highway which was the top of the bank of the Union Canal, and along said property belonging to Mervin S. Allgyer and Nancy K. Allgyer, his wife, the two following courses and distances, viz: (1) North forty-two degrees thirty-nine minutes thirty seconds East (N. 42° 39' 30" E.) a distance of one hundred eighteen and no one-hundredths feet (118.00') to a point, and (2) North sixty-seven degrees twenty-one minutes fifteen seconds East (N. 67° 21' 15" E.) a distance of two hundred thirty-two and seventy-eight one-hundredths feet (232.78') to a point on the Western line of township road T-489 known as Mill Road, leading from said state highway to North Heidelberg; thence along the Western line of said township road and along property belonging to John H. Gasser and Anna R. Gasser, his wife, South twenty degrees fifty-two minutes forty-five seconds East (S. 20° 52' 45" E.) crossing over the former Union Canal, a distance of fifty-five and forty-eight one-hundredths feet (55.48') to an iron pin, a corner of residue property belonging to Thomas P. Handwerk, of which the herein described tract was a part; thence along said residue property belonging to Thomas P. Handwerk, the four following courses and distances, viz: (1) South twenty-eight degrees

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forty-six minutes forty seconds East (S. 28° 46' 40" E.) crossing Krick's Mill Bridge over the Tulpehocken Creek, being in, along and through said township road known as Mill Road, a distance of one hundred thirty-nine and forty-eight one hundredths feet (139.48) to a point near the Westerly line, of said road, (2) South seventy-five degrees five minutes fifteen seconds East (S. 75° 05' 15" E.) diagonally crossing to the middle of said Mill Road, a distance of two hundred sixty-four and eighty-three one-hundredths feet (264.83') to a point near the middle of said Mill Road, (3) leaving said Mill Road, South fifty-two degrees forty-three minutes twenty seconds West (S. 52° 43' 20" W.) passing through a concrete stone on line at a distance of thirty-eight and forty-five one hundredths feet (38.45') a total distance of three hundred sixty and no one-hundredths feet (360.00') to a concrete stone, and (4) North fifty-one degrees two minutes forty-five seconds West (N. 51° 02' 45" W.) recrossing the Tulpehocken Creek and Union Canal, a distance of four hundred fifty-one and fifty-five one-hundredths feet (451.55') to the place of beginning.

CONTAINING IN AREA: 3.002 acres.

EXCEPTING AND RESERVING unto the Grantors, their heirs, successors and assigns, the full, free liberty and right at all times hereafter, forever to have and use a right-of-way thirty feet (30 ') wide along the Southeasterly side of the Tulpehocken Creek for access to and from Mill Road to the residue of property owned by the Grantor, Thomas P. Handwerk; adjoining the land hereby granted and conveyed, for egress, regress and ingress by the Grantors herein, their heirs, successors and assigns, as per plan prepared by Lewis E. Hart, P.E., dated April 5, 1973.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 10 Kricks Mill Road, Womelsdorf, PA 19567

TAX PARCEL #50433900974182

ACCOUNT 50009453

SEE Deed Book 4887, Page 1916

Sold as the property of: Robert L. Kinsky

No. 17-21381

Judgment: \$122,836.79

Attorney: Philip G. Curtin, Esquire

ALL THAT CERTAIN lot or piece of ground, together with any and all improvements, situate in Exeter Township, Berks County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING AT A POINT in a public road leading from the Philadelphia and Reading Turnpike, past the Lincoln Homestead to Birdsboro, said point being the northwest corner of property of John and Caroline Smith; and also being 100 feet West of an iron pin at the northwest corner of property of James W. Batz, thence along said property of John and Caroline Smith, S. 24° 25' W., 175 feet to a corner in line of property of John H. Hoffman and wife; thence along the same, N. 62° W., 100 feet to a corner of

property of Stanley and Elizabeth Smith, thence along the same N. 24° 25' E., 175 feet to a corner in the aforementioned public road, thence along said public road S. 62° E., 100 feet to the place of beginning.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 870 Lincoln Road, Birdsboro, PA 19508-8828

TAX PARCEL: 5335-18-41-2511

ACCOUNT: 43058200

SEE Deed Book: 4928-1533

To be sold as the property of Michelle Price

No. 17-21445

Judgment: \$37,209.97

Attorney: Philip G. Curtin, Esquire

ALL THAT CERTAIN tract or parcel of land and the townhouse erected thereon, being Townhouse Unit 8E, as shown on the final plan of Heather Knoll, as recorded in Plan Book Volume 171, Page 74, in the Township of Muhlenberg, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BOUNDED on the North (front) by common space.

BOUNDED on the East (side) by Townhouse Unit 8F.

BOUNDED on the South (rear) by common space.

BOUNDED on the West (side) by Townhouse Unit 8D.

CONTAINING a lot width of 20 feet, more or less, as measured from the center of the party wall between Townhouse Unit 8E and 8F and containing a lot dept of 38 feet, more or less, as measured from the southeast lot corner, said corner located North eighty degrees thirty-nine minutes fifteen seconds West (N. 80 degrees 39' 15" W.) a distance of nine hundred thirty-three and thirty-one hundredths feet (933.31') from the southeast corner of the development of Heather Knoll.

THE HEREIN DESCRIBED PREMISES shall include full wall thickness of all external walls which enclosed the townhouse referred to herein and shall not include any part of an exterior wall which encloses an adjoining townhouse unit. Being the same premises which Michelle A. Miller, by Deed dated 6/25/2004 and recorded 7/29/2004 in the Office for the Recorder of Deeds in and for the County of Berks, and Commonwealth of Pennsylvania in Record Book 4115, Page 2320, granted and conveyed unto Connie Keller.

BEING THE SAME PREMISES conveyed unto Jennifer A. Elliot, by virtue of Deed from Connie Keller, dated September 28, 2006, recorded October 24, 2006, in Book 4995 Page 1982, in the aforesaid land records.

THEREON ERECTED A DWELLING TOWNHOUSE KNOWN AS: 1148 Frederick Blvd, Reading, PA 19605

TAX PARCEL: 66439916934499

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ACCOUNT: 66000383  
SEE Deed Book: 2013000437

To be sold as the property of Jennifer Burky and Christian Burky, h/w

No. 17-21680

Judgment Amount: \$93,975.90

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN one-story brick dwelling being House Number 52 Morwood Avenue, situate in West Wyomissing, Township of Spring, County of Berks, and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to wit:

BEGINNING AT A POINT in the easterly building line of Morwood Avenue, said point being 60.12 feet northwardly from the northeasterly building line intersection of said Morwood Avenue and Reading Avenue, each a 50.00 foot wide street as shown on the plan of West Wyomissing; thence in a northwardly direction along the easterly building line of Morwood Avenue, by a line forming an interior angle of 92 degrees 23.5 minutes with the line to be described last, the distance of 80.00 feet to a point; thence in an eastwardly direction along the southerly side of a 15 foot wide alley as laid out on the original Dill and Fenstermacher plan entitled "West Lawn", by a line forming an interior angle of 87 degrees 37.5 minutes with the last described line, the distance of 83.00 feet to a point; thence in a southwardly direction along property belonging now or late to August and Emily Messner, by a line forming an interior angle of 92 degrees 23.5 minutes with the last described line, the distance of 80.00 feet to a point; thence in a westwardly direction along property belonging to Myrtle Schew by a line forming an interior angle of 87 degrees 37.5 minutes with the last described line, the distance of 83.00 feet to the place of beginning.

TITLE TO SAID PREMISES is vested in Suhaira Rivera, by Deed from Maria Y. Diaz, dated 05/22/2012, recorded 05/22/2012, Instrument No. 2012020997.

BEING KNOWN AS 52 South Morwood Avenue, Reading, PA 19609-2015.

Residential property  
TAX PARCEL NO: 80-4396-09-16-4711  
TAX ACCOUNT: 80114300  
SEE Instrument No. 2012020997  
To be sold as the property of Suhaira Rivera.

No. 17-21746

Judgment: \$76,018.02

Attorney: Leon P. Haller, Esquire

ALL THAT CERTAIN one and one-half story brick dwelling, together with the lot or piece of ground upon which the same is erected, located on the northerly side of Reading Boulevard, between Wilson and Harrison Avenues, comprising all

of Lots 419 and 421 and the most westerly 15 feet of Lot 417, as shown on the plan of West Wyomissing, situate in the Township of Spring, County of Berks and State of Pennsylvania, being more particularly bounded and described as follows, to wit:

BEGINNING AT A POINT on the northerly building line of Reading Boulevard, said point being 165.00 feet westwardly from the northwesterly building corner of Harrison Avenue, a 50 feet wide street, and Reading Boulevard, an 80 feet wide street as shown on the aforesaid plan; thence in a westwardly direction along the northerly building line of Reading Boulevard, by a line forming a right angle with the line to be described last, the distance of 55.00 feet to a point; thence in a northwardly direction along the lot line dividing Lots 421 and 423 by a line forming a right angle with the last described line, the distance of 150.00 feet to a point; thence in an eastwardly direction along the southerly side of a 15 feet wide alley, by a line forming a right angle with the last described line, the distance of 55 feet to a point; thence in a southwardly direction in and through Lot 417, forming the most westerly 15 feet of Lot 417, by a line forming a right angle with the last described line, the distance of 150.00 feet to the place of BEGINNING.

CONTAINING 8,250 square feet.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 2409 Reading Boulevard, West Lawn, PA 19609

PARCEL I.D. 80438612858407

BEING THE SAME PREMISES which Hector Nunez, Jr. and Lisa Nunez, his wife, by Deed dated 12/19/2005 and recorded 03/22/2006 in Berks County Record Book 4830, Page 645, granted and conveyed unto Scott S. Hoekstra and Kimberly Hoekstra, his wife. (Kimberly Hoekstra is a/k/a Kimberly R. Hoekstra).

To be sold as the property of Scott S. Hoekstra and Kimberly R. Hoekstra, A/K/A Kimberly Hoekstra

No. 17-2510

Judgment Amount: \$287,368.53

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Heidelberg Township, Berks County, Pennsylvania, bounded and described according to a final plan of Oak Wood Estates, drawn by Berks Surveying & Engineering, Inc, dated June 2, 2004, said plan recorded in Berks County in Plan Book 300, Page 91, as follows, to wit:

BEGINNING at a point on the Southerly side of Whitetail Drive (50 feet wide), said point being a corner of Lot No 2 on said plan, thence extending from said point of beginning along Lot No. 2 South 06 degrees 06 minutes 13 seconds East 358.22 feet to a point in line of lands now or late of Joseph Soltysik and Sandra Soltysik,

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thence extending along said lands North 82 degrees 49 minutes 15 seconds West 184.32 feet to a point, a corner of lands now or late of Dale L Mentzer, thence extending along said lands the two following courses and distances, (1) North 19 degrees 25 minutes 37 seconds East 78.12 feet to a point, a corner, and (2) North 69 degrees 10 minutes 22 seconds West 251.35 feet to a point, a corner of lands now or late of Rueben Gnoaek and Mary Gnoaek, thence extending along said lands North 07 degrees 45 minutes 00 seconds East 145.40 feet to a point on the Southerly side of Whitetail Drive, thence extending along same the three following courses and distances, (1) North 88 degrees 33 minutes 33 seconds East 108.35 feet to a point of curve, (2) Eastwardly along the arc of a circle curving to the left having a radius of 250.00 feet the arc distance of 20.35 feet to a point of tangent, and (3) North 83 degrees 53 minutes 47 seconds East 206.68 feet to the first mentioned point and place of Beginning.

CONTAINING 2.1050 acres of land.

BEING Lot No 1 as shown on the abovementioned plan.

TITLE TO SAID PREMISES IS VESTED in Michael R. Soltis and Lisa Ann Soltis, husband and wife, by Deed from Angelo Corrado Homes, Inc., dated 11/08/2005, recorded 01/20/2006, in Book 4768, Page 1974.

BEING KNOWN AS 24 Whitetail Drive, Robeson, PA 19551-9560.

Residential property

TAX PARCEL NO: 48434701354139

TAX ACCOUNT: 48000194

SEE Deed Book 4768 Page 1974

To be sold as the property of Michael R. Soltis, Lisa Ann Soltis.

No. 18-000437

Judgment: \$70,621.58

Attorney: Jennie Tsai, Esquire

ALL THAT CERTAIN lot or piece of ground situate about one and one-half (1-1/2) miles to the East of the Borough of Shoemakersville in Perry Township, County of Berks and State of Pennsylvania, and said lot being further known as Lots Nos. G-16 and G-17 as they are shown on plan of building lots as laid out by Arenel Farms Development on the former George S. Garman property, and said lot being more particularly bounded and described as follows, to wit:

BEGINNING AT A POINT in the centre of the public road which leads eastwardly from Noble Avenue in the Borough of Shoemakersville towards the former Hoffman School House, and said point being the northeastern corner of Lot No. G-15; thence along same N. 53 degrees 16' 51" W. a distance of 201.70 feet to a point in line of property of Paul Flammer; thence along same N. 41 degrees 31-1/2 E. a distance of 116.87 feet to a point a corner of Lot No. G-18; thence along same S. 48 degrees 28-1/2 E. a distance of 200.00 feet to a point in the centre of the aforementioned public road, said point being a corner in common

of Lots Nos. G-17, G-18, G-29 and G-30; thence along the centre of said public road and along Lot G-30 S. 41 degrees 31-1/2' W. a distance of 50.00 feet to a point marked by railroad spike a corner in common of Lots Nos. G-16, G-17, G-30 and G-31; thence continuing along the centre of said road and along Lot G-31 S 41 degrees 31-1/2' W. a distance of 26.32 feet to a point; thence continuing along same by a line curving to the left and having a radius of 282.33 feet for a distance along the arc of the curve of 23.68 feet to the place of Beginning. The chord of the last described curved line being S. 39 degrees 07' 14" W and a distance of 23.67 feet. Containing in area 21,703.1 square feet.

FREE SIMPLE TITLE vested in Jacob Leiby, by Deed from, Gloria M. Werner, dated 12/05/2017, recorded 12/21/2017, in the Berks County Recorder of Deeds in Deed Instrument No. 2017047374.

PARCEL NO. 70540301068240

BEING KNOWN AS 537 Dreibelbis Mill Road, Shoemakersville, PA 19555, including 2000 Redman-Southwood, 44 x 28 Mobile Home, VIN ## 122-36090AB

To be sold as the property of Jacob Leiby

No. 18-00530

Judgment Amount: \$139,670.43

Attorney: Phelan Hallinan Diamond & Jones, LLP

#### LEGAL DESCRIPTION

ALL THAT CERTAIN tract or parcel of land and premises, situate, lying and being in the Borough of Robeson, in the County of Berks and Commonwealth of Pennsylvania, more particularly described as follows, to wit:

ALL THAT CERTAIN lot of ground, together with the improvements erected thereon, being No. 257 Diplomat Drive in the Borough of Robeson, County of Berks and Commonwealth of Pennsylvania, and shown as Lot No. 23, Block "B" 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 East line of Diplomat Drive, said point being on the division line between Lot No. 22, and Lot No. 23 on the aforesaid plan and being the northwest corner of the herein described lot; thence along Lot No. 22, South 71 degrees 1 minute East, 145.00 feet to Lot No. 9; thence along Lot No. 9 and Lot No. 8, South 18 degrees 59 minutes West 70.00 feet to Lot No. 24; thence along same, North 71 degrees 1 minute West, 145.00 feet to a point on the East line of Diplomat Drive; thence along same, North 18 degrees 59 minutes East, 70.00 feet to Lot No. 22, being the place of Beginning.

CONTAINING 10,150 square feet of land.

TITLE TO SAID PREMISES is vested in David Tillinger and Terri Tillinger, h/w, by Deed from Richard W. Snyder and Michele L. Snyder, h/w, dated 08/31/2007, recorded 09/07/2007, in



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Book 5216, Page 1518.

DAVID TILLINGER was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of David Tillinger's death on or about 09/13/2016, his ownership interest was automatically vested in the surviving tenant by the entirety.

BEING KNOWN AS 257 Diplomat Drive, Robesonia, PA 19551-1613.

Residential property

TAX PARCEL NO: 74434716749058

TAX ACCOUNT: 74010440

SEE Deed Book 5216 Page 1518

To be sold as the property of Terri Tillinger.

No. 18-00761

Judgment Amount: \$159,222.87

Attorney: Powers, Kirn & Associates, LLC

LAND SITUATED in the Township of Muhlenberg in the County of Berks in the State of PA

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

BEGINNING AT A POINT on the southwesterly side of Edgewood Avenue (fifty (53) feet wide), said point being a corner of Lot No. 4 on said plan; thence extending from said point of beginning along Lot No. 4 South seventy-two (72) degrees forty-one (41) minutes four (04) seconds West one hundred sixty-three and ninety-three one-hundredths (163.93) feet to a point on the easterly side of a fifteen (15) feet wide alley (unopened); thence extending along same North one (01) degree twenty-nine (29) minutes thirty-six (36) seconds West thirty-three and seventy-eight one-hundredths (33.78) feet to a point, a corner of Lot No. 2 on said plan; thence extending along same North seventy-two (72) degrees forty-one (41) minutes four (04) seconds East one hundred fifty-four and seventy-two one-hundredths (154.72) feet to a point on the southwesterly side of Edgewood Avenue; thence extending along same South seventeen (17) degrees eighteen (18) minutes fifty-six (56) seconds East thirty-two and fifty one-hundredths (32.50) feet to the first mentioned point and place of beginning.

CONTAINING five thousand one hundred seventy-seven and ninety-three one-hundredths (5,177.93) square feet of land.

BEING Lot No. 3 as shown on the above-mentioned plan.

BEING THE SAME PREMISES which Christopher L. Heydt and Lea Marasco, by Deed dated July 25, 2008 and recorded August 8, 2008 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 5400, Page 2100, granted and conveyed unto Christopher L. Heydt.

BEING KNOWN AS 10 Edgewood Avenue, Temple, PA 19560.

TAX PARCEL NO. 66-5319-09-16-8812

SEE Deed Book 5400, Page 2100

To be sold as the property of Christopher L. Heydt

No. 18-01047

Judgment: \$158,912.60

Attorney: Patrick J Wesner, Esquire

ALL THAT CERTAIN two and one-half story brick and frame dwelling house with slate roof and all that lot or parcel of land upon which the same is erected, situate on the South side of Tuckerton Avenue in the former Borough of Temple, now Muhlenberg Township in the County of Berks, Commonwealth of Pennsylvania, and being more particularly described as follows:

ON the North by Tuckerton Avenue;

ON the East by property now or late of Howard E. Guldin;

ON the South by Long Alley; and

ON the West by property now or late of Floyd D. G. Mantz and wife.

CONTAINING IN FRONT or width on said Tuckerton Avenue 30 feet and in depth of equal width 153 feet to said alley.

THE IMPROVEMENTS thereon being known as 620 Tuckerton Avenue, Temple, PA 19560.

BEING THE SAME PROPERTY conveyed by Deed dated November 27, 2006 from Patrese Ann Martin to Raymond C. Carse and Tiffany Ann Marie Carse and recorded in the Office of the Register of Deeds for Berks County on December 5, 2006 at Book 5027, Page 985.

TAX ID-66530912768936

FOR INFORMATION PURPOSE ONLY-property a/k/a 620 Tuckerton Avenue, Temple, PA 19560

TITLE TO SAID PREMISES IS VESTED in Raymond C. Carse and Tiffany Ann Marie Carse by deed from Patrese Ann Martin, formerly Patrese Ann Lorah, dated 11/27/06, recorded 12/05/06 in Book 05027, Page 0985.

To be sold as the property of: Raymond C. Carse and Tiffany Ann Marie Carse.

No. 18-01597

Judgment: \$158,330.28

Attorney: Law Office of Gregory Javardian, LLC

ALL THAT CERTAIN message, lot or piece of ground known as Lot No. 1, situate on the westerly side of Rosewood Drive, a 60 foot wide street at dedication, in the development of 11 Lot Additions of Amity Gardens, as recorded in Plan Book Volume 59, Page 5, Berks County Records and located in the Township of Amity, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING AT A POINT on the westerly right of way line of Rosewood Drive a 60 foot

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wide street at dedication, said point being a corner in common between the southerly portion of Douglass Manor, Addition V, and the tract to be described herein; thence in a southwestwardly direction, by a line curving to the left, said curve having a radius of 755 feet, a central angle of  $7^{\circ} 17' 56''$  and an arc distance of 96.18 feet to a point; thence in a northwestwardly direction, along the northeasterly side of Lot No. 2 of the Amity Gardens, 11 Lot Addition, by a line being radial to the last described curve the distance of 110 feet, to a point; thence in a northeasterly direction, along the easterly side of Lot No. 3 and Lot No. 4 of the Amity Gardens 11 Lot Addition, by a line forming an interior angle of  $86^{\circ} 33' 54''$ , with the last described line, the distance of 135.70 feet to a point; thence in a southeastwardly direction along the southwestly side of the development of Douglass Manor, Addition V, by a line forming an interior angle of  $73^{\circ} 19' 39''$ , with the last described line, the distance of 115 feet to the place of beginning; said last described line, forming an interior angle with the cord subtending the first described curve of  $106^{\circ} 27' 29''$ .

CONTAINING 12,652.06 square feet.

BEING THE SAME PREMISES which Mary Ann Maylath by Deed dated October 27, 2005 and recorded October 28, 2005 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 4697, Page 1754, granted and conveyed unto Stephen A. Maylath.

BEING KNOWN AS 725 Rosewood Drive, Douglassville, PA 19518.

TAX PARCEL NO. 24-5364-10-26-6559

ACCOUNT:

SEE Deed Book 4697, Page 1754

To be sold as the property of Stephen A. Maylath

No. 18-01771

Judgment Amount: \$219,374.13

Attorney: Roger Fay, Esquire

ALL THAT CERTAIN lot or piece of ground together with the improvements thereon erected, being Lot No. 67 and the northerly 10 feet of Lot No. 68 as shown on the plan of Wellington Downes, Section No. 1 said plan recorded in Plan Book 31 Page 36, Berks County Records, situate on the easterly side of Devonshire Drive, South of Warwick Drive, in the Borough of Wyomissing, County of Berks and State of Pennsylvania, more fully bounded and described as follows:

BEGINNING at a point on the easterly building line of Devonshire Drive (58 feet wide) on the division line between Lot No. 66 and Lot No. 67; thence extending in an easterly direction along Lot No. 66, forming a right angle with the easterly building line of Devonshire Drive, a distance of 136.00 feet to a point; thence extending in a southerly direction along Lot Nos. 70 and 71, forming a right angle with the last described line, a distance of 100.00 feet to a point; thence extending in a westerly direction along

the southerly 80.00 feet of Lot No. 68, forming a right angle with the last described line, a distance of 136.00 feet to a point on the easterly building line of Devonshire Drive; thence extending in a northerly direction along the easterly building line of Devonshire Drive, forming a right angle with the last described line, a distance of 100.00 feet to the place of Beginning.

CONTAINING 0.312 acre of land.

TITLE TO SAID PREMISES vested in Bernard A. Shaw and Yvonne M. Shaw by Deed from Clemencia Reyes dated February 24, 2012 and recorded on February 28, 2012 in the Berks County Recorder of Deeds as Instrument No. 2012007834.

BEING KNOWN AS: 23 Devonshire Drive, Wyomissing, PA 19610

TAX PARCEL NUMBER: 96-4397-17-11-3219

To be sold as the property of Bernard A. Shaw and Yvonne Marie Shaw a/k/a Yvonne Mar Shaw

No. 18-01942

Judgment Amount: \$90,326.64

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground on the northerly side of Greenwood Drive, in the Township of Alsace, County of Berks and Commonwealth of Pennsylvania, being lot number as shown on a map or plan of building lots known as "Oak Ridge Manor", dated June 27, 1968, as laid out by Daniel W. Lambert and Catherine M. Lambert, his wife, and Irvin G. Rollman, single man, and recorded in the Office for the Recording of Deeds in and for Berks County, Pennsylvania, in Plan Book 31, Page 103, bounded and described as follows, to wit:

BEGINNING AT AN IRON PIN in the northerly building line of a fifty (50.00) feet wide street known as Greenwood Drive, said iron pin marking a corner common to Lot Number 4 and the southwestly corner of the lot hereinafter described; thence from the said place of beginning leaving the said building line of Greenwood Drive and extending in a northerly direction along said Lot Number 4 by a line forming an interior angle of ninety (90) degrees with said building line of Greenwood Drive, a distance of two hundred sixty and sixty-one hundredths (206.61) feet to an iron pin on a line of property now or formerly or Gregory Kotula and Mary R. Kotula, his wife; thence extending in an easterly direction along said property now or formerly of Gregory Kotula and Mary R. Kotula, his wife, by a line forming an interior angle of ninety-six degrees nine minutes fifty seconds with the last described line, a distance of one hundred thirty-eight and twenty-five hundredths feet to an iron pin marking a corner of Lot Number 6; thence extending in a southerly direction along said Lot Number 6 by a line forming an interior angle of seventy-nine degrees thirty minutes five seconds with the last described

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line, a distance of two hundred twenty-three and twenty-four hundredths feet to an iron pin in the aforesaid northerly building line of Greenwood Drive; thence extending in a westerly direction along said northerly building line of Greenwood Drive the following two courses and distances namely: (1) by a line curving to the left having a central angle of four degrees thirty minutes five seconds, a radius of four hundred seventy-nine and forty-seven hundredths feet the arc distance of thirty-seven and sixty-seven hundredths feet to a point, (2) by a line tangent to the last described line, a distance of eighty-two and thirty-three hundredths feet to the place of beginning.

CONTAINING 27,494.03 square feet of land THEREON ERECTED A DWELLING HOUSE KNOWN AS: 111 Greenwood Drive, Temple, PA 19560

TAX PARCEL #22531902953174  
ACCOUNT 22092125

SEE Deed Book 3956, Page 1589

Sold as the property of: Troy Street as Administrator of the Estate of Terry L. Street deceased

No. 18-1338

Judgment Amount: \$113,319.26

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

LAND referred to in this commitment is described as all that certain property situated in Township of Robeson in the County of Berks, and State of Pennsylvania

AND being described in a Deed dated 10/30/98 and recorded 11/02/98 in Book 2998 Page 166, among the land records of the county and state set forth above, and referenced as follows:

ALL THAT CERTAIN lot or piece of ground, and the dwelling erected thereof, situate on the East side of the road connecting with the public road leading from Reading to Birdsboro (known as the River Road) in Robeson Township, Berks County and State of Pennsylvania. Bounded and described as follows to wit: On the North, South and East, by other land of the said John B. Winings, and on the West by said road.

TITLE TO SAID PREMISES IS VESTED IN Michael L. Reist and Alice J. Reist, h/w, by Deed from Karen Louise Brooke, dated 10/30/1998, recorded 11/02/1998, in Book 2998, Page 166.

ALICE J. REIST was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of ALICE J. REIST's death on or about 06/24/2017, her ownership interest was automatically vested in the surviving tenant by the entirety.

BEING KNOWN AS 11 Boonetown Road, Birdsboro, PA 19508-8318.

Residential property  
TAX PARCEL NO: 73532519619422  
TAX ACCOUNT: 73012000  
SEE Deed Book 2998 Page 166

To be sold as the property of Michael L. Reist.

No. 18-1366

Judgment Amount: \$100,414.42  
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or tract of land, situate along the westerly side of a public macadam road leading from Shoemakersville to Leesport, in Ontelaunee Township, County of Berks, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a limestone on the westerly right-of-way line of a public macadam road leading from Shoemakersville to Leesport, a corner common property of St. John's Reformed and Evangelical Lutheran Church of Ontelaunee Township; thence along said westerly right-of-way line of public road South 3 degrees 25 minutes 30 seconds West 163.70 feet to an iron pin, a corner of property of Harry N. Shade and Katherine M. Shade, his wife; thence by the same North 87 degrees 52 minutes West 150 feet to an iron pin in line of residue lands of Harry E. Shade and Matilda M. Shade, his wife; thence by the same North 3 degrees 25 minutes 30 seconds East, 65 feet to a point in line of lands of the said St. John's Reformed and Lutheran Church; thence by the same North 59 degrees 11 minutes East, 181.41 feet to a limestone, the place of beginning.

EXCEPTING AND RESERVING unto Harry E. Shade and Matilda M. Shade, his wife, their successors and assigns, the full, free liberty and right at all times hereafter a forever to have and use a passageway or driveway 15 feet wide in a northeast and southwest direction across the above described for any and all purposes connected with the use and occupation of the herein named grantors; other land adjoin the lot hereby granted. Said driveway to be parallel with and adjacent to the most northerly property line of the herein described lot.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 302 Ontelaunee Drive, Shoemakersville, PA 19555

TAX PARCEL #68540100152365  
ACCOUNT: 68023200

SEE Deed Book/Page  
Instrument Number 2016007000

Sold as the property of: Jason A. Jacoby and Amanda L. Jacoby

No. 18-1723

Judgment Amount: \$190,027.15

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the improvements thereon erected, situate in the Village of Lorane, Township of Exeter, County of Berks and Commonwealth of Pennsylvania, being the southeastern one-half portion of Lots Nos. 50, 51, 68, 69 and 70, on the plan of lots laid out by the Estate of Charles

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K. Hertzog, more fully bounded and described as follows, to wit:

BEGINNING at an iron pin in the center of a public road; thence South westwardly along the western side of a fifteen feet wide alley, a distance of one hundred sixty feet eight inches (160' 8") to the northwestern corner of Oak Street and said hereinbefore mentioned alley, thence along the northern side of said Oak Street westwardly, a distance of eighty feet three-eighths inches (80' 3/8") thence northeastwardly a distance of one hundred fourth feet (140'), more or less, to the center of the public road, thence along the center of the said public road southeastwardly a distance of eighty-three feet (83') one and one-quarter inches (1-1/4") to the place of beginning.

BEING PARCEL NUMBER 5325-16-84-7064

TITLE TO SAID PREMISES is vested in Anne Marie Donnelly, by Deed from Tommy R. Rigg, dated 12/04 /2006, recorded 12/11/2006, in Book 05031, Page 1114, Instrument No. 2006094002.

BEING KNOWN AS 5230 East Lorane Road, Reading, PA 19606-3726.

Residential property  
TAX PARCEL NO: 43532516847064  
TAX ACCOUNT: 43059759  
SEE Deed Book 05031, Page 1114  
To be sold as the property of Anne Donnelly.

No. 18-1782

Judgment Amount: \$130,251.09

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground being Lot No. 137 as shown on the plan of "Spring Meadows", Section No. 1, said plan being recorded in Plan Book Volume 31, Page 37, Berks County Records, situate on the southeasterly side of Maywood Avenue, between Burrows Street and Beacon Road in the Township of South Heidelberg, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING AT A POINT on the southeasterly right of way line of Maywood Avenue (50 feet wide) on the division line between Lot No. 136 and Lot No. 137; thence extending in a southeasterly direction along Lot No. 136 forming a right angle with the southeasterly right of way line of Maywood Avenue, a distance of 115.00 feet to a point; thence extending in a southwesterly direction along the southeasterly side of a 7.50 feet wide reservation for public utilities forming an interior angle of 94 degrees 26 minutes 52 seconds, with the last described line, a distance of 85.26 feet to a point; thence extending in a northwesterly direction along Lot No. 138, forming an interior angle of 85 degrees 33 minutes 08 seconds, with the last described line, a distance of 121.61 feet to a point on the southeasterly right of way line

of Maywood Avenue; thence extending in a northeasterly direction along the southeasterly right of way line of Maywood Avenue, forming a right angle with the last described line, a distance of 85.00 feet to the place of beginning.

TITLE TO SAID PREMISES is vested in James H. Hopkins, Jr. and Viola E. Hopkins, h/w, by Deed from Gerald D. Schlimme, adult individual K. Rudolph Schlimme, adult individual, dated 09/08/2015, recorded 09/15/2015, Instrument No. 2015032471.

JAMES H. HOPKINS, JR. was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of James H. Hopkins, Jr's death on or about 11/15/2015, his ownership interest was automatically vested in the surviving tenant by the entirety.

BEING KNOWN AS 32 Maywood Avenue, Sinking Spring, PA 19608-9757.

Residential property  
TAX PARCEL NO: 51437611650790  
TAX ACCOUNT: 51044008  
SEE Deed Instrument No. 2015032471  
To be sold as the property of Viola E. Hopkins.

No. 18-2718

Judgment Amount: \$92,322.02

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel of ground situate in Spring Township, Berks County, Pennsylvania, together with the improvements erected thereon, being Unit 5, in the development of "Beacon Court" recorded in Plan Book 152, Page 81, Berks County Records, and being more fully bounded and described as follows:

BEGINNING AT A POINT, being the northwest corner of Unit 5 herein described, said point being located from a point on the northwest right of way line of Iroquois Avenue (60' wide) at the northwestern most corner of the development of "Beacon Court" the following five courses and distances: (1) South 41° 52' 26" East a distance of 120.19 feet to a point a corner of Unit 1 as shown on the abovementioned plan, (2) along Unit 1 and Unit 2 as shown on the abovementioned plan South 18° 09' 46" West a distance of 44 feet to a point on line of Unit 3 as shown on the abovementioned plan, (3) along Unit 3, North 71° 50' 14" West a distance of 2 feet to a point a corner, (4) still along Unit 3 and Unit 4 as shown on the abovementioned plan South 18° 09' 46" West a distance of 44 feet to a point a corner, and (5) South 71° 50' 14" East a distance of 2 feet to a point, the point of beginning.

THENCE FROM said beginning point South 71° 50' 14" East a distance of 28 feet to a point a corner; thence South 18° 09' 46" West a distance of 22 feet to a point a corner; thence North 71° 50' 14" West a distance of 28 feet to a point a corner, thence North 18° 09' 46" East a distance of 22 feet to a point the place of beginning.

TITLE TO SAID PREMISES is vested in

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Matthew A. Ahrens, by Deed from Nancy D. Confer, dated 11/13/2001, recorded 12/13/2001, in Book 3446, Page 40.

BEING KNOWN AS 2914 Harbor Drive, Sinking Spring , PA 19608.

Residential property

TAX PARCEL NO: 80-4386-18-41-5324-C05

TAX ACCOUNT: 80115326

SEE Deed Book 3446, Page 40

To be sold as the property of Matthew A. Ahrens.

Taken in Execution and to be sold by

**ERIC J. WEAKNECHT, SHERIFF**

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

**ACTION IN DIVORCE**

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

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY, PENNSYLVANIA  
CIVIL ACTION-LAW  
DIVORCE  
NO. 18-11942

Assigned: Scott E. Lash, J.

BERKY DE LOS SANTOS-CORPORAN,  
Plaintiff

vs.

JOEL CARRION MONGE, Defendant

**NOTICE**

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

When the ground for the divorce is indignities or irretrievable breakdown of the marriage, you may request marriage counseling. A list of marriage counselors is available in the office of the Prothonotary at the Berks County Courthouse, Second Floor, Sixth and Court Streets, Reading, Pennsylvania.

IF YOU DO NOT FILE A CLAIM FOR

ALIMONY, DIVISION OF PROPERTY, LAWYER'S FEES OR EXPENSES BEFORE A DIVORCE OR ANNULMENT IS GRANTED, YOU MAY LOSE THE RIGHT TO CLAIM ANY OF THEM.

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

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

**ARTICLES OF INCORPORATION  
NONPROFIT**

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on June 7, 2018, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Exeter K-9 Partners.**

The purposes of the corporation is to raise funds and awareness for the K-9 Unit of the Exeter Township Police Department and related activities.

**Jamie V. Ottaviano, Esq.**

Solicitor  
Yergey Daylor Allebach Scheffey Picardi  
1129 East High Street  
P.O. Box 776  
Pottstown, PA 19464

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on May 30, 2018, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **HEATHERWOODS COMMUNITY ASSOCIATION.**

The proposed nonprofit corporation is organized to be the residential homeowners association with respect to Heatherwoods, a residential planned community located in Township of East Cocalico, Lancaster County, Pennsylvania. In furtherance of its purposes, the corporation shall have and may exercise all rights, privileges, powers, and authority of a corporation organized under the nonprofit corporation law of 1988, as amended. The foregoing purposes are intended to constitute exempt functions of a

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residential homeowners association within the meanings of Section 528 of the Internal Revenue Code of 1986, as amended, and any similar provision of any later federal tax law.

The corporation does not contemplate gain or profit, incidental or otherwise.

**BARLEY SNYDER, LLP**  
Attorneys

**AUDIT LIST**

**Second and Final Publication**

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

Notice of Audit of Fiduciaries Accounts

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

NOTICE is hereby given that the fiduciaries of the following estates have filed respectively, their accounts and statements of the proposed distribution in the Office of the Register of Wills or Clerk of the Orphans' Court as the case may be, in and for the County of Berks, Commonwealth of Pennsylvania and that these accounts will be presented to the Orphans' Court of said County at the Court House in Reading, Pennsylvania on **Thursday, July 5, 2018** at 9:00 A.M. for audit, confirmation and distribution. At that time and place parties interested and claimants against the respective estates will be heard.

39. BACHMAN, RUTH I. - Dolores E. Bernet and Marlene C. Horst and Melvin W. Bachman, Jr., Exrs., Jonathan B. Batdorf, Esq.

40. CARL, JR., STEVEN L. - Christine L. Klinger, Extx., Russell E. Farbiarz, Esq.

41. CHILDRESS, JOAN A. - Frederick J. Arnold and John Andras, Exrs., Jack G. Mancuso, Esq.

42. CIABATTONI, LOUIS J. - Joanne Biscanti and Lois Holland, Execs., Eugene Orlando, Jr., Esq.

43. EBERT, JOSEPH J. a/k/a EBERT, JR., JOSEPH J. - Michael Ebert, Exr., Jonathan B. Batdorf, Esq.

44. ERNST, JOAN L. a/k/a ERNST, JOAN LEE - David C. Ernst, Exr., Rebecca Batdorf Stone, Esq.

45. FINKBONE, DALE a/k/a FINKBONE, DALE ROBERT - Bonnie Lynn Finkbone, Admx., Brian F. Boland, Esq.

46. GASSERT, LOIS A. - Joshua E. Mitchell, Exr., Brian F. Boland, Esq.

47. HERMAN, BLAKE L. - Kelly A. Neimeyer and Kim R. Kilgus, Execs., Robert R. Kreitz, Esq.

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48. HERMAN, RICHARD C. a/k/a HERMAN, RICHARD CHARLES - Barbara L. Fletcher, Extx., Robert R. Kreitz, Esq.

49. RAMSEY, GENE CLAIR a/k/a RAMSEY, SR., GENE C. a/k/a RAMSEY, GENE C. - Lori Moore, Extx., Andrew S. George, Esq.

50. REIFSNYDER, E. EDITH a/k/a REIFSNYDER, EMILY EDITH - Elizabeth S. Reifsnnyder and Daniel S. Reifsnnyder, Exrs., Jonathan B. Batdorf, Esq.

Last day for filing Accounts for August 2018 is July 2, 2018.

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

**CIVIL ACTION**

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY, PENNSYLVANIA  
CIVIL ACTION-LAW  
NO. 17-16913

**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**  
WELLS FARGO BANK, NA, Plaintiff  
vs.

MARGIE MALDANADO, in her capacity as  
Heir of LYDIA CRUZ, Deceased

UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER LYDIA  
CRUZ, DECEASED, Defendants

**NOTICE**

To UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER LYDIA  
CRUZ, DECEASED

You are hereby notified that on August 30, 2017, Plaintiff, WELLS FARGO BANK, NA, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of BERKS County Pennsylvania, docketed to No. 17-16913. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 129 SOUTH 11TH STREET, A/K/A 129 SOUTH ELEVENTH STREET, READING, PA 19602-1207 whereupon your property would be sold by the Sheriff of BERKS County.

You are hereby notified to plead to the above referenced Complaint 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 your defenses or objections in writing with the court. You are warned that if you fail to do so the case

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may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

Lawyer Referral Service:  
Berks County Bar Association  
544 Court Street  
P.O. Box 1058  
Reading, PA 19603  
Telephone (610) 375-4591  
Alternate Telephone (800) 326-9177

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IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY, PENNSYLVANIA  
CIVIL ACTION-LAW  
NO. 18-10774

**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**

NATIONSTAR MORTGAGE LLC D/B/A  
CHAMPION MORTGAGE COMPANY,  
Plaintiff

vs.

BECKY WATKINS, in her capacity as Heir  
of MARY R. LUTZ A/K/A MARY REBECCA  
LUTZ, Deceased

CINDY SHEIRICH, in her capacity as Heir  
of MARY R. LUTZ A/K/A MARY REBECCA  
LUTZ, Deceased

UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER MARY  
R. LUTZ A/K/A MARY REBECCA LUTZ,  
DECEASED, Defendants

**NOTICE**

To UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER MARY  
R. LUTZ A/K/A MARY REBECCA LUTZ,  
DECEASED

You are hereby notified that on May 9, 2018,  
Plaintiff, NATIONSTAR MORTGAGE LLC  
D/B/A CHAMPION MORTGAGE COMPANY,  
filed a Mortgage Foreclosure Complaint endorsed  
with a Notice to Defend, against you in the  
Court of Common Pleas of BERKS County  
Pennsylvania, docketed to No. 18 10774.  
Wherein Plaintiff seeks to foreclose on the

mortgage secured on your property located at  
3419 POINCIANA AVENUE, READING, PA  
19605-1551 whereupon your property would be  
sold by the Sheriff of BERKS County.

You are hereby notified to plead to the above  
referenced Complaint 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 your  
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 PERSONS AT A REDUCED FEE OR NO FEE.**

Lawyer Referral Service:  
Berks County Bar Association  
544 Court Street  
P.O. Box 1058  
Reading, PA 19603  
Telephone (610) 375-4591  
Alternate Telephone (800) 326-9177

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IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY, PENNSYLVANIA  
CIVIL ACTION-LAW  
NO. 18-11595

**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**

BRANCH BANKING AND TRUST  
COMPANY, SUCCESSOR IN INTEREST TO  
SUSQUEHANNA BANK, Plaintiff

vs.

ROBERT D. OLEY A/K/A ROBERT DAVID  
OLEY, III, in his capacity as Administrator and  
Heir of the Estate of ROBERT J. OLEY A/K/A  
ROBERT OLEY

UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER ROBERT  
J. OLEY, DECEASED, Defendants

**NOTICE**

To UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER ROBERT

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**J. OLEY, DECEASED**

You are hereby notified that on May 28, 2018, Plaintiff, BRANCH BANKING AND TRUST COMPANY, SUCCESSOR IN INTEREST TO SUSQUEHANNA BANK, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of BERKS County Pennsylvania, docketed to No. 18-11595. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 1197 ALLEGHENYVILLE ROAD, MOHNTON, PA 19540-7704 whereupon your property would be sold by the Sheriff of BERKS County.

You are hereby notified to plead to the above referenced Complaint 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 your 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 PERSONS AT A REDUCED FEE OR NO FEE.**

**Lawyer Referral Service:**

Berks County Bar Association  
544 Court Street  
P.O. Box 1058  
Reading, PA 19603  
Telephone (610) 375-4591  
Alternate Telephone (800) 326-9177

**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****GARRETT, PEGGY LOUISE****DEARDORFF, dec'd.**

Late of Borough of Fleetwood.  
Executor: DEAN M. GARRETT, II,  
300 Park Heights Blvd.,  
Hanover, PA 17331.  
ATTORNEY: JAMES T. YINGST, ESQ.,  
Guthrie, Nonemaker, Yingst & Hart, LLP,  
40 York Street,  
Hanover, PA 17331

**HARTMAN, GLADYS BETTY, dec'd.**

Late of 1401 Red Hill Road,  
Elverson.  
Administrator: JOHN A. HARTMAN,  
161 Rock Hollow Road,  
Birdsboro, PA 19508.  
ATTORNEY: MICHAEL J. GOMBAR, JR.,  
ESQ.,  
MASANO BRADLEY, LLP,  
1100 Berkshire Boulevard, Suite 201,  
Wyomissing, PA 19610

**HASENAUER, DAWN M. also known as****HASENAUER, DAWN MARION, dec'd.**

Late of 105 Fisher Mill Road, Oley.  
Executrix: CYNTHIA L. GIMONT,  
c/o Waldman Law Group, PC,  
501 N. Park Road,  
Wyomissing, PA 19610  
ATTORNEY: JAY W. WALDMAN, ESQ.,  
WALDMAN LAW GROUP, P.C.,  
501 N. Park Road,  
Wyomissing, PA 19610

**HERB, ARTHUR JAY, dec'd.**

Late of Borough of Boyertown.  
Executors: JOHN J. HERB and  
STEVEN M. HERB,  
c/o ATTORNEY: JAMES K. NOEL, IV,  
ESQ.,  
McNees Wallace & Nurick LLC,  
570 Lausch Lane, Suite 200,  
Lancaster, PA 17601

**HESSER, ANN L., dec'd.**

Late of 1233 Buttonwood Street,  
Reading.  
Administratrix: KELLIE PICCONE,  
1523 North 14th Street,  
Reading, PA 19604

**LEANZ, EVA V., dec'd.**

Late of 18 Morgan Circle,  
Morgantown.  
Executor: GARY F. LEANZ,  
P.O. Box 1175,  
Powell, OH 43065-1175

**MANMILLER, MARGARET K., dec'd.**

Late of Maiden creek Township.  
Executor: KEVIN L. MANMILLER,  
52 Kathleen Court,  
Fleetwood, PA 19522.  
ATTORNEY: HENRY M. KOCH, JR.,  
ESQ.,  
KOCH & KOCH,  
217 N. 6th Street,  
P.O. Box 8514,  
Reading, PA 19603



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**MARKO, JOSEPH A. also known as MARKO, JOSEPH A., SR. and MARKO, JOSEPH ANTHONY and MARKO, JOSEPH ANTHONY, SR., dec'd.**  
 Late of 370 Dogwood Drive, Alburdis.  
 Administrator: JOSEPH A. MARKO, JR., Personal Representative,  
 c/o Thomas A. Capehart, Esquire,  
 Gross McGinley, LLP,  
 33 South 7th Street,  
 P.O. Box 4060,  
 Allentown, PA 18105-4060.  
 ATTORNEY: THOMAS A. CAPEHART, ESQ.,  
 Gross McGinley, LLP,  
 33 South 7th Street,  
 P.O. Box 4060,  
 Allentown, PA 18105-4060

**MARTIN, EVA B., dec'd.**  
 Late of Tulpehocken Township.  
 Executors: MARVIN Z. MARTIN,  
 334 Wissler Road,  
 New Holland, PA 17557 and  
 JOHN Z. MARTIN,  
 877 Hossler Road,  
 Manheim PA 17545.  
 ATTORNEY: KENNETH C. SANDOE, ESQ.,  
 STEINER & SANDOE ATTORNEYS AT LAW, LLC,  
 36 West Main Avenue,  
 Myerstown, PA 17067

**RENTSCHLER, HATTIE R., dec'd.**  
 Late of Tilden Township.  
 Executors: LARRY L. RENTSCHLER,  
 256 Washington Street,  
 Hamburg, PA 19526 and  
 NANCY L. REIGEL,  
 408 N. 5th Street,  
 Hamburg, PA 19526.  
 ATTORNEY: RUSSELL E. FARBIARZ, ESQ.,  
 ANTANAVAGE FARBIARZ, PLLC,  
 64 N. 4th Street,  
 Hamburg, PA 19526

**ROLLAND, ESTHER M., dec'd.**  
 Late of Borough of Wyomissing.  
 Executrices: BARBARA A. BARRALL,  
 716 Hex Highway,  
 Hamburg, PA 19526 and  
 BRENDA A. ROLLAND,  
 1810 Portland Ave.,  
 West Lawn, PA 19609.  
 ATTORNEY: RICHARD L. GESCHWINDT, ESQ.,  
 203 East Noble Avenue,  
 Shoemakersville, PA 19555

**RUTOLO, JAMES A., dec'd.**  
 Late of 1429 Commonwealth Blvd.,  
 Borough of Kenhorst.  
 Executrix: SHELLIE RUTOLO,  
 c/o ATTORNEY: BRIAN F. BOLAND,

ESQ.,  
 KOZLOFF STOUDT,  
 2640 Westview Drive,  
 Wyomissing, PA 19610

**SEIDEL, PAUL R., dec'd.**  
 Late of Perry Township.  
 Executors: CHRIS SEIDEL,  
 25 Holmes Road,  
 Roxbury, CT 06783 and  
 TROY SEIDEL,  
 1385 Summer Hill Road,  
 Auburn, PA 17922.  
 ATTORNEY: ALLEN R. SHOLLENBERGER, ESQ.,  
 LEISAWITZ HELLER ABRAMOWITZ PHILLIPS, P.C.,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610

**STRUNK, V. JEAN also known as STRUNK, VELMA JEAN, dec'd.**  
 Late of Maiden creek Township.  
 Executrix: TINA M. BEALER,  
 301 W. Arch Street,  
 Fleetwood, PA 19522.  
 ATTORNEY: JAMES M. SMITH, ESQ.,  
 SMITH LAW GROUP, LLC,  
 14133 Kutztown Road,  
 P.O. Box 626,  
 Fleetwood, PA 19522

**TORHAN, BETTY J. also known as TORHAN, BETTY JANE, dec'd.**  
 Late of Oley Township.  
 Executrix: BETTY L. VENZKE,  
 1513 Limekiln Road,  
 Douglassville, PA 19518.  
 ATTORNEY: JESSE A. KAMMERDEINER, ESQ.,  
 MOGEL, SPEIDEL, BOBB & KERSHNER,  
 520 Walnut Street,  
 Reading, PA 19601

**WAGNER, CLIFFORD C., dec'd.**  
 Late of 1 Reading Drive, Apt. 45,  
 Borough of Wernersville.  
 Executor: JEFFREY L. WAGNER,  
 42 Oak Court,  
 Nesquehoning, PA 18240.  
 ATTORNEY: ALEXA S. ANTANAVAGE, ESQ.,  
 ANTANAVAGE FARBIARZ, PLLC,  
 64 N. 4th Street,  
 Hamburg, PA 19526

**WILY, PATRICIA M., dec'd.**  
 Late of Richmond Township.  
 Executor: MICHAEL J. WILY,  
 300 Moselem Church Road,  
 Kutztown, PA 19530.  
 ATTORNEY: SEAN J. O'BRIEN, ESQ.,  
 MOGEL, SPEIDEL, BOBB & KERSHNER,  
 520 Walnut Street,  
 Reading, PA 19601

**Second Publication**

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**ADAMS, JEANNE E., dec'd.**

Late of 531 Musket Court,  
Collegeville.  
Executor: JAMES H. ADAMS,  
20 Northridge Drive West,  
Mohnton, PA19540.  
ATTORNEY: FREDERICK M. NICE,  
ESQ.,  
LEISAWITZ HELLER ABRAMOWITZ  
PHILLIPS, P.C.,  
2755 Century Boulevard,  
Wyomissing, PA 19610-3346

**AHRENS, KIM K. also known as**

**AHRENS, KIM KARL, dec'd.**  
Late of 439 North 12th Street.  
Executrix: DONNA KLEINSMITH,  
565 Sell Road,  
Mohnton, PA 19540.  
ATTORNEY: ROBERT D.  
KATZENMOYER, ESQ.,  
2309 Perkiomen Avenue,  
Reading, PA 19606

**BAKER, SHIRLEY C., dec'd.**

Late of 101 Inspiration Boulevard,  
Cumru Township.  
Executrix: SUSAN B. MEZGER,  
1115 Temple Ridge Court,  
Nashville, TN 37221.  
ATTORNEY: C. THOMAS WORK, ESQ.,  
STEVENS & LEE,  
111 N. Sixth Street,  
P.O. Box 679,  
Reading, PA 19603-0679

**CATALANO, JOHN, dec'd.**

Late of Borough of Mount Penn.  
Executrix: GERALDINE PIOTRKOWSKI,  
442 1/2 Pearl St.,  
Reading, PA 19602.  
ATTORNEY: ERIC J. FABRIZIO, ESQ.,  
BINGAMAN, HESS, COBLENTZ &  
BELL, P.C.,  
Treeview Corporate Center,  
2 Meridian Boulevard,  
Suite 100,  
Wyomissing, PA 19610-3202

**HAYDT, ROSEMARY, dec'd.**

Late of 10 Haas Road,  
Mertztown, Longswamp Township.  
Administrator: RALPH O. KAUFFMAN III,  
5 Gap Road,  
Macungie, PA 18062.  
ATTORNEY: ROBERT P. GRIM, ESQ.,  
262 West Main Street,  
Kutztown, PA 19530-1604

**HERB, HUGH H., dec'd.**

Late of Bethel Township.  
Executrix: BONNIE L. HERB,  
c/o ATTORNEY: BRIAN R. OTT, ESQ.,  
BARLEY SNYDER LLP,  
50 N. 5th Street, 2nd Fl.,  
P.O. Box 942,  
Reading, PA 19603-0942

**HIMMELBERGER, RUTH ARLENE,  
dec'd.**

Late of 318 Cherry Street,  
West Reading.  
Executor: ROBERT G. HIMMELBERGER,  
1346 Birch Street,  
Reading, PA 19604.  
ATTORNEY: BENJAMIN A. LEISAWITZ,  
ESQ.,  
LEISAWITZ HELLER ABRAMOWITZ  
PHILLIPS, P.C.,  
2755 Century Boulevard,  
Wyomissing, PA 19610-3346

**HUNTZINGER, MARY L., dec'd.**

Late of 307 East Broad Street,  
Shillington, PA 19607.  
Executrix: CATHY S. DWULET,  
100 Elkins Avenue,  
Shillington, PA 19607.  
ATTORNEY: REBECCA BATDORF  
STONE, ESQ.,  
301 E. Lancaster Avenue,  
Shillington, PA 19607-2633

**KNABB, PAUL H also known as  
KNABB, PAUL H., SR., dec'd.**

Late of Borough of St. Lawrence.  
Executor: PAUL H. KNABB, JR.,  
c/o ATTORNEY: SOCRATES J.  
GEORGEADIS, ESQ.,  
GEORGEADIS SETLEY,  
Four Park Plaza,  
Second Floor,  
Wyomissing, PA 19610

**NEAG, RAYMOND also known as  
NEAG, RAY, dec'd.**

Late of 1216 Old Mill Road,  
Borough of Wyomissing.  
Executrices: CAROLE J. NEAG,  
1216 Old Mill Road,  
Wyomissing, PA 19610 and  
SALLY REIS RENZULLI,  
222 Warrenville Road,  
Mansfield Center, CT 06250.  
ATTORNEY: C. THOMAS WORK, ESQ.,  
STEVENS & LEE,  
111 N. Sixth Street,  
P.O. Box 679,  
Reading, PA 19603-0679

**RICCHUITI, SHIRLEY MAE also known  
as**

**RICCHUITI, SHIRLEY M., dec'd.**  
Late of 1144 Franklin Street,  
Reading.  
Executor: ROBERT RICCHUITI,  
1144 Franklin Street,  
Reading, PA 19602.  
ATTORNEY: REBECCA BATDORF  
STONE, ESQ.,  
301 E. Lancaster Avenue,  
Shillington, PA 19607-2633

**TAYLOR, JOANNE M., dec'd.**

Late of 425 Buttonwood Street,  
West Reading.  
Administratrix: ANETA L. WUNDER,  
96 Ramsey Boulevard,  
Reading, PA 19607.

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ATTORNEY: ROBERT D.  
KATZENMOYER, ESQ.,  
2309 Perkiomen Avenue,  
Reading, PA 19606

**WALKER, MARY JEAN, dec'd.**

Late of 820 Cathedral Road,  
Philadelphia.  
Executor: HARRY F. WALKER,  
605 Whitney Avenue,  
Reading, PA 19605.

ATTORNEY: ALLEN R.  
SHOLLENBERGER, ESQ.,  
LEISAWITZ HELLER ABRAMOWITZ  
PHILLIPS, P.C.,  
2755 Century Boulevard,  
Wyomissing, PA 19610-3346

**WANNER, CARL R., dec'd.**

Late of 14 North Pearl Street,  
Borough of Wernersville.  
Executrix: DEBORAH E. FEGLEY  
c/o ATTORNEY: KIM L. LENGERT, ESQ.,  
LENGERT LAW,  
210 West Penn Avenue,  
P.O. Box 223,  
Robesonia, PA 19551

**YURKANIN, JOSEPHINE H. also known as  
YURKANIN, JOSEPHINE HELEN,  
dec'd.**

Late of 5485 Perkiomen Avenue,  
Exeter Township.  
Executors: MICHELE A. WEBER,  
3 Antietam Drive,  
Birdsboro, PA 19508 and,  
MICHAEL M. YURKANIN,  
3509 Edgewood Drive,  
Reading, PA 19606.  
ATTORNEY: BRIAN R. OTT, ESQ.,  
BARLEY SNYDER LLP,  
50 N. 5th Street, 2nd Fl.,  
P.O. Box 942,  
Reading, PA 19603-0942

**Third and Final Publication****BINNER, MARY L., dec'd.**

Late of 6 Sunset Avenue,  
Wernersville,  
South Heidelberg Township.  
Executrices: BONNIE M. LONG and  
SUSAN D. HOFFA.  
c/o ATTORNEY: BRIAN F. BOLAND,  
ESQ.,

KOZLOFF STOUTD,  
2640 Westview Drive,  
Wyomissing, PA 19610

**BOWERS, RENATE U., dec'd.**

Late of 117 N. Franklin Street,  
Fleetwood.  
Executrix: GABRIELLE BOWERS,  
c/o O'Keefe, Miller & Thielen, P.C.,  
22 E. Main Street,  
Fleetwood, PA 19522.  
ATTORNEY: JACOB T. THIELEN, ESQ.,  
O'KEEFE, MILLER & THIELEN, P.C.,  
22 E. Main Street,

Fleetwood, PA 19522

**CARLSON, CHRISTINE M., dec'd.**

Late of 2911 Ellen Avenue,  
West Lawn.  
Administrator: CHRISTOPHER  
CARLSON,  
104 Spring Crest Blvd.,  
Sinking Spring, PA 19608.  
ATTORNEY: JAY P. LUNDY, ESQ.,  
Lundy & Lundy,  
P.O. Box 74,  
Punxsutawney, PA 15767

**DAY, MARGUERITE V., dec'd.**

Late of Heidelberg Township.  
Executrix: EMILY M. DAY,  
c/o ATTORNEY: MICHAEL L. MIXELL,  
ESQ.,  
BARLEY SNYDER LLP,  
50 North Fifth Street, Second Floor,  
P.O. Box 942,  
Reading, PA 19603-0942

**FEYL, ROY A., dec'd.**

Late of Borough of West Reading.  
Executor: C. DAVID HOPPMAN, JR.,  
237 E. Gaul Street,  
Wernersville, PA 19565.  
ATTORNEY: VICTORIA A. GALLEN  
SCHUTT, ESQ.,  
ROLAND STOCK, LLC,  
627 North Fourth Street,  
P.O. Box 902,  
Reading, PA 19603

**FINK, ROBERT R., dec'd.**

Late of 3435 Eisenhower Avenue,  
Muhlenberg Township.  
Executrix: JUDITH A. FINK,  
c/o ATTORNEY: BRIAN F. BOLAND,  
ESQ.,  
KOZLOFF STOUTD,  
2640 Westview Drive,  
Wyomissing, PA 19610

**GALLEN, MARK ALEXANDER, dec'd.**

Late of 9 Hummingbird Lane,  
Wyomissing.  
Executor: DAVID H. MCLAIN, ESQ.,  
1405 Stone Ridge Road,  
Sinking Spring, PA 19608

**HOFFMAN, LUTHER ALBERT, dec'd.**

Late of 248 Faust Road,  
Sinking Spring.  
Executrix: PHYLLIS B. HOFFMAN,  
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

**KAUTZ, J. FRANK, dec'd.**

Late of 86 Main Street,  
Womelsdorf.  
Administratrix: VERNA KAUTZ,  
c/o ATTORNEY: JOHN M. KERR, ESQ.,

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5010 Ritter Road, Suite 109,  
Mechanicsburg, PA 17055

**KELLER, DWAYNE CHARLES, dec'd.**

Late of 410 Belvedere Avenue, Reading.  
Administratrix: MICHELE L. KELLER,  
410 Belvedere Avenue,  
Reading, PA 19611.  
ATTORNEY: JONATHAN B. BATDORF,  
ESQ.,

317 East Lancaster Avenue,  
Shillington, PA 19607

**LERCH, MARILYN A., dec'd.**

Late of 9 Whitetail Lane,  
Amity Township.  
Executrices: LINDA J. STRAHN,  
3503 Woodland Avenue,  
Reading, PA 19606 and  
DONNA J. GALLAGHER,  
3503 Woodland Avenue,  
Reading, PA 19606.  
ATTORNEY: ERIC L. B. STRAHN, ESQ.,  
STRAHN LAW OFFICES, P.C.,  
5341 Perkiomen Avenue,  
Reading, PA 19606

**MILLER, MARY LOU, dec'd.**

Late of Borough of Wernersville.  
Executor: TERRY LEE MILLER,  
15 Strack Drive,  
Myerstown, PA 17067.  
ATTORNEY: TIMOTHY T. ENGLER,  
ESQ.,  
Steiner & Sandoe,  
36 West Main Avenue,  
Myerstown, PA 17067

**RICHARDS, JOYCE L. also known as  
RICHARDS, JOYCE LENORE, dec'd.**

Late of 1229 State Street,  
Mertztown.  
Executor: FRED J. MCLAINE,  
1229 State Street,  
Mertztown, PA 19539.  
ATTORNEY: JOHN T. FORRY, ESQ.,  
FORRY ULLMAN,  
540 Court Street,  
P.O. Box 542,  
Reading, PA 19603

**STAUDENMAYER, PENELOPE also  
known as**

**STAUDENMAYER, PENNY, dec'd.**  
Late of Cumru Township.  
Administratrix: ROSEMARY R. FERRINO,  
608 W. Main St.,  
Lansdale, PA 19446.  
ATTORNEY: ROSEMARY R. FERRINO,  
ESQ.,  
Montco Elder Law,  
608 W. Main St.,  
Lansdale, PA 19446

**TENNERELLA, GERALDINE R., dec'd.**

Late of Wyomissing.  
Executor: RONALD T. KERCHNER,  
804 North Apple Hill Drive,  
West Chester, PA 19380.  
ATTORNEY: BARRY W. KERCHNER,

ESQ.,  
976 Stuart Drive,  
Pottstown, PA 19464

**WATTS, GERTRUDE R. also known as  
WATTS, GERTRUDE REGINA, dec'd.**

Late of Robeson Township.  
Executrix: CAROLYN F. WATTS,  
P.O. Box 28,  
Geigertown, PA 19523.  
ATTORNEY: HENRY M. KOCH, JR.,  
ESQ.,

KOCH & KOCH,  
217 N. 6th Street,  
P.O. Box 8514,  
Reading, PA 19603

**WELDY, LOVINA M., dec'd.**

Late of 19 E. Park Road,  
Wyomissing.  
Executrix: MRS. PATRICIA A.  
HILTEBEITEL,  
19 E. Park Road,  
Wyomissing, PA 19610.  
ATTORNEY: SCOTT C. PAINTER, ESQ.,  
906 Penn Avenue,  
P.O. Box 6269,  
Wyomissing, PA 19610

**WOODLAND, JANE E., dec'd.**

Late of 3121 State Hill Rd.,  
Spring Township.  
Executors: ROBERT L. WOODLAND &  
GLENN F. WOODLAND,  
c/o 2601 Centre Ave.,  
Reading, PA 19605.  
ATTORNEY: PAUL H. HERBEIN, ESQ.,  
2601 Centre Avenue,  
Reading, PA 19605

**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:*

**Cianci & Roberts** with its principal place of business at 519 Walnut Street, Reading, PA 19601.

The name and address of the person owning or interested in said business is: William F. Roberts, 519 Walnut Street, Reading, PA 19601.

The application was Filed on June 12, 2018.

**William F. Roberts, Esq.**

519 Walnut Street  
Reading, PA 19601

**Fairlane Gardens Nursing and Rehab at Reading** with its principal place of business at

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21 Fairlane Rd., Reading, PA 19606.

The name and address of the person owning or interested in said business is: LME Family Holdings LLC, 34 Lord Ave., Lawrence, NY 11559.

The application was Filed on May 11, 2018.

**Unitarian Haven of Spiritual Enlightenment** with its principal place of business at 50 South Maple St., Kutztown, PA 19530.

The names and addresses of all persons owning or interested in said business are: John Ritchie, 610 W. Ramona St., Colorado Springs, CO 80905 and Robert Murrell, 257 E. Main St., Kutztown, PA 19530.

The application was Filed on June 11, 2018.

**Rev. Timothy J. Clair**  
50 South Maple Street  
Kutztown, PA 19530

## TRUST NOTICES

### First Publication

**TRUSTEE'S NOTICE  
TRUST ADMINISTRATION OF  
MARGARET K. LEVINE, DECEASED  
LATE OF WYOMISSING BOROUGH,  
BERKS COUNTY, PENNSYLVANIA**

Judith L. Schwank having been named as Trustee of Bernard and Margaret Levine's Revocable Joint Trust Agreement dated August 8, 1996, requests that all persons indebted to the Trust Estate are requested to make payment, and those having claims to present the same, without delay to:

Trustee: Judith L. Schwank  
169 Stitzer Road  
Fleetwood, PA 19522

or to the attorney:

Benjamin A. Leisawitz, Esquire  
Leisawitz Heller Abramowitch Phillips, P.C.  
2755 Century Boulevard  
Wyomissing, PA 19610