

# LEGAL NOTICES

## APPEARANCE DOCKET

Week Ending September 7, 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)**

EVANS, GEORGE JR. ALL OTHERS - Arndt, Barry; 18 14837; B. Arndt, IPP. (C)  
LAHR, DONALD, GRIM, STEPHANIE - Leiby, Harold, Smith, Melanie; 16 18986; H. Leiby, IPP. (MSF).

### Abuse

BALLARD, MICHELLE - Ballard, James; 18 15750; J. Ballard, IPP. (JMB).  
BOTWRIGHT, ZACHARY - Botwright, Tara; 18 15892; T. Botwright, IPP. (JBN).  
DRY, CHRISTOPHER - Lancaster, Anya Marie; 18 15749; A. Lancaster, IPP. (JMB).  
FIELDINGS, BERNARD JR - Woodall, Palar; 18 15878; P. Woodall, IPP. (JMB).  
HOSTER, BETH - Hoch, Anthony; 18 15763; A. Hoch, IPP. (JBN).  
KEMPER, JAMES EDISON - Buckley, Christa; 18 15895; C. Buckley, IPP. (JBN).  
LEE, JOVANNI MICHAEL - Kearse, Aviance; 18 15876; A. Kearse, IPP. (JMB).  
LEONARD, DEVLIN - Damm, Lucinda; 18 15894; L. Damm, IPP. (JBN).  
LIS, CHRISTOPHER - Shepler, Christopher D; 18 15757; C. Shepler, IPP. (JML).  
MALDONADO, JEXLIER - Maldonado, Oscar; 18 15898; O. Maldonado, IPP. (JBN).  
MENLEY, MARK - Hendricks, Colby; 18 15881; C. Hendricks, IPP. (JMB).  
MERCÉDES, RICHARD L - Raposo, Ana; 18 15726; A. Raposo, IPP. (JML).  
MERRITT, BRIANA ELAINE - Flory, Michelle Marie; 18 15759; M. Flory, IPP. (MAU).  
MILLER, CARL RAY - Fosgate, Megan; 18 15832; M. Fosgate, IPP. (JMB).  
MILLER, HEATHER - Griffith, Ashley Ann; 18 15882; A. Griffith, IPP. (JMB).  
MILLER, LUCRECIA L - Prince, Gerry L; 18 15776; G. Prince, IPP. (MAU).  
MONTALBANO, STEPHEN - Buitrago, Diana S Moreno; 18 15883; D. Buitrago, IPP. (JMB).  
NATERA, VICTORIA Y - Japa, Johnny J; 18 15778; J. Japa, IPP. (MAU).  
O'DRISCOLL, JESSE - Lewars, Bernice; 18 15725; B. Lewars, IPP. (JMB).  
PRINCE, KIAN - Rivera, Alexander; 18 15900; A. Rivera, IPP. (JBN).  
ROMAN, ISAAEL SANTIAGO - Mojica, Keyshla M Diaz; 18 15837; K. Mojica, IPP. (JMB).  
ROTHERMEL, JOSHUA - Laskey, Heather; 18 15830; H. Laskey, IPP. (JMB).  
SANCHEZ, ALEXIS DIAZ - Paez-Rivera, Brandaly; 18 15729; B. Paez-Rivera, IPP. (JMB).  
SANDERS, JAMAL - Anderson, Nicole; 18 15728; N. Anderson, IPP. (MAU).  
SHEPLER, JANELLE - Shepler, Christopher D; 18 15758; C. Shepler, IPP. (JML).

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TORRES-TORRES, ASHE I - Turner, Dallas Julian; 18 15835; D. Turner, IPP. (JMB).

WADE, BRANDON MICHAEL - Crockett, Karissa Lynne; 18 15787; K. Crockett, IPP. (MAU).

YURCHAK, MICHAEL T - Yurchak, Amy; 18 15751; A. Yurchak, IPP. (JMB).

**Complaint**

CAMPANILE, VINCENT J IV - Wyomissing Area School District; 18 14400; Ryan W. McAllister. (MSF).

DARLINGTON, JOHN M - Wyomissing Area School District; 18 14401; Ryan W. McAllister. (JKS).

PREMIER IMMEDIATE MEDICAL CARE LLC, CONRAD, KRISTIE F, DITIZIO, ROBERT P - Kromer, Melody R. Kromer, Scott; 18 12958; Frank P. Murphy. (TJR).

ZONING HEARING BOARD OF THE CITY OF READING (THE) - Bohorquez, Lisa Marie; 18 13508; Laura E. Cooper. (JKS).

**Contract - Debt Collection: Credit Card**

BARTLEY, JENNIFER - Bank Of America N A; 18 15735; Frederic I. Weinberg. (JKS).

O'MARA, MICHAEL J - Bank Of America N A; 18 15950; Keith J. Golub. (TJR).

SOLINGER, DAVID C - Barclays Bank Delaware; 18 15770; Joel M. Flink. (TJR).

STOOS, SARAHLYNN - Bank Of America Na; 18 15922; Keith J. Golub. (JKS).

**Contract - Debt Collection: Other**

BROBST, WILLIAM F SR - Fogerty, Kevin T, Fogerty, Kevin T; 18 15773; W. Brobst, IPP (D); Kevin T. Fogerty. (MSF).

**Contract - Other**

DULISSE, RAYMOND, A HERMAN LLC - Dorrity, Terry; 18 15765; James E. Sher. (MSF).

SELL, MICHELLE E - Customers Bank; 18 15823; Robert L. Saldutti. (JML).

**Custody**

BENNETT, DANIELLE C, PFUND, ANTHONY - Bennett, Wayne, Bennett, Tammy; 18 16063; Mary C. Favinger. (JMB).

CACERES, JASMIN, MENDEZ, VANGELO J - Torres, Luz; 18 15885; Zachary A. Morey. (JMB).

DICKEY, NATASHA L - Barnett, Andrew J; 18 15897; Richard L. DeSipio. (SEL).

GRABOWSKI, GREGG W. JR - Pollari, Francesca M.; 18 15924; Summer Ann Swanson. (JMB).

GREY, JACOB A, MALONEY, ALYSSA LYNNE - Grey, Joseph, Newth, Christy; 18 15783; Carmen R. Stanzola. (JML).

JAMMEH, MATOMA W - Kassama, Bakary; 18 15831; Joseph T. Jr Bambrick. (JML).

MEJIA, ELDER ONELIO GARRIDO - Ayala, Amirsia Linny; 18 15764; A. Ayala, IPP. (SEL).

VALEZ DE LEON, JENNIFER - Gonzalez Poche, Edwin; 18 15824; Christopher W.

Hoffmann. (JMB).

**Divorce**

ELY, REBECCA N - Ely, Raymond J; 18 15896; Matthew R. Kessler. (JMB).

FECERA, RHIANNAH A - Fecera, Joseph A Jr; 18 15819; Bernard Mendelsohn. (JMB).

FLORES, JEANNIE - Flores, Alfonso; 18 15889; Eric M. Gibson. (TJR).

HOUPE, GALE L - Houpe, Jesse R; 18 15887; Jeffrey R. Boyd. (JBN).

JOHNSON, DANIEL J - Johnson, Erika; 18 15768; James E. Sher. (JBN).

KING, JOSEPH EDWARD - King, Candace J Bacon; 18 15891; Bernard Mendelsohn. (SEL).

KUHN, MICHELLE - Smitley, Shawn L; 18 15777; Joseph A. Guillama. (TJR).

LINEAWEAVER, BRIAN D - Lineaweaver, Heather E, Alexander, Heather E; 18 15923; Jill M. Scheidt. (JMB).

LUCIANO, JOHN C - Luciano, Jennifer; 18 16062; Joseph T. Jr Bambrick. (JBN).

MCFAUL, MICHAEL - McFaul, Janine; 18 15904; Catherine J. Nadirov. (JMB).

MONAHAN, DEAN S JR - Malfaro, Rebecca A; 18 15772; Dawn M. L. Palange. (JMB).

NGARU, EZEKIEL K - Ngaru, Carol J; 18 15827; Rebecca Batdorf Stone. (JML).

REYES, JERIKO J - Reyes, Ann W; 18 15902; Rebecca Batdorf Stone. (JML).

TERREROS, CARLOS RAFAEL - Terreros, Ana Marie; 18 15886; Ryan W. McAllister. (JMB).

WALTER, JAMIE L - Walter, Samuel M; 18 15825; Lauren M. Marks. (JMB).

WUMMER, LAUREN - Wummer, Adam; 18 15908; Joseph A. Guillama. (JBN).

ZERBE, MICHAEL A JR - Zerbe, Veronica; 18 15820; Bernard Mendelsohn. (SEL).

ZERWICK, ASHLEY - Zerwick, Robert; 18 15920; Jill M. Scheidt. (SEL).

ZERWICK, ASHLEY - Zerwick, Robert; 18 15920; Jill M. Scheidt. (SEL).

**Divorce - Custody Count Complaint**

JOHNSON, DANIEL J - Johnson, Erika; 18 15769; E. Johnson, IPP. (JBN).

KUHN, MICHELLE - Smitley, Shawn L; 18 15779; S. Smitley, IPP. (TJR).

MCFAUL, MICHAEL - McFaul, Janine; 18 15905; J. McFaul, IPP. (JMB).

WALTER, JAMIE L - Walter, Samuel M; 18 15826; S. Walter, IPP. (JMB).

WUMMER, LAUREN - Wummer, Adam; 18 15909; A. Wummer, IPP. (JBN).

**License Suspension Appeal**

COMMONWEALTH OF PENNSYLVANIA DOT - Rivera-Gonzalez, Orlando; 18 15875; John A. III Fielding. (JBN).

**Magisterial District Justice Appeal**

ARNDT, BARRY - Serrano, Jaime; 18 15784; J. Serrano, IPP. (JKS).

ARNDT, BARRY - Rosario, Andrea; 18 15880; A. Rosario, IPP. (MSF).

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BOOTSMA, JACOB - Strickler, Helen; 18 15833; H. Strickler, IPP. (JKS).  
 CUTTING EDGE ARCHITECTURAL WOODWORKING INC - GBI Bally Brooke LP; 18 15815; H. Jeffrey Brahin. (MSF).  
 DIXON, TIFFANEY M - Burrows, Susanne; 18 15884; S. Burrows, IPP. (JML).  
 EPHRON, GLORIA G - Reading Development Group; 18 15730; Reading Development Group, IPP. (MSF).  
 TERREFORTE, JENNIFER - McCulley, Wesley; 18 15737; W. McCulley, IPP. (TJR).  
 TYLER, WILL - Spitler, Amy; 18 15780; A. Spitler, IPP. (JML).

**Miscellaneous - Other**

PENNSYLVANIA DEPARTMENT OF HEALTH: BUREAU OF COMMUNITY PROGRAM LICENSURE AND CERTIFICATION - Blessed Hands: Catering To The Aging & The Deabled Inc; 18 15919; Edwin L. Stock. (JML).

**Notice to Plead/Defend**

SCHEARER, TAYLOR - Midland Funding LLC; 18 14531; Daniel J. Santucci. (JKS).

**Real Property - Ejectment**

HAAG, JAMES S, HAAG, SHANNON L, OCCUPANTS - LSF8 Master Participation Trust; 18 15893; Martha E. Von Rosenstiel, Heather Riloff. (TJR).

SMITH, STEPHEN, GONZALEZ, MERCEDEZ, OCCUPANTS - LSF10 Master Participation Trust; 18 16061; Martha E. Von Rosenstiel. (JKS).

**Real Property - Eminent Domain/Condemnation**

LEO J K LLC - UGI Utilities Inc; 18 15836; Kevin T. Fogerty. (TJR).

**Real Property - Mortgage Foreclosure: Residential**

DELAROSA, RAFAEL, CASTRO, MIGUEL, PADILLA, GABRIELA - Wells Fargo Bank N A, Wachovia Bank National Association; 18 15890; Peter Wapner. (MSF).

ESENWEIN, JOYCE J - Broad Street Funding Trust I; 18 15907; Chelsea A. Nixon. (MSF).

FISHER, KENNETH J, FISHER, HELEN M - Citizens Bank of Pennsylvania; 18 15816; Gregory Javardian. (MSF).

JONES, CASEY L JR - Pingora Loan Servicing LLC; 18 15921; Brian T. Lamanna. (MSF).

ROEHRIG, TAMMY S, MCCOLGAN, KEVIN W - Deutsche Bank National Trust Company, Harborview Mortgage Loan Trust 2006-14, Mortgage Loan Pass-Through Certificates Series 2006-14; 18 15949; Jessica N. Manis. (MSF).

SANCHEZ, LUIS E JR, SANCHEZ, MARIA Y - Tompkins Vist Bank; 18 15814; Joseph L. Haines. (MSF).

SBLIS, SPYRO, DIFRANCESCA, JOHN - Branch Banking and Trust Company,

Susquehanna Bank; 18 15899; Peter Wapner. (MSF).

SNYDER, RENEE, LAMBERT, LAUREN - Home Point Financial Corporation; 18 15771; Jacob M. Ottley. (MSF).

TYTLER, RYAN L - New Penn Financial LLC; 18 15736; Martha E. Von Rosenstiel. (MSF).

**Tort Motor Vehicle**

BOWERS, BENJAMIN J - Brack, Beverly; 18 15767; Robert J. Brasko. (JKS).

NESTER, DAVID W - Progressive Advanced Insurance Company; 18 15822; Michael J. Dougherty. (MSF).

REESE, WILLIAM K - Pennsylvania National Mutual Casualty Insurance Company, Innerst, Dustin M; 18 15888; Thomas E. Brenner. (JKS).

RUCH, JASON C - Jabbour, Isaac G, Jabbour, Verra; 18 15966; George S. Marion. (JML).

WATSONTOWN TRUCKING COMPANY, GROFF, DONALD - Lyons, Tanya; 18 15786; Richard T. Kupersmith. (TJR).

**Tort Other**

LARRY DUNNING AND SONS, DUNNING, LIN - Palmer, Stephen, Palmer, Rachel; 18 15766; Douglas G. Aaron. (JML).

READING HOSPITAL & MEDICAL CENTER, HENNINGER FUNERAL HOME INC - Balster, Jerry; 18 15732; Daniel P. Hartstein. (JML).

WAL-MART STORES EAST INC - Stanley, Sarah; 18 15910; Neil E. Durkin. (MSF).

**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 **October 5, 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:

**Second Publication**

No. 13-15386

Judgment Amount: \$202,000.04

Attorney: Powers, Kirn & Associates, LLC

ALL THAT CERTAIN lot or parcel of ground situate in the Borough of Sinking Spring, Berks County, Pennsylvania, bounded and described according to a final plan of Lenape Valley recorded in Plan Book 220 Page 42, Berks County Records, as follows:

BEGINNING at a point on the northeast side of Oneida Drive (54 feet wide) a corner in common with Lot 82 on the abovementioned plan; thence

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along the northeast side of Oneida Drive North 52 degrees 50 minutes West a distance of 40.00 feet to a point a corner in common with Lot 80 on the abovementioned plan, thence along Lot 80 North 37 degrees 10 minutes East a distance of 126.45 feet to a point on line of Lot 77 on the abovementioned plan; thence along Lot 77 South 54 degrees 59 minutes 20 seconds East a distance of 40.03 feet to a point a corner in common with the aforementioned Lot 82; thence along Lot 82 South 37 degrees 10 minutes West a distance of 127.95 feet to a point on the northeast side of Oneida Drive, the place of Beginning.

CONTAINING 5,088 square feet.

BEING Lot 81 on the abovementioned plan.

BEING THE SAME PREMISES which Beth Morgan by Deed dated June 30, 2004 and recorded July 30, 2004 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 4117, Page 670, granted and conveyed unto Brian K. August and Joann August, husband and wife.

BEING KNOWN AS 383 Oneida Drive, Sinking Spring, PA 19608.

TAX PARCEL NO. 79-4386-13-23-2353

SEE Deed Book 4117

Page 670

To be sold as the property of Brian K. August and Joann August

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No. 13-1961

Judgment: \$115,780.83

Attorney: Andrew J. Marley, Esq.

ALL THAT CERTAIN lot or tract of land situate in the City of Reading, Berks County, Pennsylvania, bounded and described according to a final plan for Auman & Son Developers, Inc. recorded in Plan Book 199, Page 56, Berks County, Records, as follows:

BEGINNING at a point on the westerly side of Carbon Street (60' wide) a corner in common with Lot No. 2 on the abovementioned plan; thence westerly along Lot No. 2 on a line making an interior angle of 90 degrees 10' 40" with the line to be described last a distance of 115.00 feet to a point on the easterly side of a 15 feet wide stone alley; thence northerly along the same on a line making an interior angle of 89 degrees 58' 20" with the last describe line a distance of 35 feet to a point a corner in common with Lot No. 4 on the abovementioned plan; thence easterly along Lot No. 4 on a line making an interior angle of 90 degrees 01' 40" with the describe line a distance of 115.00 feet to a point on the aforementioned westerly side of Carbon Street; thence southerly along the same on a line making an interior angle of 89 degrees 58' 20" with the last described line a distance of 35.00 feet to a point the place of BEGINNING.

CONTAINING 4025 square feet

BEING Lot No. 3 on the abovementioned plan.

BEING THE SAME PREMISES which Michael D. Rhodes by Deed dated 11/29/1996 and recorded 12/12/1996 in the Office for the

Recorder of Deeds in and for the County of Berks, and Commonwealth of Pennsylvania in Record Book 2790, Page 1236, granted and conveyed unto Charles K. Jackson and Brenda R. Jackson.

Parcel No. 19530737162800

Being Known As: 1326 Carbon Street, Reading, PA 19601

To be sold as the property of Charles K. Jackson and Brenda R. Jackson

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No. 14-1986

Judgment: \$101,099.09

Attorney: McCabe, Weisberg & Conway, LLC  
TAX I. D. # 73531516947357 &  
73531516949309

PREMISES A

ALL THAT CERTAIN lot or piece of ground together with the two-story and attic semi-detached frame dwelling house erected thereon, situate on the southeastern side of and known as No. 7 Mill Row Road (also known as Seyfert Road), in the Village of Seyferts, Township of Robeson, County of Berks, and Commonwealth of Pennsylvania, as shown on a map or plan of a subdivision of property belonging to David Pollock and Joel Claster, and surveyed by Walter E. Spotts, Registered Surveyor, in June 1944, which aforesaid map or plan is recorded in the Office for the Recording of Deeds in and for Berks County at Reading, PA in Plan Book 6A, Page 53, being more fully bounded and described as follows, to wit:

BEGINNING AT A CORNER marked by an iron pin in the southeastern side of the public township road known as Mill Row Road, a distance of 149 feet 11-1/8 inches southwestwardly from a corner marked by an iron pin in the southwestern right-of-way line of the right-of-way belonging to the Schuylkill Navigation Company; thence leaving the aforesaid public township road known as Mill Row Road and along No. 6 Mill Row Road South 53 degrees 21 minutes East a distance of 101 feet 11-1/2 inches to a corner marked by an iron pin in line of property belonging now or late to Stanley Powaski and Soffie Powaski, his wife; thence along same South 36 degrees 7 minutes West a distance of 26 feet no inches to a corner marked by an iron pin; thence along No. 8 Mill Row Road, passing through the frame stud wall between the dwellings North 53 degrees 21 minutes West a distance of 101 feet 4-1/8 inches to a corner marked by an iron pin in the southeastern side of the aforesaid public township road known as Mill Row Road; thence along same North 34 degrees 45 minutes East a distance of 26 feet 1/8 inch to the place of beginning.

CONTAINING 2,642.9 square feet, strict measure.

SUBJECT TO the right of the owners and occupiers of House No. 8 Mill Row Road, immediately adjacent to the southwest, and their heirs, successors and assigns to the maintenance and use of the toilet situate partly on Property

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No. 7 Mill Row Road, herein described and partly on Property No. 8 Mill Row Road, as the same is now situate and as indicated on the above referred, to map or plan of lot;

recorded on April 17, 2008, as Instrument Number: 2008019265 in Book: 5340, Page: 761 (Premises B).

BEING KNOWN AS: 15 Seyfert Drive and R Seyfert Drive, Birdsboro, Pennsylvania 19508.

To be sold as the property of Stephen P. Thompson

AND SUBJECT TO the privilege of the grantees and their heirs, successors and assigns to the use of the well and pump situate partly on Property No. 4 Mill Row Road and partly on the right of way of said Mill Row Road, as the same is now situate and as indicated on the above referred, to map or plan of lots, so long as the grantees, their heirs, successors and assigns bear their proportionate part of the maintenance and upkeep of said well and pump.

**PREMISES B**

ALL THAT CERTAIN lot or piece of ground situate on the southeastern side of a 20 feet wide street in the Village of Seyferts, Township of Robeson, Berks County, Pennsylvania, which aforesaid street lies a short distance southeastwardly from and parallel to a public township road known as Mill Row Road, being Lot No. 4 as shown on a map or plan of lots laid out by Stanley Powaski and Soffie Powaski, his wife, and surveyed by Walter E. Spotts, Registered Surveyor, in June 1945 and being more fully bounded and described as follows:

No. 14-20513  
Judgment Amount: \$194,379.15  
Attorney: KML Law Group, P.C.

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of ground, together with the buildings erected thereon, being No 478 East Main Street, Borough of Kutztown, Berks County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING AT A POINT in the curb line of the public road leading from Kutztown to Allentown (now East Main Street) and extending; thence along property of the Kutztown Park Association eastward one hundred eighty feet (180') to a twenty feet (20') wide alley; thence along the same northward fifty-six feet (56') to property now or late of Annie K. Gernert, thence along the same westward one hundred eighty feet (180') to the curb line of said public road (now East Main Street), and thence along the same southward fifty-six feet (56') to the place of beginning.

CONTAINING ten thousand eighty square feet (10,080 sq. ft.) more or less.

BEING PARCEL NUMBER: 5454-17-00-5500

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 478 East Main Street, Kutztown, PA 19530

TAX PARCEL #55545417005500

ACCOUNT: 55003975

SEE Deed Instrument #2009020209

Sold as the property of: Darcy J. Calkins and Katherine L. Calkins

BEGINNING AT A CORNER marked by an iron pin in the southeastern side of a 20 feet wide street, a distance of 62 feet 9-7/8 inches southwestwardly from the intersection of the aforesaid street with the southwestern right-of-way line of the Schuylkill Navigation Company; thence leaving the aforesaid 20 feet wide street and along Lot No. 3 South 53 degrees 21 minutes East a distance of 100 feet to a corner marked by an iron pin in line of property now or late of Stanley Powaski and Soffie Powaski, his wife; thence along same South 36 degrees 7 minutes West a distance of 25 feet 11-3/8 inches to a corner marked by an iron pin; thence along Lot No. 5 North 53 degrees 21 minutes West a distance of 100 feet to a corner marked by an iron pin on the southeastern side of the aforesaid 20 feet wide street; thence along same North 36 degrees 7 minutes East a distance of 25 feet 11-3/8 inches to the place of beginning.

CONTAINING 2,595 square feet.

BEING KNOWN AND NUMBERED AS 15 Seyfert Drive, Birdsboro, Pennsylvania 19508 and R Seyfert Drive, Birdsboro, Pennsylvania 19508.

BEING PARCEL NUMBERS: 73531516947357 (Premises A) and 73531516949309 (Premises B).

BEING THE SAME PREMISES conveyed to Stephen P. Thompson from Stephen P. Thompson by Deed dated April 8, 2008, and recorded on April 17, 2008, as Instrument Number: 2008019264 in Book: 5340, Page: 757 (Premises A).

BEING THE SAME PREMISES conveyed to Stephen P. Thompson from Stephen P. Thompson by Deed dated April 8, 2008, and

No. 15-02677

Judgment: \$474,311.30

Attorney: Meredith H. Wooters, Esquire

Scott A. Dieterick, Esquire

Kimberly A. Bonner, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

Justin F. Kobeski, Esquire

Matthew P. Curry, Esquire

Cristina L. Connor, Esquire

Holly N. Wolf, Esquire

Karina Velter, Esquire

**LEGAL DESCRIPTION**

ALL THAT CERTAIN tract or parcel of land being a portion of Phase I of the Brookfield Manor Subdivision in Plan Book Volume 310, Page 489, Berks County Records recorded 10/6/2005 being Lot #15, situate in the Borough of Sinking Springs, County of Berks, Commonwealth of Pennsylvania.

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BEING No. Brookfield Manor, Lot #15, on the plan aforementioned.

BEING THE SAME PROPERTY conveyed to Bradley D. Hain and Stephanie A. Hain, husband and wife, who acquired title by virtue of a Deed from NVR, Inc. a Virginia Corporation trading as Ryan Homes, dated August 25, 2006, recorded October 11, 2006, at Document ID 2006079284, and recorded in Book 4985, Page 415, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 28 Winding Brook Drive, Sinking Spring, PA 19608.

PARCEL NO.: 79437608978660

ACCOUNT: 79000607

SEE Deed Book Volume 4985, Page 415

To be sold as the property of Bradley D. Hain and Stephanie A. Hain, husband and wife

No. 15-05290

Judgment Amount: \$102,510.53

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house with mansard roof, No. 404 and the lot or piece of ground on which the same is erected, situate on the South side of Green Terrace, between North Fourth Street and Centre Avenue, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded:

ON the North by said Green Terrace;

ON the East by property now or late of Peter Eyrich;

ON the South by a fifteen feet wide alley; and

ON the West by property now or late of Daniel Harper.

CONTAINING in front or width, East and West, on said Green Terrace, thirty feet, and in depth extending Southward of that width, one hundred and two feet of said fifteen feet wide alley.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 404 Green Terrace, Reading, PA 19601-2884

TAX PARCEL #07530766724915

ACCOUNT: 07401675

SEE Deed Book, Page

Sold as the property of: Lea Beth Strickler

No. 16-01860

Judgment: \$141,253.74

Attorney: Daniel T. Lutz, Esquire

ALL THAT CERTAIN lot or parcel of ground situate in Womelsdorf Borough, Berks County, Pennsylvania bounded and described according to a plan of Summit View, Phase 2 recorded in Plan Book 203, Page 33, Berks County Records, as follows:

BEGINNING at a point on the Northeast side of Dogwood Lane (50 feet wide) a corner in common with Lot 9 on the abovementioned plan; thence Northwesterly, Westerly and

Southwesterly along the Northeast, North and Northwest side of Dogwood Lane along the arc of a circle curving to the left having a radius of 175.00 feet and arc distance of 70.00 feet to a point a corner in common with Lot 11 on the abovementioned plan; thence along Lot 11, North 22 degrees 31 minutes 07 seconds West, a distance of 203.07 feet to a point on line of lands now or late of Trent Realty Corporation; thence along said lands now or late of Trent Realty Corporation, North 27 degrees 27 minutes 36 seconds East a distance of 14.17 feet to a point a corner in common with the recreation area as shown on the abovementioned plan; thence along said recreation area, South 70 degrees 31 minutes 17 seconds East, a distance of 148.96 feet to a point a corner in common with the aforementioned Lot 9; thence along Lot 9, South 00 degrees 23 minutes 59 seconds West, a distance of 137.15 feet to a point on the Northeast side of Dogwood Lane, the place of beginning.

CONTAINING 17,898 square feet.

BEING Lot 10 on the abovementioned plan.

BEING THE SAME PREMISES which Rhonda A. Moulton, by Deed dated 3/10/2004 and recorded 3/12/2004, in the County of the Recorder of Deeds in and for the County of Berks, in Deed Book 4014 and Page 1410, granted and conveyed unto Jaye C. O'Brassill and Brenda L. Tollard.

TAX PARCEL NO. 954337-08-79-8965

BEING KNOWN AS 336 Dogwood Lane, Womelsdorf, PA 19567

Residential Property

To be sold as the property of Jaye C. O'Brassill and Brenda L. Tollard

No. 16-03010

Judgment Amount: \$133,728.66

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

PURPART NO. 1

ALL THAT CERTAIN dwelling house and the lot or piece of ground upon which the same is erected, being No. 2116 Cleveland Avenue, formerly 1922 Cleveland Avenue, situate in the Township of Spring, County of Berks, and Commonwealth of Pennsylvania, said lot or piece of ground being known as Lot No. 122 (as shown by the map or plan known as 'West Wyomissing' said map or plan being recorded in the Recorder's Office of Berks County in Plan Book Volume 2, Page 44) said lot or piece of ground being bounded and described as follows, to wit:

ON the North by Cleveland Avenue;

ON the East by Lot No 120;

ON the South by a twelve feet (12 feet) wide alley; and

ON the West by Lot No. 124, which property line passes through the middle of the party wall of the premises immediately adjoining.

CONTAINING in front along said Cleveland Avenue, twenty feet (20 feet) and in depth or

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length of equal width one hundred twenty five feet (125 feet) to said twelve feet (12 feet) wide alley.

PURPART NO. 2

ALL THAT CERTAIN lot or piece of ground situate in the Township of Spring, County of Berks and Commonwealth of Pennsylvania (as shown by the map or plan, surveyed by WM. H. Dechant, C E and bearing date April 1913, said map or plan having been duly recorded in the Recorder's Office of Berks County, Commonwealth of Pennsylvania, in Plan Book Volume 2, Page 44) and being further known as Lot No. 120 on said plan known as 'West Wyomissing' said lot being bounded on the North by Cleveland Avenue, on the East by Lot No. 118; on the South by a twelve feet wide alley; and on the West by Lot No. 122

HAVING a total frontage on said Cleveland Avenue of twenty feet (20 feet) more or less, and extending in depth of equal width one hundred twenty-five feet (125 feet) more or less to said alley

FOR INFORMATIONAL PURPOSES ONLY: the APN is shown by the county assessor as 80439609161194; source of title: Book 3550, Page 2037 (recorded 06/13/2002)

TITLE TO SAID PREMISES IS VESTED IN James Braun, Jr. and Julia Braun, husband and wife, by Deed from Karen M. Levensgood, formerly Karen M. Anke and Marc R. Levensgood, wife and husband, dated 03/22/2002, recorded 06/13/2002, in Book 3550, Page 2037.

BEING KNOWN AS 2116 Cleveland Avenue, Reading, PA 19609-2006.

Residential property

TAX PARCEL NO: 80439609161194

TAX ACCOUNT: 80013100

SEE Deed Book 3550

Page 2037

To be sold as the property of James J. Braun, Jr., Julia A. Braun.

No. 16-21715

Judgment Amount: \$188,144.63

Attorney: Edward J. McKee, Esquire

Legal Description

ALL THAT CERTAIN parcel or tract of land, together with the dwelling house erected thereon, situate on the Western side of Red Hill Road, T-301, known as Lot No. 1, in the Kochel Subdivision, as shown on a plan prepared by C. L. Frantz & Associates, Inc., being Drawing Number 6-12-19-D-1 and recorded in Plan Book Volume 186, Page 1, Berks County Records, said tract being situate in the Township of Caernarvon, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a P.K. nail in Red Hill Road (T-301), said point being a common corner of Lot No. 2 in the hereindescribed tract; thence North 71 degrees 8 minutes 5 seconds West, a distance of 26.45 feet to a concrete monument set in the ultimate right-of-way line; thence North 71

degrees 8 minutes 5 seconds West, a distance of 455.04 feet to a monument in line of lands of Lot No. 2, property of Vicky L. Minnich and Kenneth E. Minnich, husband and wife; thence continuing along said Lot No. 2 North 18 degrees 51 minutes 8 seconds East, a distance of 236.66451 feet to a concrete monument in line of lands of Jean Lackman Spotts; thence in and along same South 65 degrees 54 minutes 8 seconds East, a distance of 685.15 feet to the ultimate right-of-way line; thence South 65 degrees 54 minutes 8 seconds East, a distance of 27.87 feet to an iron pin in Red Hill Road (T-301); thence in said road South 39 degrees 30 minutes 14 seconds West, a distance of 269.30 feet to a point, the place of BEGINNING.

CONTAINING in gross area 2.41 acres.

BEING THE SAME PREMISES AS John L. Kochel and Mary Jane Kochel, by Deed dated August 28, 2001, and recorded on August 30, 2001, by the Berks County Recorder of Deeds in Deed Book Volume 3389, at Page 1484, granted and conveyed unto Robin L. Kochel, an individual.

BEING KNOWN AND NUMBERED AS 1440 Red Hill Road, Elverson, PA 19520.

MAP PIN: 533103138052

ACCOUNT: 35014261

To be sold as the property of: Robin L. Kochel

No. 17-00387

Judgment Amount: \$181,458.83

Attorney: Phelan Hallinan Diamond & Jones,

LLP

LEGAL DESCRIPTION

ALL THOSE CERTAIN lots or piece of ground, together with the one-story single brick bungalow thereon erected, situate on the northerly side of Montrose Boulevard, between Lancaster Avenue and Parkside Avenue, in the Development of Montrose, Township of Cumru, County of Berks and State of Pennsylvania, being Lots Nos. 48, 49 and 50 on the plan of Montrose, said plan being recorded at Reading, Pennsylvania, in Plan Book Volume 2, Page 55, bounded and described as follows, to wit:

ON the North by fifteen feet wide alley;

ON the East by Lot No. 47;

ON the South by Montrose Boulevard; and

ON the West by Lot No. 51.

CONTAINING in width on Montrose Boulevard sixty feet and in depth northward one hundred fifty feet to said alley.

TITLE TO SAID PREMISES is vested in Peter S. Rozmus, by Deed from Patsy A. Burky, dated 03/29/1993, recorded 04/01/1993, in Book 2402, Page 1710.

BEING KNOWN AS 17 Montrose Boulevard, Reading, PA 19607-1017.

Residential property

TAX PARCEL NO: 39-4395-05-18-4547

TAX ACCOUNT: 39169512

SEE Deed Book 2402, Page 1710

To be sold as the property of Peter S. Rozmus.

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No. 17-02509

Judgment: \$96,196.47

Attorney: Richard M. Squire & Associates,  
LLC

ALL THAT CERTAIN lot or piece of ground, together with the northern half of a two-story twin brick dwelling house thereon erected, being Numbered 3414 Laurel Street, lying on the western side of Laurel Street, 30 feet wide, between King Street and Elizabeth Avenue, as shown on the topographical survey of the Borough of Laureldale, said lot or piece of ground being a portion of Section "F" as shown on the plan of Laurel Hill laid out by Charles S. Eisenbrown in January 1915 and recorded in Berks County Records in Plan Book Volume 7, Page 12, situate in the Borough of Laureldale, County of Berks and State of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the western building line of Laurel Street, said point being a distance of two hundred eight and sixty-four one-hundredths feet (208.64') southwardly along said building line of Laurel Street from the southwestern building corner of Laurel and King Streets; thence extending in a southerly direction along said building line of Laurel Street, by a line making a right angle with the line to be described last, a distance of twenty-nine and fifty one-hundredths feet (29.50') to a point; thence leaving said building line of Laurel Street and extending in a westerly direction along residue property belonging to Jean B. Saylor, of which the herein described lot was a part, by a line making a right angle with the said building line of Laurel Street, a distance of thirty-nine and fifty-four one-hundredths feet (39.54') passing in and along the middle of the 8 inch party wall erected between said House No. 3414 and House No. 3412, being the southern half of said twin dwelling house, to a point near the western face of said party wall; thence continuing in a westerly direction along said residue property belonging to Jean B. Saylor, by a line making an interior angle of one hundred seventy-nine degrees twenty-one minutes twenty seconds (179° 21' 20") with the last described line, a distance of sixty and forty-six one-hundredths feet (60.46') to a point in line of property belonging to Russell H. Spohn and Abigail M., his wife, thence extending in a northerly direction along said property belonging to Russell H. Spohn and Abigail M., his wife, by a line making an interior angle of ninety degrees thirty-eight minutes forty seconds (90° 38' 40") with the last described line, a distance of twenty-eight and eighty-two one-hundredths feet (28.82') to a point; thence extending in an easterly direction along residue property belonging to Jean B. Saylor, by a line making a right angle with the last described line, a distance of one hundred and no one-hundredth feet (100.00') to the place of beginning.

CONTAINING IN AREA 2,916 square feet.

BEING THE SAME PREMISES which AFG Real Estate Solutions, Inc. by Deed dated 5/31/2006, recorded 6/8/2006 in the Office of the Recorder of Deeds in and for Berks County, in Book 4894, Page 2001, conveyed unto James P. Burkman and Melinda A. Burkman, husband and wife, in fee.

TAX PARCEL 531918305851

ACCOUNT NO. 57091910

SEE Deed Book 4894, Page 2001

To be sold as the property of James P. Burkman and Melinda A. Burkman

No. 17-04300

Judgment Amount: \$31,043.42

Attorney: Phelan Hallinan Diamond & Jones,  
LLP

## LEGAL DESCRIPTION

ALL THAT CERTAIN two and one-half story brick dwelling house and the lot or parcel of land upon which the same is erected, being known as No. 601 Emerson Avenue, situate in the Borough of Laureldale, County of Berks and State of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at the Northeasterly lot corner of Emerson Street and McKently Street, each a 50 feet wide street as laid out on the topographical survey of the Borough of Laureldale: thence in an Easterly direction along the Northerly side of the said Emerson Street, the distance of 37.16 feet to a point; thence in a Northerly direction along property No. 603 Emerson Street by a line at right angles to the said Emerson Street, the distance of 125.65 feet to a point; thence in a Westerly direction along the Southerly side of a 15 feet wide alley by a line making an interior angle of 90 degrees 04 minutes with the last described line, the distance of 37.16 feet to a point; thence in a Southerly direction along the Easterly side of the aforementioned McKently Street by a line making an interior angle of 89 degrees 56 minutes with the last described line, the distance of 125.69 feet to the place of Beginning.

TITLE TO SAID PREMISES IS VESTED IN Patrick J. Collier and Barbara A. Collier, his wife, by Deed from George B. Loughery, 3rd and Patricia A. Loughery, his wife, dated 12/27/1972, recorded 12/27/1972, in Book 1622, Page 41.

BEING KNOWN AS 601 Emerson Avenue, Laureldale, PA 19605-2513.

Residential property

TAX PARCEL NO: 57530808878767

TAX ACCOUNT: 57051400

SEE Deed Book 1622 Page 41

To be sold as the property of Barbara A. Collier a/k/a Barbara Collier, Patrick J. Collier, The United States of America c/o The United States Attorney for The Eastern District of PA.



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No. 17-05170

Judgment Amount: \$83,874.94  
 Attorney: KML Law Group, P.C.

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or tract of land upon which there is erected a two-story brick stucco dwelling house, situate on the Southwest side of Arlington Street, between Lancaster and Fern Avenue, numbered and known as 44 Arlington Street, in the City of Reading, aforesaid formerly part of Cumru Township; Being Lot No. 91 on plan of lots laid out by Martin M. Hermish and known as Reading Heights, said plan of lots remaining on record in the Recorder's Office in and for Berks County, in Plan Book 3 Page 31, and being more particularly bounded and described as follows, to wit:

BEGINNING at a point on the Southwesterly side of Arlington Street, a corner of Lot No. 90 on said plan of lots, thence extending, Southeastwardly along the Southwest side of said Arlington Street 20 feet to a point, a corner of Lot 92, thence extending Southwesterly along the Northwest side of said Lot No. 92, a distance of 109 feet 5-7/8 inches to a point on the Northeast side of a 10 feet wide common alley, thence extending Northwestwardly along the said Northeast side of said ten feet wide alley a distance of 20 feet 2-3/8 inches to a point, a corner of said Lot No. 90, thence extending Northeastwardly along the Southeast side of said Lot No. 90 a distance of 105 feet 8 inches to the place of Beginning. Subject to the conditions and restrictions as set forth on plan of lots known as Reading Heights.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 44 Arlington Street, Reading, PA 19611

TAX PARCEL #18-5306-50-65-6228

ACCOUNT: 18247375

SEE Deed Book 5097, Page 2360

Sold as the property of: Amor Alloui and Thelidja Alloui

No. 17-14643

Judgment: \$107,608.57

Attorney: Patrick J Wesner, Esquire

ALL THAT CERTAIN lot or piece of ground together with the improvements thereon erected known as 807 Summit Chase Drive, being Lot No. 74, located on the Northern side of Summit Chase Drive, (50 feet wide), as shown on the plan of lots known as "Summit Chase", and recorded in Plan Book 34, Page 12, Berks County Records, situate in the 18th Ward of the City of Reading, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Northern building line of Summit Chase Drive, a corner of Lot No. 74, with No. 75; thence along the Northern building line of Summit Chase Drive, South 82 degrees 35 minutes 15 seconds West, a distance of 20.33 feet to a point, a corner Lot

No. 73; thence leaving the Northern building line of Summit Chase Drive and along Lot No. 73, North 7 degrees 24 minutes 45 seconds West, a distance of 88.00 feet to a point in line of Lot No. 87; thence partially along Lot No. 87 and partially along Lot No. 88, North 82 degrees 35 minutes 15 seconds East, a distance of 20.33 feet to a point, a corner of Lot No. 75; thence along Lot No. 75, South 7 degrees 24 minutes 45 seconds East, a distance of 88.00 feet to the place of Beginning.

CONTAINING in area 1,789.04 (erroneously indicated in the prior Deed as 1,700,040) square feet of land.

UNDER AND SUBJECT to rights, agreements, easements and restrictions of record.

PARCEL NO. 18-5306-39-36-1670

COMMONLY KNOWN AS: 807 Summit Chase Drive, Reading PA 19611

TITLE TO SAID PREMISES IS VESTED IN Balbino A. Pena and Juana Pena, by Deed from Balbino A. Pena was recorded 10/27/06, in the Berks County Recorder of Deeds in Book 04999, Page 1141 as Instrument Number 2006083928.

To be sold as the property of Balbino A. Pena a/k/a Balbino Pena Rodriguez and Juana Pena

No. 17-16387

Judgment Amount: \$126,894.11

Attorney: Roger Fay, Esquire

ALL THAT CERTAIN lot or piece of ground together with the western half of a two (2) twin brick dwelling house and attached twin garage thereon erected, being known as 627 North Twenty-Fifth Street, lying on the Southern side of North Twenty-Fifth Street, 50 feet wide, between Prospect and Park Streets, said lot being a portion of Lot No. 92 and a portion of Lot No. 95 as shown on a plan of lots laid out by Jacob B. Schaeffer, known as "Pennside", said plan recorded in Berks County Records, in Plan Book 4, Page 16, situate in the Township of Lower Alsace, County of Berks and State of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the Southern building line of North Twenty-Fifth Street, said point being a distance of ninety-three feet four and one-eighth inches (93' 4-1/8") Westwardly along said building line of North Twenty-fifth Street from the Southwestern building corner of North Twenty-Fifth and Park Streets; thence leaving said building line of North Twenty-Fifth Street and extending in a Southerly direction along a portion of Lot No. 93 of said plan of lots, belonging to Walter A. Romanski and Elsie M. Romanski, his wife, by a line making a right angle with the said building line of North Twenty-Fifth Street and passing in and along the 9 inches party wall erected between the aforesaid House No. 627 and House No. 629, being the Eastern half of the twin brick dwelling house, a distance of one hundred five feet zero inches (105' 0") to a point in the Northern line of a ten feet (10') wide alley; thence extending in a Westerly direction

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along the last described line of said alley, by a line making a right angle with the last described line, a distance of twenty-five feet seven and one-half inches (25' 7-1/2") to a point; thence leaving said alley and extending in a Northerly direction along a portion of Lot No. 92 of said plan of lots, belonging to Agatha C. Shaffer, known as No. 625 North Twenty-Fifth Street, by a line making a right angle with the last described line, a distance of one hundred five feet zero inches (105' 0") to a point in the aforementioned Southern building line of North Twenty-Fifth Street; thence extending in an Easterly direction along said building line of North Twenty-Fifth Street, by a line making a right angle with the last described line, a distance of twenty-five feet seven and one-half inches (25' 7-1/2") to the place of beginning.

CONTAINING in area 2,690.10 square feet.

TITLE TO SAID PREMISES vested in David A. Bitler by Deed from Rita Louise Wert, Executrix of the Estate of Wanda M. Kramer, deceased dated January 25, 1994 and recorded on February 8, 1994 in the Berks County Recorder of Deeds in Book 2508, Page 1112.

BEING KNOWN AS: 627 N. 25th Street, Reading, PA 19606

TAX PARCEL NUMBER: 23-5327-17-00-9918

To be sold as the property of David A. Bitler

No. 17-18476

Judgment Amount: \$115,445.62  
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and lot or piece of ground upon which the same is erected, situate on the South side of Sunset Road, between Third Avenue and Fifth Avenue, being House Number 425 Sunset Road, in the Borough of West Reading, Berks County, Pennsylvania, and more particularly described as follows, to wit:

BEGINNING at a point in the South property line of Sunset Road whence the Southeast intersection corner of Sunset Road and Fifth Avenue bears South 65 degrees 51-1/2 minutes West, 132 feet 6 inches for the Northwest corner of this survey; thence North 65 degrees 51-1/2 minutes East, with said South line of Sunset Road, a distance of 27 feet 6 inches to the Northeast corner of this survey and Northwest corner of House Lot No. 423; thence South 24 degrees 08-1/2 minutes East, with the dividing line between this survey and said House Lot No. 423, a distance of 100 feet 0 inches to the North line of a 12 feet wide alley for the Southeast corner of this survey; thence South 65 degrees 51-1/2 minutes West, with said North line of alley, a distance of 27 feet 6 inches to the Southwest corner of this survey and the Southeast corner of House Lot No. 427; thence North 24 degrees 08-1/2 minutes West, with the dividing line between this survey and said House Lot No. 427, a

distance of 100 feet 0 inches to the BEGINNING.  
THEREON ERECTED A DWELLING HOUSE KNOWN AS: 425 Sunset Road, West Reading, PA 19611

TAX PARCEL #93530606276834

ACCOUNT: 93125100

SEE Deed Book/Page

Instrument Number 2016033215

Sold as the property of: Kara J. Seawell

No. 17-18538

Judgment Amount: \$124,643.08

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the improvements thereon erected, lying on the northeastern corner of Grandview Drive, 45 feet wide and Cherry Lane, 20 feet wide, as shown on the plan of Park Manor, Section No. 1 as laid out by DeWitt H. Morton in March 1956, and recorded in Berks County Records I Plan Book 16 Page 20, being No. 115 Grandview Drive, Park Manor, situate in the Township of Cumru, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the northern building line of Grandview Drive, being in line of property belonging to the now or late Ernest C. Musser and Beatrice M., his wife, thence extending along the said northern building line of Grandview Drive, North eighty-one degrees fifty-six minutes West (N. 81 degrees 56 minutes W.) a distance of seventy five one hundredths feet (70.05 feet) to a point in the eastern line of Cherry Lane; thence extending along said eastern line of Cherry Lane, North six degrees no minutes East (N. 6 degrees 00 minutes E.) a distance of one hundred five and fifty-one hundredths feet (105.51 feet) to a point, a corner of property belonging to now or late Herbert W. Slichter and Erma C., his wife; thence extending along said property belonging to Herbert W. Slichter and Erma C., his wife, South eighty-four degrees no minutes East (S. 84 degrees 00 minutes E.) a distance of seventy and no one-hundredths feet (70.00 feet) to a point, a corner of the aforementioned property belonging to the now or late Ernest C. Musser and Beatrice M., his wife; thence extending along said property belonging to Ernest C. Musser and Beatrice M., his wife, South six degrees no minutes West (S. 6 degrees 00 minutes W.) a distance of one hundred eight and four one-hundredths feet (108.04 feet) to a point in the aforesaid northern building line of Grandview Drive, being the place of BEGINNING.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 115 Grandview Drive, Reading, PA 19607

TAX PARCEL #39439514437704

ACCOUNT: 39094005

SEE Deed Book/Page

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Instrument Number 2013045515  
Sold as the property of: John W. Burris

No. 17-18897

Judgment Amount: \$82,700.08  
Attorney: KML Law Group, P.C.  
LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick, mansard roof dwelling house, and lot or piece of ground on which the same is erected, situate on the North side of Cotton Street, between Eleventh and Twelfth Streets, and being No. 1127 Cotton 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 five feet wide alley,

ON the East by property now or late of Jonas Boyer,

ON the South by said Cotton Street, and

ON the West by property now or late of Diener, Endy and Fisher.

CONTAINING in front on said Cotton Street, East and West thirteen feet (13'), more or less, and in depth, of equal width, North and South seventy-five feet (75') more or less, to a five feet (5') wide alley.

TOGETHER with the use and privilege of the two feet (2') wide alley on the East side of the said property extending from the front building line Northwardly thirty feet (30') in common with the owner and occupier of the premises adjoining on the East

TOGETHER also with the use of the five feet (5') wide alley in the rear of the said premises for its length in common with the owners or occupiers of the abutting property owners on said alley

BEING KNOWNN AS TAX PARCEL NUMBER 5316-30-17-2980

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1127 Cotton Street, Reading, PA 19602

TAX PARCEL #10531630172980

ACCOUNT: 10328000

SEE Deed Book 4592, Page 2168

Sold as the property of: Julie Esther Falu-Holifield and Jeffery Holifield

No. 17-19075

Judgment: \$38,869.38

Attorney: Jessica N. Manis, Esquire

ALL THAT CERTAIN two-story brick dwelling house and lot of ground, situate on the West side of Cedar Street, No. 512, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of Sarah Ann Maynar;

ON the East by said Cedar Street;

ON the South by a ten feet wide alley; and

ON the West by a three and one-half feet wide

alley, separating it from property now or late of Nicholas I. Zell.

CONTAINING IN FRONT on said Cedar Street, ten feet four inches and in depth, sixty six feet.

PARCEL ID 11530768936196

MAP PIN 530768936196

ALSO KNOWN AS 512 Cedar Street, Reading, PA 19601

FEE SIMPLE TITLE vested in Angel Mateo, as sole owner, by Deed from, Eddy Trujillo, dated 04/19/2007, recorded 04/25/2007, in the Berks County Recorder of Deeds in Deed Book 05120, Page 1983.

To be sold as the property of Angel Mateo

No. 17-19156

Judgment Amount: \$103,653.41

Attorney: Russell E. Farbiarz, Esquire

ALL THAT CERTAIN two-story brick front house and lot or piece of ground situate beginning at a point on the Northwestern building line of Hampden Boulevard (80 feet wide as shown on the topographical survey of the City of Reading) Northeastwardly a distance of 127.00 feet from the intersection of the Northwestern building line of Hampden Boulevard with the Northern building line of Pike Street (60 feet wide as shown on the topographical survey of the City of Reading); thence leaving the Northwestern building line of Hampden Boulevard and extending in a Northwesterly direction along property now or late of Samuel M. Sherman, forming an interior angle of 90 degrees with the Northwestern building line of Hampden Boulevard a distance of 110.00 feet to a point at the intersection of the Southeastern side of a sixteen feet wide alley, said alley being 110.00 feet Northwest of and parallel with the Northwestern building line of Hampden Boulevard and the Southerly side of a fifteen feet wide alley, 161.33 feet North of and parallel with the Northern building line of Pike Street; thence extending in a Northeasterly direction along the Southeastern side of the aforementioned sixteen feet wide alley by a line 110.00 feet Northwest of and parallel with the Northwestern building line of Hampden Boulevard, forming an interior angle of 90 degrees with the last described line, a distance of 50.00 feet to a point; thence extending in a Southeasterly direction along property now or late of William Wagner, forming an interior angle of 90 degrees with the Southeastern side of the aforementioned sixteen feet wide alley, a distance of 110.00 feet to a point on the Northwestern building line of Hampden Boulevard; thence extending in a Southwesterly direction along the Northwestern building line of Hampden Boulevard, forming an interior angle of 90 degrees with the last described line, a distance of 50.00 feet to the place of Beginning.

CONTAINING in area 5,500 square feet of land.

BEING THE SAME PREMISES which

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Charles I. Hassler and Ethel P. Hassler, his wife, by Deed dated 6/14/1965 and recorded 6/17/1965 in the Office for the Recorder of Deeds in and for the County of Berks, and Commonwealth of Pennsylvania in Deed Book 1468, Page 377, granted and conveyed unto T. Laurence Carr and Edythe L. Carr, his wife.

AND THE SAID T. Laurence Carr died 3/15/10 whereupon title vested solely in Edythe L. Carr by right of survivorship.

To be sold as the property of: Efrain Casiano

No. 17-19860

Judgment Amount: \$58,302.02

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story stone front mansard house with the two-story brick back building and lot of ground, situate on the West side of McKnight Street, between Douglass and Windsor Streets, in the said City of Reading, County of Berks, and Commonwealth of Pennsylvania, being Numbered 826, bounded:

ON the North by property now or late of Samuel Faust;

ON the East by McKnight Street;

ON the South by property now or late of Andrew Long; and

ON the West by a ten feet wide alley.

CONTAINING IN FRONT on said McKnight Street, fourteen feet (14') and in depth one hundred and twenty-nine feet six inches (129' 6") more or less.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 826 McKnight Street, Reading, PA 19601

TAX PARCEL #15530757542940

ACCOUNT: 15493100

SEE Deed Book/Page

Instrument Number 2016023777

Sold as the property of: ANTICV5 LLC

No. 17-19946

Judgment Amount: \$197,846.10

Attorney: Phelan Hallinan Diamond & Jones,

LLP

LEGAL DESCRIPTION

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

ALL THAT CERTAIN lot or piece of ground together with the improvements thereon erected, situate on the East side of Arlington Street, being Number 3325 Arlington Street, lots being Nos. 458 and 459 on the plan of Rosedale Addition, said plan being recorded in Plan Book Volume 2, Page 29, Berks County Records, between Elizabeth Avenue and Grove Street in the Borough of Laureldale, County of Berks and the State of Pennsylvania, bounded and described as follows:

ON the North by a fifteen feet wide alley;

ON the East by a fifteen feet wide alley;

ON the South by Lot No. 460; and

ON the West by Arlington Street.

CONTAINING IN FRONT on said Arlington Street forty feet (40') and in depth one hundred seventeen feet six inches (117' 6") to said alley.

PARCEL #57-5318-05-09-6573

TITLE TO SAID PREMISES IS VESTED IN Thomas P. Kline, a single man, by Deed from Thomas P. Kline, a single man, and Michele A. Kline, a single woman, formerly h/w, dated 06/15/2007, recorded 06/26/2007, in Book 5165, Page 0583.

BEING KNOWN AS 3325 Arlington Street, Reading, PA 19605-2624.

Residential property

TAX PARCEL NO: 57-5318-05-09-6573

TAX ACCOUNT: 57001600

TAX ACCOUNT: \$case.parcelNumber2

SEE Deed Book 5165, Page 0583

To be sold as the property of Thomas P. Kline.

No. 17-20116

Judgment Amount: \$330,272.71

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

LAND REFERRED TO in this commitment is described as all that certain property situated in Township of Amity in the County of Berks, and State of Pennsylvania and being described in a Deed dated 05/12/2006 and recorded 08/01/2006 in Book 04934 Page 0334 among the land records of the County and State set forth above, and referenced as follows:

ALL THAT CERTAIN lot or piece of ground on the Southerly side of Serenity Court, Amity Township, Berks County, Pennsylvania as shown on the final plan of "Pleasant Meadows" as recorded in Plan Book 239 Page 61, Berks County Records, bounded and described as follows, to wit:

BEGINNING at a point on the Western side of Serenity Drive, said point being a corner in common with Lot #31 as shown on said plan, thence along Lots #31, 32, and 33 as shown on said plan, North 77-46-01 West, 391.28 feet to a point in line of "Winding Creek Estates", recorded in Plan Book 202 Page 1; thence along the same, the two following courses and distances, viz; 1) N. 10-18-15 E., 105.11 feet; 2) N. 00-18-15 E. 130.16 feet to a point a corner in common with Lot #26 as shown on the herein described plan; thence along Lot #26, S. 88-47-38 E. 108.85 feet to a point a corner in common with Lot #27 on the herein described plan thence along the same S. 75-19-09 E. 109.87 feet to a point a corner in common with Lot #28 as shown on the herein described plan, thence along the same and along Lot #29 as shown on the herein described plan S. 25-38-33 E. 109.23 feet; thence continuing along said Lot #29, S. 72-04-31 E. 155.25 feet to a point on the Western side of Serenity Drive aforesaid; thence along the same, S. 17-55-29 W. 147.23 feet to the point and place of Beginning.

THEREON ERECTED A DWELLING

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HOUSE KNOWN AS: 201 Serenity Drive, Douglassville, PA 19518

TAX PARCEL #24536603426495

ACCOUNT: 24001578

SEE Deed Book 4934, Page 0334

Sold as the property of: Hannah Ochis-O'Neil and Dane A. Ochis-O'Neil

No. 18-01819

Judgment Amount: \$99,207.25

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

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 depth 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 enclose the townhouse referred to herein and shall not include any part of an exterior wall which encloses an adjoining townhouse unit.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1148 Fredrick Boulevard, Reading, PA 19605

TAX PARCEL #66439916934499

ACCOUNT: 66000383

SEE Deed Book/Page

Instrument Number: 2013000437

Sold as the property of: Christian Burky and Jennifer Burky

No. 18-02694

Judgment Amount: \$142,304.80

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground with the improvements thereon erected, situate in the Township of Exeter, County of Berks, and Commonwealth of Pennsylvania, described in accordance with a plan of subdivision of P.C.

Yerger Corp., by Henry R. Conrey, Inc., a division of Chester Valley Engineers, dated August 16, 1979, being designated as Building 28, Lot 5 on said plan and being more particularly described as follows, to wit:

BEGINNING at an interior point, said point being the northeasterly corner of Building 28, Lot 5 on said plan, which interior point is measured the four following courses and distances from a point in the bed of Laurel Spring Lane: (1) South 55 degrees 10 minutes 43 seconds East, 42.79 feet to a point, (2) North 87 degrees 30 minutes 00 seconds East, 33.50 feet to a point; (3) South 02 degrees 30 minutes 00 seconds East, 23.12 feet to a point; and (4) South 87 degrees 30 minutes 00 seconds West, 04 feet to a point of beginning; thence extending from said beginning point along lands of Neversink Road, Inc., South 02 degrees 30 minutes 00 seconds East, 23.21 feet to a point, a corner of Building 28, Lot 4 on said plan; thence extending along the same, South 87 degrees 30 minutes 00 seconds West 33.50 feet to a point in line of land of Neversink Road, Inc., thence extending along the same, the three following course and distances (1) North 02 degrees 30 minutes 00 seconds West, 11.02 feet to a point; (2) North 87 degrees 30 minutes 00 seconds West, 04 feet to a point, and (3) North 02 degrees 30 minutes 00 seconds West, 12.15 feet to a point; thence continuing partly along lands of Neversink Road, Inc. and along Building 28, Lot 6 on said plan, North 87 degrees 03 minutes 00 seconds East, 37.50 feet to the first mentioned point and place of beginning.

CONTAINING 826 square feet.

TOGETHER with all the easements granted in Declaration of Easements dated December 21, 1977, by Neversink Road, Inc., recorded in Misc. Book 346, Page 950, Berks County Records, and Supplemental Declaration No. 1, dated March 13, 1979, and recorded in Misc. Book 357, Page 1285, Berks County Records.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 28-5 Wister Way, Reading, PA 19606

TAX PARCEL #43532506297076

ACCOUNT: 43523300

SEE Deed Book 5388, Page 2109

Sold as the property of: Michael Intelisano and Jennifer Keenan

No. 18-02860

Judgment: \$182,493.56

Attorney: Daniel T. Lutz, Esquire

ALL THAT CERTAIN two-story brick dwelling house and lot of ground upon which the same is erected, situate on the North side of and being No. 201 West Broad Street, in the Borough of Shillington, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northwest corner of Sterley and West Broad Street; thence Northwardly along said Sterley Street one

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hundred and seventy feet (170') to a twenty (20) feet wide alley or street; thence Westwardly along said alley or street, thirty-two feet and six inches (32' 6") to Lot No. 9, property now or late of Augustus Roland Estate; thence Southwardly along said property one hundred and seventy feet (170') to the North side of West Broad Street; thence Eastwardly along said West Broad Street thirty-two and six inches (32' 6") to the place of BEGINNING.

BEING DESIGNATED AS Parcel Number: 77439507574895

FOR INFORMATIONAL PURPOSES ONLY: Being known as 201 West Broad Street, Shillington, PA 19607

BEING THE SAME PREMISES which Michael Rozycki and Amanda J. Morales Rozycki, by Deed dated May 17, 2010 and recorded May 28, 2010 in Instrument #2010020414 in the Office of the Recorder of Deeds in and for the County of Berks, granted and conveyed unto Michael Rozycki, in fee.

TAX PARCEL NO. 77439507574895

BEING KNOWN AS 201 W. Broad Street, Shillington, PA 19607

Residential Property

To be sold as the property of Michael Rozycki

No. 18-02916

Judgment Amount: \$46,279.11

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and lot or piece of ground, situate on the East side of Schuylkill Avenue, No. 635, 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 John Macherer;

ON the East by Lincoln Street;

ON the South by property now or late of John C. Hepler Estate; and

ON the West by Schuylkill Avenue.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 635 Schuylkill Avenue, Reading, PA 19601

TAX PARCEL #15530756433866

ACCOUNT: 15630025

SEE Deed Book 4991, Page 0911

Sold as the property of: Isis V. Pereyra a/k/a Isis Pereyra

No. 18-03584

Judgment Amount: \$143,018.79

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

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

ALL THOSE CERTAIN lots or pieces of ground situate on the South side of Lyman Avenue between North Fifth and North Fourth Streets, in the Borough of Womelsdorf, County of Berks and

Commonwealth of Pennsylvania, being known as Lot Nos. 139, 140, and 141 on the plan known as residue plan of Lyman G. Schaum Estate in the Borough of Womelsdorf; PA., as laid out by R.L. Brady, P.E., dated June, 1963.

ON the North by Lyman Avenue; ON the East by Lot No. 142 on said plan, property of Lyman G. Schaum, Estate; ON the South by a 16 feet 6 inch wide alley; and ON the West by Lot No. 138, property now or late of John H. and Elizabeth M. Schaeffer.

CONTAINING in front along Lyman Avenue, one hundred twenty (120) feet in width and in depth of equal width, one hundred fifty (150) feet.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 482 Lyman Avenue, Womelsdorf, PA 19567

TAX PARCEL # 95-4338-18-40-2454

ACCOUNT: 95045810

SEE Deed Book 4851, Page 2388

Sold as the property of: Shannon Keffer and Todd Keffer

No. 18-03609

Judgment: \$321,235.37

Attorney: McCabe, Weisberg & Conway, LLC

TAX I.D. #24534519608457

ALL THAT CERTAIN tract or piece of land situate on the southeast side of Monocacy Hill Road, Township Road T-443, in the Township of Amity, County of Berks, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING AT A SPIKE in Monocacy Hill Road, a corner of lands of Paul K. Levengood; thence leaving said road and along lands of the same South 18 degrees 58 minutes West, passing through an iron pin on line, 30.06 feet distant, a total distance of 661.61 feet to an iron pin, a corner of lands of Donald Alan Kummerer and Patricia A. Kummerer, husband and wife; thence along said lands North 52 degrees 04 minutes West, 217.61 feet to a p.k. spike in Monocacy Hill Road; thence in said road the four following courses and distances: (1) North 39 degrees 50 minutes East, 48.18 feet to an iron pin; (2) North 05 degrees 51 minutes East, 358.30 feet to a spike; (3) North 35 degrees 26 minutes East, 68.00 feet to a spike; (4) North 81 degrees 15 minutes East, 283.17 feet to a spike, the place of beginning.

CONTAINING 2.976 acres.

BEING KNOWN AS: 122 Monocacy Hill Road, Birdsboro, Pennsylvania 19508.

TITLE TO SAID PREMISES is vested in Stephen R. Kline a/k/a/ Stephen Kline by Deed from Drambuie Realty, LLC, a Limited Liability Company dated July 29, 2015 and recorded July 31, 2015 in Instrument Number 2015026450.

To be sold as the property of Stephen R. Kline a/k/a Stephen Kline

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No. 18-03810

Judgment: \$167,325.74

Attorney: Charles N. Shurr, Jr., Esquire

PARCEL NO. 1

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

BEGINNING in a State Highway leading from Barto to Huffs Church; thence along the same North 43 degrees East 26 perches to a point in said highway; thence by other lands now or late of Samuel McCurley, South 50 degrees East 20 perches to a point; thence by the same South 44 degrees West 28 perches and five tenths to a corner; thence by lands now or late of Lester Hansen and wife, North 42.5 degrees West 19.63 perches to the place of beginning.

EXCEPTING, however, a tract of land containing 66,000 square feet more fully described in the Deed from William R. McCurley and Gladys B. McCurley, his wife, to Elizabeth C. Reichert, single dated February 8, 1954 and recorded in Deed Book Vol. 1153 Page 47.

PARCEL NO. 2

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

BEGINNING at a point in the public road leading from Barto to Huff's Church, in line of other property now or late of Leonard M. Reynolds and Grace W. Reynolds, his wife; thence along property now or late of Leonard N. Reynolds and Grace W. Reynolds, his wife, South 42-1/2 degrees East the distance of 19.63 perches to a point in line of property now or late of Sidney B. Bolub, thence along the same South 43-1/2 degrees West the distance of 13.03 perches to a point in other lands now or late of Lesta E. Hansen; thence along the same North 42-1/2 degrees West the distance of 19.63 perches to a point in the public road leading from Barto to Huffs Church; thence along the same North 43-1/2 degrees East the distance of 13.03 perches to the place of beginning.

BEING UPI/Property ID: 52549103206823.

BEING THE SAME PREMISES which the Estate of William I. Stephens, deceased, by Moira Ann Stephens, Executrix, by its Deed dated July 21, 2008, and recorded on July 24, 2008 in the Office of the Recorder of Deeds in and for Berks County, Pennsylvania at Record Book 5392, Page 2290, granted and conveyed unto Keith R. Hotz, James F. Hotz, and Elizabeth M. Hotz, husband and wife, as joint tenants with rights of survivorship.

AND THE SAID James F. Hotz died on October 3, 2012, at which time all his right, title, and interest in the Premises passed by operation of law to Elizabeth M. Hotz, as surviving tenant by the entirety and/or to Keith R. Hotz and Elizabeth M. Hotz, as surviving joint tenants.

UPI/PROPERTY ID: 5249103206823

MAP PIN: 549103206823

ACCOUNT NO. 53039025

SEE Record Book 5392, Page 2290

Berks County Records

To be sold as the property of Keith R. Hotz and Elizabeth M. Hotz

No. 18-03904

Judgment: \$45,778.75

Attorney: Daniel T. Lutz, Esquire

ALL THAT CERTAIN three-story brick dwelling house and the lot of piece ground upon which the same is erected, situate on the East side of South Fourth Street, between Chestnut and Spruce Streets, being No. 1527 South Fourth Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows:

ON the North by property now or late of Ardie C. Hettinger and Sallie S., his wife;

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

ON the South by property now or late of John Zitto and Elizabeth, his wife; and

ON the West by said South Fourth Street.

CONTAINING in front or width, North and South on said South Fourth Street, fifteen (15) feet and in depth extending East and West to said ten (10) feet wide alley, one hundred and five (105) feet.

COMMONLY KNOWN AS 219 South 4th Street, Reading, PA 19601

BEING THE SAME PREMISES which Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania by Deed dated November 30, 2005 and recorded January 27, 2006 in the Office of the Recorder of Deeds in and for the County of Berks in Deed Book 4787, Page 541 granted and conveyed unto Job Van Leusden, in fee.

TAX PARCEL NO. 04530626783874

BEING KNOWN AS 219 South 4th Street, Reading, PA 19601

Residential Property

To be sold as the property of Job Van Leusden

No. 18-03908

Judgment Amount: \$131,208.47

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THOSE CERTAIN two whole lots, and parts of two other lots of ground situate on the East side of Waverly Street, between Reading Avenue and Elm Street, together with the one and one-half story single brick and frame dwelling house thereon erected, being No. 217 North Waverly Street, and being the fifteen (15) most southern feet of Lot No. 121, along the entire length or depth of said lot, the whole of Lots Nos. 122 and 123, and the five (5) most northern feet of Lot No. 124 along the entire length or depth of said lot, as appearing on the map or plan of "Allendale" as laid out by Allen E. Hildebrand, in the Borough of Shillington, County of Berks, and

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State of Pennsylvania, said map or plan having been duly recorded in the Recorder's Office of Berks County at Reading, Pennsylvania, in Plan Book Volume 7, Page 1, bounded and described as follows, to wit:

ON the North by the remaining portion of Lot No. 121; on the East by a fifteen (15) feet wide alley; on the South by the remaining portion of Lot No. 124; and on the West by aforesaid Waverly Street.

CONTAINING in front on said Waverly Street sixty (60) feet, and extending in length or depth of equal width a distance of one hundred thirty-five (135) feet to said alley, the part of said Lot No. 121 hereby conveyed, being the fifteen (15) most southern feet thereof, having a width of fifteen (15) feet as aforesaid, said Lots Nos. 122 and 123 having each a width of twenty (20) feet, and the part of Lot No. 124, hereby conveyed and being the five (5) most northern feet thereof, the whole of said full lots and the parts of lots comprising altogether sixty (60) feet on said Waverly Street, and of an equal width throughout the entire depth to the aforesaid fifteen (15) feet wide alley.

SUBJECT to the reservations, restrictions and conditions contained on said map or plan of "Allendale" herein referred to, the said map or plan with all its explanations, reservations, restrictions and conditions being made a part of this conveyance.

UNDER AND SUBJECT TO the same rights, privileges, agreements, right-of-ways, easements, conditions, exceptions, restrictions, and reservations as exist by virtue of prior recorded instruments, plans, Deeds of Conveyance, or visible on ground.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 217 North Waverly Street, Shillington, PA 19607

TAX PARCEL #77439620800123  
 ACCOUNT: 77055440  
 SEE Deed Book/Page  
 Instrument Number 2017017859  
 Sold as the property of: Chantal M. Fenn

No. 18-03991

Judgment Amount: \$120,153.03

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate on the Northern side of Reading Avenue in the sub-division of West Wyomissing, in the Township of Spring, County of Berks, Commonwealth of Pennsylvania, said lot being further known as all of Lots Nos. 845 and 843 and the Eastern half of Lot No. 841, Reading Avenue, as shown on said plan of West Wyomissing, which plan is duly recorded in the Recorder's Office of Berks County, Pennsylvania, in Plan Book Volume 2, Page 44, said lot being more particularly bounded and described as follows:

BEGINNING at a point marked by an iron pin in the Northern line of Reading Avenue (50 feet wide) in the subdivision of West Wyomissing,

said point being a corner in common between Lot No. 847 and Lot No. 845, and said point or place of beginning being 500 feet West of the Northwestern corner of said Reading Avenue and Yost Avenue as they are shown on the said plan of West Wyomissing; thence Westwardly along the northern line of Reading Avenue, a distance of 50 feet to a point marked by an iron pin, a corner of property now or formerly of Wayne P. Rigg and Kathryn M. Rigg, husband and wife; thence Northwardly along same by a line making a right angle with the line of Reading Avenue, said line being 10 feet East of the Western line of Lot No. 841, a distance of 120 feet to a point marked by an iron pin in line of Lot No. 836 Portland Avenue by a line making a right angle with the last described line, a distance of 50 feet to a point marked by an iron pin corner of Lot No. 847, property now or formerly of Leonard Drexel; thence Southwardly along the same by a line making a right angle with the last described line a distance of 120 feet to the place of BEGINNING. The last described line making a right angle with the line of Reading Avenue.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1925 Reading Avenue, Reading, PA 19609

TAX PARCEL #80439610265857  
 ACCOUNT: 80125400  
 SEE Deed Instrument #2013006582

Sold as the property of: Tiffany Acker and Robert W. Acker, Jr. a/k/a Robert Acker, Jr.

No. 18-04008

Judgment: \$92,498.53

Attorney: Udren Law Offices, PC

ALL THAT CERTAIN one-story concrete-block dwelling house and the lots or pieces of ground thereto appertaining, situate on the South side of Oley Street, between Fourth and Fifth Streets, and Numbered 416 Oley Street, in the Borough of Wyomissing (formerly Spring Township), County of Berks and State of Pennsylvania (as shown by the map or plan surveyed by William H. Dechant, C.E. and bearing date September 1910, said map or plan having been duly recorded in the Recorder's Office for Berks County in Plan Book Volume 2, Page 33) and being further known as Lots No. 12, 13, 14, in Block "R" on said plan known as North Wyomissing Heights, said lots being bounded:

ON the North side by Oley Street;

ON the East by Lot No. 15;

ON the South side by a 12 feet wide alley; and ON the West by Lot No. 11 (erroneously described in prior Deed as Lot No. 111).

HAVING a frontage of 75 feet on Oley Street and a depth of 130 feet to said alley.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM ALL THAT CERTAIN piece, parcel or tract of land situate on the Southern side of Oley Street, between Fourth Street and Fifth Street, being the Eastern eight feet of Lot No. 14, Block "R" of North



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Wyomissing Heights, plan of lots laid out by William H. Dechant dated September, 1910 and recorded in Berks County Records in Plan Book Volume 4, Page 14, situate in the Borough of Wyomissing, County of Berks, State of Pennsylvania and being more fully bounded and described as follows, to wit:

BEGINNING at a corner in the Southern topographical building line of Oley Street (50 feet wide) said corner being the Northwestern corner of No. 412 Oley Street, property belonging to Clinton L. Granter, widower and being the Northeastern corner of the herein described premises; thence leaving and making a right angle with the aforesaid Oley Street in a Southerly direction along No. 412 Oley Street, property belong to Clinton L. Ganter, widower being Lot No. 15 a distance of 130.00 feet to a corner marked by an iron pipe on the Northern side of a 12 feet wide alley; thence along the aforesaid 12 feet wide alley in a Westerly direction making a right angle with the last described line a distance of 8 feet to a corner; thence leaving the aforesaid 12 feet wide alley in a Northerly direction along residue portion of Lot No. 14 making a right angle with the last described line a distance of 130 feet to a corner in the Southern topographical building line of the aforesaid Oley Street; thence along the aforesaid Oley Street in an Easterly direction making a right angle with the last described line a distance of 8 feet to the place of BEGINNING.

CONTAINING 1,040.00 square feet.

THE IMPROVEMENTS THEREON BEING KNOWN AS 416 Oley Street, Wyomissing; Pennsylvania 19610.

BEING KNOWN AS: 416 Oley Street, Wyomissing, PA 19610

PROPERTY ID NO.: 96439716928756

TITLE TO SAID PREMISES is vested in Beverly Ann Frey by Deed from Dennis Frey dated 08/17/1983 recorded 10/12/1983 in Deed Book 1840 Page 559.

To be sold as the property of: Beverly Ann Frey

No. 18-04523

Amount: \$119,993.93

Attorney: Michael Nesfeder, Esquire

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

BEGINNING at a nail or near the centerline of a public road known as T-774 leading between Klinessville and US 222, said nail marking the northwesternmost corner of lands now or late of Arlan Seaman, thence in and along the centerline of the said T-774 and along lands now or late of James Delong, North 10 degrees West, 150 feet to a nail, thence leaving the said T-774 and along lands now or late of Robert A. Tyson, North 80 degrees East, 290 feet to an iron pin in line of lands now or late of Albert E. Knittle, thence along lands now or late of Albert E. Knittle, South

10 degrees, 150 feet to an iron pin in line of lands now or late of Arlan Seaman, thence along said lands now or late of Arlan Seaman, South 80 degrees West, 290 feet to the nail, the point or place of Beginning.

CONTAINING 1.0 acre, strict measure.

BEING THE SAME PREMISES which James W. Butler, Executor of the Estate of Barbara A. Butler, deceased, formerly known as Barbara Ann Rentschler, by his Deed dated April 21, 2005, and recorded September 14, 2005, in the Office of the Recorder of Deeds of Berks County at Record Book 4666, Page 1211, granted and conveyed unto Paul J. Butler, in fee.

PIN: 45543302981992

To be sold as the property of: Paul J. Butler

No. 18-04697

Judgment Amount: \$356,180.79

Attorney: Edward J. McKee, Esquire

Legal Description

ALL THAT CERTAIN tract of land, situate on the North side of Route No. 662, in the Township of Perry, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a railroad spike in the center of westbound lane of PA Route No. 662, leading from Shoemakersville to Fleetwood; thence along a subdivision laid out by Herman C. Adam North 6 degrees East, a distance of 295.50 feet to an iron pin; thence along land belonging to Joseph Delacy, South 86 degrees 23 minutes East, a distance of 602.91 feet to a iron pin; thence along land of Eric and Carlene Kissinger, South 6 degrees 41 minutes East, a distance of 103.23 feet to a railroad spike in said road; thence in and along said road the following four courses and distances; (1) South 78 degrees 49 minutes 30 seconds West, a distance of 105.29 feet to a pk nail; (2) South 74 degrees 19 minutes West, a distance of 238.90 feet to a pk nail; (3) South 80 degrees 07 minutes 74 degrees 19 minutes West, a distance of 199.70 feet to a pk nail; (4) South 73 degrees 26 minutes 30 seconds West, a distance of 119.63 feet to a railroad spike, the place of beginning.

CONTAINING in area 2.81 acres.

HAVING ERRECTED THEREON a residential dwelling.

BEING THE SAME PREMISES as Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2005-OPT2, Asset-Backed Certificates, Series 2005-OPT 2, by Ocwen Loan Servicing, LLC, as Attorney-in-Fact, by Deed dated January 24, 2017, and recorded on February 27, 2017, by the Berks County Recorder of Deeds as Instrument No. 2017007194, granted and conveyed unto KJ Custom Homes LLC, a Limited Liability Company.

BEING KNOWN AND NUMBERED AS 617 Moselem Springs Road, Shoemakersville, PA 19555.

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MAP PIN: 540303233561

ACCOUNT: 70000228

To be sold as the property of: KJ Custom Homes, LLC

No. 18-10933

Judgment: \$192,065.34

Attorney: McCabe, Weisberg & Conway, LLC  
TAX I.D. #67535805186082

ALL THE CERTAIN lot or piece of ground, together with the house and improvements erected thereon, situate in Oley Township, Berks County, Pennsylvania, bounded and described according to a final plan of Charmingdale, drawn by Albert G. Newbold, Registered Professional Engineer, dated September 30, 1977, and last revised August 11, 1978, said plan recorded in Berks County in Plan Book 83, Page 13, as follows, to wit:

BEGINNING AT A POINT of tangent on the northwesterly side of Carriage Circle (50 feet wide), said point being at the arc distance of having a radius of 10.00 feet from a point of curve on the southwesterly side of Dale Drive (50 feet wide); thence extending from said point of beginning, South 52 degrees 39 minutes West along the northwesterly side of Carriage Circle, 115.00 feet to a point, a corner of Lot No. 49; thence extending along same, North 37 degrees 21 minutes West through the bed of a 20 feet wide drainage easement, 80.18 feet to a point, a corner of Lot No. 94; thence extending along the same, North 52 degrees 39 minutes East and crossing the northeasterly side of said drainage easement, 125.00 feet to a point on the southwesterly side of Dale Drive; thence extending along same, South 37 degrees 21 minutes East, 70.18 feet to a point of curve; thence leaving Dale Drive along the arc of a circle curving to the right, having a radius of 10.00 feet, the arc distance of 15.71 feet to the first mentioned point of tangent and place of beginning.

CONTAINING 10,001.04 square feet of land.

BEING Lot No. 95 as shown on the above mentioned plan.

BEING KNOWN AS: 2 Dale Drive, Oley, Pennsylvania 19547.

TITLE TO SAID PREMISES is vested in Christopher Perrone and Kaitlyn Perrone by Deed from Robert B. Conklin and Patricia M. Conklin dated August 29, 2013 and recorded September 4, 2013 in Instrument Number 2013037965.

To be sold as the property of Christopher Perrone and Kaitlyn Perrone

No. 18-10993

Judgment: \$352,010.77

Attorney: Martha E. Von Rosenstiel, Esquire  
LEGAL DESCRIPTION

ALL THAT CERTAIN tract or lot of ground situate on the Eastern side of Upper Van Reed Road, S R 3051, in the Township of Bern, Berks County, Pennsylvania, and being known

as Lot No. 4 of the Van Reed Meadows Final Subdivision Plan recorded in Plan Book 173 Page 29 prepared by John W. Hoffert, P L S and being more fully bounded and described as follows, to wit:

BEGINNING at a railroad spike in the cartway of Upper Van Reed Road, 60 feet wide, a corner of Lot No. 5 thence leaving said road and along Lot No. 5, South 78 degrees 27 minutes 31 seconds East, 554.38 feet to a point in line of Lot No. 6 thence along Lots No. 6 and 3, South 23 degrees 23 minutes 40 seconds West, 335.00 feet to a point in line of lands of now or late Marcel Molicki, thence along lands of same, North 87 degrees 11 minutes 50 seconds West, 153.56 feet to an iron pipe, a corner of lands of now or late Edward W. Wolszezenski, thence along lands of same and lands of Charles W. Busch and Mildred W. Busch, his wife, North 87 degrees 09 minutes 54 seconds West 470.94 feet to an iron pipe on the Western edge of Upper Van Reed Road, thence in and along Upper Van Reed Road the three following courses and distances:

1. North 19 degrees 23 minutes 55 seconds East, 123.59 feet to a railroad spike,
2. North 25 degrees 45 minutes 42 seconds East, 113.66 feet to a railroad spike,
3. North 36 degrees 08 minutes 09 seconds East, 208.81 feet to the place of Beginning.

CONTAINING 5.089 acres.

TOGETHER WITH AND SUBJECT TO any and all restrictions, easement and rights of way that apply to the Van Reed Meadows Final Subdivision Plan

BEING THE SAME PREMISES WHICH Kelly S. Polini, an adult individual and sui juris, by Deed dated 12/3/2004, recorded 1/19/2005 in Deed Book 4519, Page 971, conveyed unto Eryk A. Cerankowski and Chrysoula Cerankowski, h/w.

PARCEL IDENTIFICATION NO: 27-4388-02-75-9175

TAX ID #27029490

To be sold as the property of Eryk A. Cerankowski and Chrysoula Cerankowski

No. 18-11165

Judgment Amount: \$156,969.30

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THOSE CERTAIN two lots or pieces of ground together with the two-story cement and stucco dwelling house thereon erected, situate at the northeast corner of Twenty-Fifth Street and Brooke Street, formerly Endlich Lane, known as 400 North Twenty-Fifth Street, being Lots Nos. 115 and 116 in the plan of lots known as "Pennside", in the Township of Lower Alsace, County of Berks, and Commonwealth of Pennsylvania, as laid out by Jacob B. Schaeffer, said plan of lots being recorded in the Recorder'

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s Office of Berks County in Plan Book Volume 4, Page 16, and being bounded and described as follows, to wit:

COMMENCING at the northeast corner of Twenty-fifth Street and Brooke Street, formerly Endlich Lane; thence northwardly along said Brooke Street, formerly Endlich Lane, 104 feet 9-5/8 inches to the southern side of a 10 feet wide alley; thence eastwardly along said 10 feet wide alley 59 feet 9-5/8 inches to a point in the western line of Lot No. 117 in said plan, the property now or late of Elvina Reed and George W. Reed; thence southwardly along said Lot No. 117, 100 feet to the northern side of said Twenty-Fifth Street; thence westwardly along said Twenty-Fifth Street 91 feet 2-1/8 inches to the place of beginning.

TITLE TO SAID PREMISES is vested in Lewis A. Ludy, Sr., by Deed from Nancy H. Omahaboy, dated 03/09/2015, recorded 03/13/2015, Instrument No. 2015007923.

BEING KNOWN AS 400 North 25th Street, Reading, PA 19606-1515.

Residential property  
TAX PARCEL NO: 23-5316-08-99-2611  
TAX ACCOUNT: 23003415  
SEE Deed Instrument #2015007923  
To be sold as the property of Lewis A. Ludy, Sr.

to a point 15.00 feet northwardly from the rear of said townhouses; the southwest corner of the physical structure known as Townhouse Group Number 18 has a coordinate reference of latitude 3950.07, departure 4310.22 with reference to a marble monument on the northerly side of Fairway Number 17, which marble monument has 8 coordinate reference of latitude 3663.571, departure 3892.743, all as shown on Mast Engineering Co., Drawing Number B-3214 -228.

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.

BEING KNOWN AS: 103 Burning Tree Lane, Shillington, Pennsylvania 19607.

TITLE TO SAID PREMISES is vested in Joseph Edwards by Deed from David S. Granger dated November 23, 2011 and recorded December 2, 2011 in Instrument Number 2011045115.

To be sold as the property of Joseph Edwards

No. 18-11297  
Judgment Amount: \$248,716.80  
Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, being Lot No. 144 as shown on the plan of "Wellington Downes", Section 3A, said plan recorded in Plan Book Volume 35, Page 62, Berks County Records, together with the dwelling to be erected, thereon, situate on the Westerly side of Devonshire Drive, between Warkwick Drive and Wellington Boulevard, in the Borough of Wyomissing, formerly the Borough of Wyomissing Hills, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point on the Westerly building line of Devonshire Drive (58 feet wide) on the division line between Lot No. 143 and Lot No. 144; thence extending in a Southerly direction along the Westerly building line of Devonshire Drive a distance of 90.00 feet to a point; thence extending in a westerly direction along Lot No. 145 forming a right angle with the Westerly building line of Devonshire Drive a distance of 136.00 feet to a point; thence extending in a Northerly direction along "Wellington Downes", Section No. 2 forming a right angle with the last described line a distance of 90.00 feet to a point; thence extending in an Easterly direction along Lot No. 143 forming a right angle with the last described line a distance of 136.00 feet to the place of Beginning. The last described line forming a right angle with the Westerly building line of Devonshire Drive.

CONTAINING in area 12,240 square feet of land.

TITLE TO SAID PREMISES is vested in Michelle A. Frangakis, by Deed from Melinda B.

No. 18-11201

Judgment: \$100,154.06

Attorney: McCabe, Weisberg & Conway, LLC  
TAX I.D. #531405293956

ALL THAT CERTAIN piece of ground and the townhouse erected thereon, being Townhouse Number 103, which is the second work eastwardly in the Townhouse Group Number 18, in the Development of Flying Hills, Section Number 6, together with a 10.00 feet wide strip of land to the South (street side) of said townhouse, a 15.00 feet wide strip of land to the North (rear) of said townhouse, situate on the northerly side of Burning Tree Lane a 20.00 feet wide private drive, in Development of Flying Hills, Section Number 6 Township of Cumru, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

ON the North (rear) by common space;  
ON the East side by Townhouse Number 104;  
ON the South (front) by Burning Tree Lane;  
and

ON the West side by Townhouse Number 102.

CONTAINING a lot width of 20.50 feet, more or less, as measured from the center of the party wall between Townhouse Number 102, and the herein described Townhouse Number 103, in an easterly direction to a point in the center of the party wall between Townhouse Number 104 and the herein described Townhouse Number 103 and containing a lot depth 62.00 feet, more or less, as measured from a point 10.00 feet southwardly from the front of said townhouse

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Schmeer, dated 04/03/2015, recorded 04/07/2015, Instrument No. 201501035.

BEING KNOWN AS 30 Devonshire Drive, Wyomissing, PA 19610-1810.

Residential property  
 TAX PARCEL NO: 96439717100949  
 TAX ACCOUNT: 96970640  
 SEE Deed Instrument No. 201501035

To be sold as the property of Michelle Frangakis.

No. 18-11465

Judgment Amount: \$202,455.41  
 Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in the Township of District, County of Berks and State of Pennsylvania bounded and described according to a Subdivision known as Split-Rock", made by Aston Surveyors and Engineers, Boyertown, PA dated 4/29/1988, last revised 10/3/1998, as follows, to wit:

BEGINNING AT A POINT in the title line in the bed of Conrad Road (ultimate right of way 50 ft., required right of way 33 ft.), a corner of land now or late Bruce R. and Janel M. Burkhart (D.B. 1749/513); thence extending from said point of beginning along said land of Burkhart South 26 degrees 59 minutes 02 seconds West 635.60 feet to an iron pin, a corner of land now or late Hill Financial (D B 1893/96) thence extending along the same North 86 degrees 38 minutes 20 seconds West 237.81 feet to an iron pin, a corner of Lot No. 2 on said plan; thence extending along said Lot No. 2 North 07 degrees 20 minutes 02 seconds East 444.43 feet to a point in the title line in the bed of Conrad Road, aforesaid, thence extending along said title line through the bed of Conrad Road, the two following courses and distances viz (1) North 83 degrees 15 minutes East 110.71 ft and (2) North 74 degrees 38 minutes 18 seconds East 372.43 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 on said plan

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 177 Conrad Road, Barto, PA 19504

TAX PARCEL #40-2480-02-56-2607  
 ACCOUNT: 40001548  
 SEE Deed Instrument #2008016533

Sold as the property of: Dwight R. Bossler

No. 18-11482

Judgment Amount: \$112,698.69  
 Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story frame dwelling house and lot of ground, No. 159 Walnut Street, situate in the Borough of Kutztown, County of Berks and State of Pennsylvania, bounded and limited as follows, to wit:

BEGINNING at the corner of Walnut Street

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and extending thence by lot late of Frederick Silstorf now Kutztown Building and Loan Association, Northwestwardly, one hundred sixty feet to an alley; thence along said alley, Northeastwardly, twenty-five feet to property of Charles Angstadt; thence along the same, Southeastwardly, one hundred sixty feet to aforesaid Walnut Street, Southwardly, twenty-five feet to the place of BEGINNING.

CONTAINING in width twenty-five feet and in depth one hundred sixty feet.

TITLE TO SAID PREMISES is vested in Keith Fink and Donna M. Fink, h/w, by Deed from Keith A. Brintzenhoff and Karlene Ann Brintzenhoff, h/w, dated 03/05/1998, recorded 03/16/1998, in Book 2919, Page 1419.

KEITH A. FINK A/K/A KEITH FINK was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Keith A. Fink a/k/a Keith Fink's death on or about 12/04/2014, his ownership interest was automatically vested in the surviving tenant by the entirety.

BEING KNOWN AS 159 West Walnut Street, Kutztown, PA 19530-1414.

Residential property  
 TAX PARCEL NO: 55544308870820  
 TAX ACCOUNT: 55007195  
 SEE Deed Book 2919, Page 1419

To be sold as the property of Donna M. Fink.

No. 18-1722

Judgment: \$69,632.94  
 Attorney: Martha E. Von Rosenstiel, Esquire  
 LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and lot or piece of ground upon which the same is erected situate on the West side of North Tenth Street, between Green and Greenwich Streets, Number 522 North Tenth Street, in the City of Reading, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the North by property now or late of Annie M. Himmelberger and Sallie C. Himmelberger; on the East by said North Tenth Street; On the South by property now or late of Jules C. Lausche and Sarah Lausche, his wife; and on the West by ten (10) feet wide alley.

CONTAINING in front on said North Tenth Street, twenty (20) feet and in depth East and West one hundred and ten (110) feet.

BEING THE SAME PREMISES which Job VanLeusden and William Compton by Deed dated 11/4/2002 recorded 9/16/2003 in Deed Book 3869 Page 2184, granted and conveyed into Job VanLeusden.

BEING PARCEL #11-5317-61-03-4275

To be sold as the property of Job VanLeusden, a/k/a Job VanLeusden

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No. 18-3015

Judgment Amount: \$75,912.69

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story mansard roof brick dwelling house and lot or piece of ground, situate on the West side of Clymer Street, between Mineral Spring Road and Good Street, in the City of Reading, County of Berks and State of Pennsylvania, being No. 162, bounded and described as follows, to wit:

COMMENCING at a point twenty feet eight inches southeastwardly from the southwestern corner of Clymer Street and Good Street measured along western line of Clymer Street; thence in a southwestwardly direction along western line of Clymer Street; thence in a southwestwardly direction along property now or late of Charles W. Hoover, a distance of one hundred thirteen feet ten inches to a point in the eastern line of an alley or passage of a width of four feet; thence in a southeastwardly direction along above mentioned alley or passage a distance of fifteen feet six and three-quarter inches to a point; thence in a northeastwardly direction along property now or late of Julius Kauffman, a distance of one hundred thirteen feet one inch to a point in the western line of Clymer Street; thence feet one inch to a point in the western line of Clymer Street; thence in a northwestwardly direction along said line of Clymer Street, a distance of fifteen feet six and one-half inches to the place of beginning.

TOGETHER with the free and uninterrupted liberty and privilege of passing in and along above mentioned alley or passage of four feet in breadth and extending from the southwestern corner of above mentioned property to southern line of Good Street for free ingress, egress and, regress, said alley to be used only for passing in and out and to be kept and remain free from any refuse, ashes, or any other obstruction whatsoever to and for the said Katharine Kiefer, her heirs and assigns in common with the abutting and adjoining property owners or occupiers, their heirs, assigns and grantees.

SUBJECT nevertheless to the payment of the equal part with adjoining property owners or occupiers according to their foot frontage, of all necessary charges and expenses which shall from time to time accrue in paving, amending and repairing said alley.

TITLE TO SAID PREMISES is vested in John L. Booker, by Deed from Paul R. Steeley and Adrienne S. Steeley, his wife, dated 07/06/1988, recorded 07/26/1988, in Book 2016, Page 1878.

MORTGAGOR John L. Booker a/k/a John Lewis Booker died on 01/25/2016, leaving a Last Will and Testament dated 02/01/2000. Letters Testamentary were granted to Scott Devlin Booker a/k/a Scott Booker and Dana Booker on 02/09/2016 in Berks County, No. 0616-0206. The Decedent's surviving devisees are Scott Devlin

Booker and Dana Booker.

BEING KNOWN AS 162 Clymer Street, Reading, PA 19602-1357.

Residential property

TAX PARCEL NO: 16531606297353

TAX ACCOUNT: 16324000

SEE Deed Book 2016 Page 1878

To be sold as the property of Dana Booker, in his capacity as Co-Executor and Devisee of The Estate of John L. Booker a/k/a John Lewis Booker, Scott Devlin Booker a/k/a Scott Booker, in his capacity as Co-Executor and Devisee of The Estate of John L. Booker a/k/a John Lewis Booker.

No. 18-3801

Judgment Amount: \$247,902.27

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

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

BEGINNING at a PK spike on the East side of Pennsylvania State Legislative Route No. 06119 known as Main Street, leading from Maple Grove to Topton, a corner of Tract No. 1 on above mentioned plan of survey; thence extending in a Northeasterly direction along Tract No. 1 on a line bearing North 57 degrees 09 minutes 11 seconds East passing through steel pins on line at distances of 11.87 feet and 52.22 feet from the last described corner, a total distance of 151.45 feet to a steel pin in line of property now or formerly of Sherwood Tavern, Inc., thence extending in a Southeasterly direction along property now or formerly of Sherwood Tavern, Inc., on a line bearing South 30 degrees 48 minutes 54 seconds East a distance of 48.00 feet to a steel pin in line of property now or formerly of Edwin F. Fox; thence extending in a Southwesterly direction along property now or formerly of Edwin F. Fox on a line bearing South 57 degrees 09 minutes 11 seconds West passing through a steel pin on line at a distance of 142.97 feet from the last described corner a total distance of 151.45 feet to a PK spike on the East side of "Main Street"; thence extending in a Northwesterly direction in and along said "Main Street" on a line bearing North 30 degrees 48 minutes 54 seconds West a distance of 48.00 feet to the place of BEGINNING.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1305 State Street, Mertztown, PA 19539

TAX PARCEL #59548 303216201

ACCOUNT: 59049925

SEE Deed Book 5194, Page 4

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Sold as the property of: Kimberly A. Byerly and Alan W. Byerly

No. 18-3905

Judgment Amount: \$87,852.32

Attorney: Phelan Hallinan Diamond & Jones, LLP

**LEGAL DESCRIPTION**

ALL THAT CERTAIN three-story brick dwelling house and lot or piece of ground whereon same is erected, situate on the West side of North Eleventh Street, between Spring and Robeson Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on said West side of North Eleventh Street, 186 feet North of the Northwest corner of North Eleventh and Spring Streets, a corner of property now or late of Irvin F. Lorah and wife; thence West along said property 110 feet to a point in the East line of a 14 feet wide alley; thence North along said alley 15 feet to a point, a corner of property now or late of Jennie T. Newhard; thence East along said property 110 feet to a point in the West side of North Eleventh Street; thence South along said North Eleventh Street 15 feet to the place of BEGINNING.

PIN 13531745150923

TITLE TO SAID PREMISES IS VESTED IN Daricely Fermin-Fermin Devasquez, by Deed from Invescon, LLC, A Pennsylvania Limited Liability Company, dated 12/12/2016, recorded 12/13/2016, Instrument No. 2016044596.

BEING KNOWN AS 1022 North 11th Street, Reading, PA 19604-2223.

Residential property

TAX PARCEL NO: 13-5317-45-15-0923

TAX ACCOUNT: 13173275

SEE Deed Instrument 2016044596

To be sold as the property of Daricely Fermin Fermin Devasquez a/k/a Daricely Fermin-Fermin Devasquez.

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

**ARTICLES OF DISSOLUTION**

Notice is hereby given to all creditors and claimants of **ELEARN INSTITUTE, INC.**, a Pennsylvania business corporation originally

incorporated under the Business Corporation Law of 1933 on 2/5/2001, that said corporation has filed Articles of Dissolution under the provisions of Non-profit Corporation Law of 1988 (501(c) (3)) on 5/23/18. The name of the commercial registered office provider and the Berks County of the venue is **ELEARN INSTITUTE INC.**

**Faith D. Mutchnik**

Executive Assistant  
P.O. Box 20732  
Albuquerque, NM 87154

Notice is hereby given that the shareholders and directors of **PHEASANT HILL HOLDINGS, INC.**, a Pennsylvania for-profit corporation having its registered office at 27 Garman Road, Kutztown, Berks County, Pennsylvania 19530, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

**Jon A. Swartz, Esq.**

Swartz & Associates

7736 Main Street

Fogelsville, PA 18051

**ARTICLES OF INCORPORATION**

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

The name of the proposed corporation is **EASTERN PENNSYLVANIA VETERINARY ASSOCIATES, INC.**

The Articles of Incorporation have been filed on September 5, 2018.

**Daniel P. Becker, Esq.**

**KOZLOFF STOUT**

2640 Westview Drive

Wyomissing, PA 19610

The name of the proposed corporation is **Shade Plumbing & Heating, Inc.**

The Articles of Incorporation have been filed on August 27, 2018.

**Alan S. Readinger, Esq.**

Law Office of Alan S. Readinger

645 Penn Street, Suite 501

Reading, PA 19601

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**AUDIT LIST**

**First Publication**

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

Notice of Audit of Fiduciaries Accounts

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

NOTICE is hereby given that the fiduciaries of the following estates have filed respectively, their accounts and statements of the proposed distribution in the Office of the Register of Wills or Clerk of the Orphans' Court as the case may be, in and for the County of Berks, Commonwealth of Pennsylvania and that these accounts will be presented to the Orphans' Court of said County at the Court House in Reading, Pennsylvania on Wednesday, October 3, 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.

72. GORDON, JAMES R. - Karen R. Russell and Teresa B. Boyer, Execs., Mark H. Koch, Esq.

73. HOCH, ELI K. - Gloria A. Sands, Extx., Gary S. Fronheiser, Esq.

74. MITCHELL, JACOB A. - Ruth Mielke, Extx., Jessica R. Grater, Esq.

75. SAYLOR, THOMAS J. a/k/a SAYLOR, THOMAS - Benjamin Border, Exr., Russell E. Farbiarz, Esq.

76. WEIL, SR., RAYMOND F. a/k/a WEIL, RAYMOND F. - Raymond F. Weil, Jr., Exr., Andrew S. George, Esq.

77. ZAORSKI, JR., RICHARD N. - Joseph A. Zaorski, Admr., Robert R. Kreitz, Esq.

Last day for filing Accounts for November 2018 is October 5, 2018.

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

**CERTIFICATE OF ORGANIZATION**

Notice is hereby given that a Certificate of Organization for a Domestic Limited Liability Company has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on or about July 30, 2018 for the purpose of creating a Limited Liability Company under the Limited Liability Company Law of 1994, P.L. 703, No. 106.

The name of the Limited Liability Company is: **G. Jones Plumbing LLC.**

**G. Jones**  
444 E. Walnut Street  
Kutztown, PA 19530

**CHANGE OF NAME**

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 18-14521

NOTICE IS HEREBY GIVEN that the Petition of Dale Ignatius Kageos was filed in the above named Court, praying for a Decree to change his name to DALE IGNATIUS MENGEL.

The Court has fixed October 1, 2018, at 9:00 A.M. in Courtroom "4C" of the Berks County Courthouse, Reading, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**Dale Kageos**  
214 Mayer Street  
Reading, PA 19606

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 18-14945

NOTICE IS HEREBY GIVEN that the Petition of Sibongiseni Sweetness Zwane was filed in the above named Court, praying for a Decree to change their name to SENI ZWANE KING.

The Court has fixed October 17, 2018, at 9:00 A.M. in Courtroom "4C" of the Berks County Services Center, Reading, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**Sibongiseni Sweetness Zwane**  
151 Vole Hollow Lane  
Kempton, PA 19529

**CIVIL ACTION**

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY, PENNSYLVANIA  
CIVIL ACTION-LAW  
No. 18-03412

Santander Bank, N.A., Plaintiff

vs.

William H. Ansel, IV, Solely in His Capacity  
as Heir of Catherine M. Ansel, Deceased,  
Patrick S. Ansel, Solely in His Capacity as  
Heir of Catherine M. Ansel, Deceased and

Unknown Heirs, Successors and/or Assigns  
of Catherine M. Ansel, Deceased, Defendants  
ACTION IN

**MORTGAGE FORECLOSURE**

Involving Premises 33 Lindy Lane, Boyertown,  
Colebrookdale Township, PA 19512

**NOTICE BY PUBLICATION**

A Complaint in Action of Mortgage  
Foreclosure and a Praecepte to Reinstate the  
Complaint has been filed with the Court of  
Common Pleas of Berks County.

**NOTICE TO DEFEND AND  
CLAIM RIGHTS**

You, Patrick S. Ansel, solely in your capacity  
as heir of Catherine M. Ansel, Deceased and  
Unknown Heirs, Successors and/or Assigns of  
Catherine M. Ansel, Deceased, have been sued  
in court.

If you wish to defend against the claims set  
forth in the Complaint, you must enter a written  
appearance personally or by an attorney and  
file your defenses or objections in writing with  
the Court.

You are warned that if you fail to do so within  
twenty (20) days of this Publication, the case  
may proceed without you and a judgment may be  
entered against you for the relief requested in the  
Complaint by the plaintiff. You may lose money  
or property or other rights important to you.

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

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

Lawyers' Referral Service of the  
Berks County Bar Assn.

544 Court St.  
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38 North Sixth Street  
P.O. Box 8536  
Reading, PA 19603-8536  
(610) 378-8699

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY, PENNSYLVANIA  
CIVIL ACTION-LAW  
NO. 18-2187  
ACTION IN

**MORTGAGE FORECLOSURE**  
TOMPKINS VIST BANK F/K/ALEESPORT  
BANK, Plaintiff

vs.

KASIMERE F. REYES, Defendant

**NOTICE TO: KASIMERE F. REYES**

Plaintiff, Tompkins Vist Bank, f/k/a Leesport  
Bank, has made a filing which requires your  
response.

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

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

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

Lawyers' Referral Service of the  
Berks County Bar Association

544 Court Street  
Reading, Pennsylvania 19601  
Telephone (610)375-4591

www.BerksBar.org  
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P.O. Box 8536  
Reading, PA 19603-8536  
(610) 378-8699

Attorney for Tompkins Vist Bank



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**ESTATE NOTICES**

*Letters Testamentary or Letters of Administration have been granted in the estates set forth below. All persons having claims against the estate of any decedent named below are requested to present the same and all persons indebted to any of the said decedents are requested to make payment, without delay, to the executor or administrator, or his, her or their attorney indicated.*

**First Publication****BELLUS, JOHN J., dec'd.**

Late of 32 Berkleigh Court,  
Kutztown.  
Executrix: PATRICIA A. GAUGER,  
32 Berkleigh Court,  
Kutztown, PA 19530.  
ATTORNEY: SCOTT C. PAINTER, ESQ.,  
906 Penn Avenue,  
P.O. Box 6269,  
Wyomissing, PA 19610

**BERTONI, THERESA W., dec'd.**

Late of 1800 Tulpehocken Road, Room 223,  
Borough of Wyomissing.  
Executors: DAVID W. BERTONI and  
STEVEN U. BERTONI.  
c/o ATTORNEY: BRIAN F. BOLAND,  
ESQ.,  
KOZLOFF STOUDT,  
2640 Westview Drive,  
Wyomissing, PA 19610

**DAWSON, SHIRLEY A., dec'd.**

Late of 7121 Route 183,  
Bethel Township.  
Executrix: ROCHELL A. KAUFFMAN,  
302 Dogwood Ln.,  
Womelsdorf, PA 19567.  
ATTORNEY: ZACHARY A. MOREY,  
ESQ.,  
536 Court Street,  
Reading, PA 19601

**FISHER, HELEN C., dec'd.**

Late of North Heidelberg Township.  
Executrix: DOLORES A. LUTZ,  
c/o ATTORNEY: RICHARD H. MYLIN,  
III, ESQ.,  
2025 E. Market Street,  
York, PA 17402

**FUNK, LAWRENCE R., dec'd.**

Late of 576 Fritztown Road,  
Spring Township.  
Executor: JOHN A. FUNK,  
533 N. Wyomissing Blvd.,  
Wyomissing, PA 19610.  
ATTORNEY: JAY R. WAGNER, ESQ.,  
STEVENS & LEE,  
111 N. Sixth Street,  
P.O. Box 679,  
Reading, PA 19603-0679

**GANTER, JOAN S., dec'd.**

Late of Bern Township.  
Executor: CYRIL J. GANTER, II,  
1993 Highland Avenue,  
Reading, PA 19606.  
ATTORNEY: PAUL A. PRINCE, ESQ.,  
934 High Street,  
P.O. Box 696,  
Pottstown, PA 19464

**HUNSBERGER, ELIZABETH LEE, dec'd.**

Late of 10 Walmart Street,  
Douglass Township.  
Administrators: ERIC K. HUNSBERGER,  
1112 E. High St.,  
Pottstown, PA 19464;  
LESLIE S. PEPPelman,  
1663 S. Hanover St.,  
Pottstown, PA 19464 and  
CARL G. HUNSBERGER,  
2401 Little Rd.,  
Perkiomenville, PA 18074.  
ATTORNEY: LAWRENCE SAGER, ESQ.,  
SAGER & SAGER ASSOCIATES,  
43 E. High Street,  
Pottstown, PA 19464

**HURD, SARAH ANN, dec'd.**

Late of 524 N. 3rd Street,  
Heidelberg Township.  
Executor: RICHARD A. BAKER,  
108 Edgemont Ln.,  
Newmanstown, PA 17073.  
ATTORNEY: ZACHARY A. MOREY,  
ESQ.,  
536 Court Street,  
Reading, PA 19601

**IFFT, JEAN M., dec'd.**

Late of 237 W. Lancaster Ave.,  
Borough of Shillington.  
Executrix: VALERIE IFFT FREDERICK,  
1183 Cedar Top Road,  
Shillington, PA 19607.

**KING, JOSEPHINE M., dec'd.**

Late of Borough of Wernersville.  
Executrix: SUSAN E. SHUMAKER,  
627 Colfax Avenue,  
Scranton, PA 18510.  
ATTORNEY: VICTORIA A. GALLEN  
SCHUTT, ESQ.,  
ROLAND STOCK, LLC,  
627 North Fourth Street,  
P.O. Box 902,  
Reading, PA 19603

**KREMSEK, ANDRE M., SR., dec'd.**

Late of 2212 Highland Street,  
West Lawn, Spring Township.  
Administrator: ANDRE M. KREMSEK, JR.,  
210 S. 2nd Avenue,  
West Reading, PA 19611.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
ROLAND STOCK, LLC,  
627 North Fourth Street,  
P.O. Box 902,  
Reading, PA 19603

**LACHMAN, EVELYN F., dec'd.**

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Late of 404 Middlecreek Drive, Oley.  
 Executor: MARK LACHMAN,  
 404 Middlecreek Drive,  
 Oley, PA 19547.  
 ATTORNEY: RAYMOND  
 BUTTERWORTH, ESQ.,  
 1105 Berkshire Boulevard, Suite 312,  
 Wyomissing, PA 19610

**LAKIN, EDWIN A., dec'd.**  
 Late of Borough of Wyomissing.  
 Executors: KENNETH S. LAKIN,  
 PETER LAKIN and  
 STEVEN A. GOLDSTEIN,  
 c/o Heike K. Sullivan, Esq.,  
 1735 Market St., 51st Fl.,  
 Phila., PA 19103.  
 ATTORNEY: HEIKE K. SULLIVAN, ESQ.,  
 Ballard Spahr LLP,  
 1735 Market St., 51st Fl.,  
 Phila., PA 19103

**LENICK, ANN K., dec'd.**  
 Late of Bern Township.  
 Administratrix: JUDY A. LENICK,  
 57 Crestview Drive,  
 Pottsville, PA 17901.  
 ATTORNEY: EDWARD M. BRENNAN,  
 ESQ.,  
 306 Mahantongo Street,  
 Pottsville, PA 17901

**LYNN, CHARLES, JR., dec'd.**  
 Late of Hereford Township.  
 Administratrix: TAMMY L. GRIM,  
 c/o E. Kenneth Nyce Law Office, LLC,  
 105 East Philadelphia Avenue,  
 Boyertown, PA 19512.  
 ATTORNEY: NICOLE MANLEY, ESQ.,  
 E. KENNETH NYCE LAW OFFICE, LLC,  
 105 E. Philadelphia Avenue,  
 Boyertown, PA 19512

**MOSER-SHELL, MARGARET A., dec'd.**  
 Late of Upper Tulpehocken Township.  
 Executor: ROBERT R. MOSER,  
 c/o Alfred S. Pierce, Esquire,  
 124 Belvidere Street,  
 Nazareth, PA 18064.  
 ATTORNEY: ALFRED S. PIERCE, ESQ.,  
 Pierce & Steirer, LLC,  
 124 Belvidere Street,  
 Nazareth, PA 18064

**REPPERT, JULIA, dec'd.**  
 Late of Earl Township.  
 Executrix: INGRID WEIL.  
 c/o ATTORNEY: JESSICA R. GRATER,  
 ESQ.,  
 WOLF, BALDWIN & ASSOCIATES,  
 P.O. Box 444,  
 Pottstown, PA 19464

**ROTHENBERGER, JANET L., dec'd.**  
 Late of 326 E. Philadelphia Avenue,  
 Borough of Boyertown.  
 Executrices: LYNN R. LASH,  
 3 Annabeth Road,  
 Oley, PA 19547 and  
 DIANE R. CORDERO,

326 E. Philadelphia Avenue,  
 Boyertown, PA 19512.  
 ATTORNEY: ROBERT R. KREITZ, ESQ.,  
 ROLAND STOCK, LLC,  
 627 North Fourth Street,  
 P.O. Box 902,  
 Reading, PA 19603

**SATTER, BETTY A. also known as  
 SATTER, BETTY ARLENE, dec'd.**  
 Late of Borough of Leesport.  
 Executors: LEON F. SATTER, JR. and  
 MARY BETH TEMPLIN,  
 c/o Brian R. Ott, Esquire,  
 Barley Snyder LLP,  
 50 North Fifth Street, Second Floor,  
 P.O. Box 942,  
 Reading, PA 19603-0942.  
 ATTORNEY: BRIAN R. OTT, ESQ.,  
 BARLEY SNYDER LLP,  
 50 N. 5th Street, 2nd Fl.,  
 P.O. Box 942,  
 Reading, PA 19603-0942

**SHILENSKY, RAYMOND J., dec'd.**  
 Late of Upper Bern Township.  
 Executrix: DORIS M. YOHN,  
 22 Wylks Drive,  
 Douglassville, PA 19518.  
 ATTORNEY: ALLEN R.  
 SHOLLENBERGER, ESQ.,  
 LEISAWITZ HELLER ABRAMOWITZ  
 PHILLIPS, P.C.,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610

**SIMMONS, DOROTHY G. also known as  
 SIMMONS, DOROTHY GERTRUDE,  
 dec'd.**  
 Late of 9 Colin Court, Room 415,  
 Borough of Mt. Penn.  
 Executors: ANNE T. CHUBB and  
 ROBERT W. SIMMONS,  
 c/o ATTORNEY: BRIAN F. BOLAND,  
 ESQ.,  
 KOZLOFF STOUDT,  
 2640 Westview Drive,  
 Wyomissing, PA 19610

**TYLKA, NATALIE S., dec'd.**  
 Late of 9 Colin Court, Apt. 213,  
 Reading.  
 Executor: ROBERT D. KATZENMOYER,  
 ESQ.,  
 c/o ATTORNEY: ROBERT D.  
 KATZENMOYER, ESQ.,  
 2309 Perkiomen Avenue,  
 Reading, PA 19606.

**WEINSTEIGER, DENNIS R., dec'd.**  
 Late of 1180 North Reading Avenue,  
 Bechtelsville.  
 Executrix: KAREN F. BUCK,  
 104 East Chestnut Street,  
 Bechtelsville, PA 19505.  
 ATTORNEY: H. CHARLES MARKOFSKI,  
 ESQ.,  
 MARKOFSKI LAW OFFICES,  
 1258 E. Philadelphia Avenue,

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P.O. Box 369,  
Gilbertsville, PA 19525-0369

**WILFERT, JEANNINE P., dec'd.**

Late of 601 Brighton Avenue,  
Lower Alsace Township.  
Executor: MARK ELIOTT WILFERT,  
630 Lincoln Road,  
Pilesgrove, NJ 08098.  
ATTORNEY: ROBIN S. LEVENGOOD,  
ESQ.,  
1136 Penn Avenue,  
Wyomissing, PA 19610

**WOLF, ROY C., JR. also known as****WOLF, ROY C., dec'd.**

Late of Spring Township.  
Administrator: WILLIAM R. BLUMER,  
ESQUIRE,  
2755 Century Boulevard,  
Wyomissing, PA 19610.  
ATTORNEY: LATISHA B.  
SCHUENEMANN, ESQ.,  
LEISAWITZ HELLER ABRAMOWITZ  
PHILLIPS, P.C.,  
2755 Century Boulevard,  
Wyomissing, PA 19610

**YOCOM, GLENN A., dec'd.**

Late of 239 Pine Street,  
Hamburg.  
Executor: BERYL A. SCHRACK,  
2457 Shartlesville Road,  
Mohrsville, PA 19541.  
ATTORNEY: RUSSELL E. FARBIARZ,  
ESQ.,  
ANTANAVAGE FARBIARZ, PLLC,  
64 N. 4th Street,  
Hamburg, PA 19526

**Second Publication****BEYER, DWAIN P., dec'd.**

Late of Cumru Township.  
Administrator: EARL R. BEYER,  
c/o ATTORNEY: KEVIN M. RICHARDS,  
ESQ.,  
P.O. Box 1140,  
Lebanon, PA 17042-1140

**DIEHM, JANIS BARKMAN also known as****DIEHM, JANIS B., dec'd.**

Late of 2903 Marvin Drive,  
Sinking Spring.  
Executrix: MRS. LAURA DIEHM  
ALFIERO,  
5060 Mifflin Drive,  
Mohnton, PA 19540.  
ATTORNEY: SCOTT C. PAINTER, ESQ.,  
906 Penn Avenue,  
P.O. Box 6269,  
Wyomissing, PA 19610

**FEGLEY, JEFFREY L., dec'd.**

Late of 127 Raymond Street,  
Muhlenberg Township.  
Executrix: BARBARA L. FEGLEY,  
127 Raymond Street,  
Reading, PA 19605.  
ATTORNEY: LAWRENCE J.

VALERIANO, JR., ESQ.,  
HARTMAN VALERIANO MAGOVERN &  
LUTZ, P.C.,

1100 Berkshire Boulevard, Suite 301,  
Wyomissing, PA 19610

**FRY, FERN E. also known as  
FRY, FERN ESTHER, dec'd.**

Late of Spring Township.  
Executor: SCOTT F. BURTNER,  
3049 Merritt Parkway,  
Sinking Spring, PA 19608.  
ATTORNEY: FREDERICK R. MOGEL,  
ESQ.,  
MOGEL, SPEIDEL, BOBB &  
KERSHNER,  
520 Walnut Street,  
Reading, PA 19601-3406

**HERTZOG, WILMER A., dec'd.**

Late of 1 S. Home Avenue,  
Borough of Topton.  
Executor: ALAN A. HERTZOG,  
c/o 537 Chestnut Street,  
Emmaus, PA 18049.  
ATTORNEY: BENJAMIN J. STORMS,  
ESQ.,  
537 Chestnut Street,  
Emmaus, PA 18049

**HILLEGASS, GENE A. also known as  
HILLEGASS, GENE ALBERT, dec'd.**

Late of Alsace Township.  
Executrix: WENDY S. LORAH,  
12 Oriole Lane,  
Reading, PA 19606.  
ATTORNEY: SEAN J. O'BRIEN, ESQ.,  
MOGEL, SPEIDEL, BOBB &  
KERSHNER,  
520 Walnut Street,  
Reading, PA 19601-3406

**KELLY, DANIEL J. also known as  
KELLY, DANIEL JOEL, dec'd.**

Late of Muhlenberg Township.  
Executor: BRIAN D. KELLY,  
850 Tuckerton Road,  
Temple, PA 19605.  
ATTORNEY: ALLEN R.  
SHOLLENBERGER, ESQ.,  
LEISAWITZ HELLER ABRAMOWITZ  
PHILLIPS, P.C.,  
2755 Century Boulevard,  
Wyomissing, PA 19610

**KESSLER, RONALD K. also known as  
KESSLER, RONALD KENNETH, dec'd.**

Late of Robeson Township.  
Executrix: MELISSA M. STROM,  
1556 Village Drive,  
Pittsburgh, PA 15237.  
ATTORNEY: SEAN J. O'BRIEN, ESQ.,  
MOGEL, SPEIDEL, BOBB &  
KERSHNER,  
520 Walnut Street,  
Reading, PA 19601-3406

**LECLAIR, GALE F., dec'd.**

Late of 3241C Garfield Avenue,  
Muhlenberg Township.

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Executrix: AMANDA G. LECLAIR,  
4103 Quincy Court,  
Reading, PA 19605.  
ATTORNEY: LAWRENCE J.  
VALERIANO, JR., ESQ.,  
HARTMAN VALERIANO MAGOVERN &  
LUTZ, P.C.,  
1100 Berkshire Boulevard, Suite 301,  
Wyomissing, PA 19610

**MOSCIRELLA, BERTHA, dec'd.**

Late of 1011 Berks Road,  
Bern Township.  
Executors: STEVEN J. MOSCIRELLA,  
34 Pine Oaks Drive,  
Phoenixville, PA 19460-1145 and  
DONNA L. LEVANTI,  
607 Rosemont Court,  
Wyomissing, PA 19610.  
ATTORNEY: LAWRENCE J.  
VALERIANO, JR., ESQ.,  
HARTMAN VALERIANO MAGOVERN &  
LUTZ, P.C.,  
1100 Berkshire Boulevard, Suite 301,  
Wyomissing, PA 19610

**NITARDI, DENNIS JAMES also known as  
NITARDI, DENNIS J., dec'd.**

Late of 702 Second Street, Extension, Tilden  
Township.  
Administratrix: FRANCES K. NITARDI,  
c/o ATTORNEY: BRIAN F. BOLAND,  
ESQ.,  
KOZLOFF STOUTD,  
2640 Westview Drive,  
Wyomissing, PA 19610

**REED, BARBARA A., dec'd.**

Late of 72 Albrecht Court,  
Robeson Township.  
Executors: CARL KURTZ and  
HENRIETTA KURTZ,  
c/o ATTORNEY: ANDREW S. GEORGE,  
ESQ.,  
KOZLOFF STOUTD,  
2640 Westview Drive,  
Wyomissing, PA 19610

**SHIREY, RANDALL D., dec'd.**

Late of Oley.  
Executrix: LISA M. SEYFERT,  
5790 Oley Turnpike Road, Box 67,  
Limekiln, PA 19535.  
ATTORNEY: MARK H. KOCH, ESQ.,  
KOCH & KOCH,  
217 N. 6th Street,  
P.O. Box 8514,  
Reading, PA 19603

**SHOLOFSKY, JOYCE A., dec'd.**

Late of Amity Township.  
Executors: ANDREA R. MCMASTER and  
DAVID F. SHOLOFSKY,  
c/o ATTORNEY: SUSAN L. FOX,  
ESQUIRE,  
Plotnick & Ellis, P.C.,  
261 Old York Rd., Ste. 200,  
Jenkintown, PA 19046.

**SPEIDEL, HARRY W., dec'd.**

Late of South Heidelberg Township.  
Executor: HARRY W. SPEIDEL, II,  
3429 Penn Avenue,  
Sinking Spring, PA 19608.  
ATTORNEY: FREDERICK R. MOGEL,  
ESQ.,  
MOGEL, SPEIDEL, BOBB &  
KERSHNER,  
520 Walnut Street,  
Reading, PA 19601-3406

**STOUTD, RICHARD C. also known as  
STOUTD, RICHARD CHARLES, dec'd.**

Late of Douglass Township.  
Executrix: BARBARA A. STOUTD,  
87 Pine Forge Road,  
Boyertown, PA 19512.  
ATTORNEY: COURTNEY A. WIGGINS,  
ESQ.,  
240 King St.,  
P.O. Box 698,  
Pottstown, PA 19464

**YODER, CONSTANCE ANNE, dec'd.**

Late of City of Reading.  
Administrator: HAROLD E. YODER, JR.,  
c/o J. Timothy Arndt, III, Esquire,  
Lachall, Cohen & Sagnor LLP,  
144 West Market Street,  
West Chester, PA 19382.  
ATTORNEY: J. TIMOTHY ARNDT, III,  
ESQ.,  
Lachall, Cohen & Sagnor LLP,  
144 West Market Street,  
West Chester, PA 19382

**ZUAZUA, MAURICIO MIGUEL, dec'd.**

Late of 1316 Old Swede Road,  
Douglassville, Amity Township.  
Administratrix: BARBARA E. ZUAZUA,  
1316 Old Swede Road,  
Douglassville, PA 19518.  
ATTORNEY: JOSEPH LEO QUINN, III,  
ESQ.,  
152 E. High Street, Suite 100,  
Pottstown, PA 19464

**Third and Final Publication****DAVIS, NORMA VIRGINIA, dec'd.**

Late of 1698 Cedar Top Road,  
Reading, Cumru Township.  
Executor: GEORGE THOMAS DAVIS, III,  
1698 Cedar Top Road,  
Reading, PA 19607.

**DECAMILLO, ELIZABETH M. also  
known as****DECAMILLO, ELIZABETH MARY,  
dec'd.**

Late of 1038 Hampden Boulevard,  
Reading.  
Executor: SAMUEL A. DECAMILLO,  
1020 Old Jacksonvile Road,  
Ivyland, PA 18974.  
ATTORNEY: JOHN T. FORRY, ESQ.,  
FORRY ULLMAN,  
540 Court Street,  
P.O. Box 542,

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Reading, PA 19603

**HARTMAN, LESTER R., dec'd.**

Late of 2000 Cambridge Avenue,  
Borough of Wyomissing.  
Executors: JEFFREY A. BENEDICT and  
JOELLE H. BENEDICT,  
12 Laurel Lane,  
Reading, PA 19607.  
ATTORNEY: C. THOMAS WORK, ESQ.,  
STEVENS & LEE,  
111 N. Sixth Street,  
P.O. Box 679,  
Reading, PA 19603-0679

**HETRICH, DORIS M. also known as****HETRICH, MARIE DORIS, dec'd.**

Late of Borough of Wyomissing.  
Executors: DEBRA M. HETRICH and  
CRAIG A. EBERSOLE,  
c/o ATTORNEY: E. RICHARD YOUNG,  
JR., ESQ.,  
1248 West Main Street,  
Ephrata, PA 17522

**KANTNER, EDNA S. also known as****KANTNER, EDNA SUSANNA, dec'd.**

Late of Muhlenberg Township.  
Executor: DONALD ROTHENBERGER,  
112 Timber Drive,  
Blandon, PA 19510.  
ATTORNEY: EUGENE ORLANDO, JR.,  
ESQ.,  
ORLANDO LAW OFFICES, P.C.,  
2901 St. Lawrence Avenue, Suite 202,  
Reading, PA 19606

**KRAMER, IRENE J., dec'd.**

Late of Maidencreek Township.  
Executrix: MARY L. BEARD,  
913 Rosewood Place,  
Reading, PA 19605.  
ATTORNEY: ELIZABETH ROBERTS  
FIORINI, ESQ.,  
Fiorini Law, P.C.,  
1150 W. Penn Avenue,  
Womelsdorf, PA 19567

**KRARAS, GUST C., dec'd.**

Late of 434 Warwick Drive,  
Borough of Wyomissing.  
Executor: CHRIST G. KRARAS,  
51 Timberline Drive,  
Wyomissing, PA 19610.  
ATTORNEY: C. THOMAS WORK, ESQ.,  
STEVENS & LEE,  
111 N. Sixth Street,  
P.O. Box 679,  
Reading, PA 19603-0679

**LUTZ, HERMAN M., dec'd.**

Late of 1 Heidelberg Drive,  
Borough of Wernersville.  
Executors: JEANNE A. PHILLIPS and  
DAVID P. LUTZ,  
c/o ATTORNEY: BRIAN F. BOLAND,  
ESQ.,  
KOZLOFF STOUTD,  
2640 Westview Drive,  
Wyomissing, PA 19610

**PRITCHARD, MURIEL L., dec'd.**

Late of Borough of Topton.  
Executor: MARK E. PRITCHARD,  
c/o ATTORNEY: BRIAN R. OTT, ESQ.,  
BARLEY SNYDER LLP,  
50 N. 5th Street, 2nd Fl.,  
P.O. Box 942,  
Reading, PA 19603-0942

**REIGLE, FREDERICK L., dec'd.**

Late of 12 Brookfield Drive,  
Fleetwood.  
Executrix: KATHY MCALICE,  
12 Brookfield Drive,  
Fleetwood, PA 19522.

**SCHLEICHER, LEONARD C., dec'd.**

Late of Topton.  
Executrix: WANDA L. MOSER,  
103 Weis Street,  
Topton, PA 19562.  
ATTORNEY: LEE A. CONRAD, ESQ.,  
3 North Main Street,  
Topton, PA 19562

**SCHOENLY, ROBERT C., dec'd.**

Late of Oley.  
Executrix: ANNA C. BROWN,  
2404 Limekilm Road,  
Douglassville, PA 19518.  
ATTORNEY: HENRY M. KOCH, JR.,  
ESQ.,  
KOCH & KOCH,  
217 N. 6th Street,  
P.O. Box 8514,  
Reading, PA 19603

**SEARFOSS, BRIAN P., dec'd.**

Late of 2011 Girard Avenue,  
West Lawn.  
Executrix: MARLEE N. SEARFOSS,  
2011 Girard Avenue,  
West Lawn, PA 19609.  
ATTORNEY: GILBERT M. MANCUSO,  
ESQ.,  
BRUMBACH, MANCUSO & FEGLEY,  
P.C.,  
11 East Lancaster Avenue,  
P.O. Box 500,  
Shillington, PA 19607-0500

**STRANGARITY, FRANCES R., dec'd.**

Late of Bern Township.  
Executor: PAUL R. STRANGARITY,  
c/o ATTORNEY: JESSICA R. GRATER,  
ESQ.,  
WOLF, BALDWIN & ASSOCIATES, P.C.,  
P.O. Box 444,  
Pottstown, PA 19464

**TREXLER, PEARL J., dec'd.**

Late of Mertztown.  
Executors: ANTOINETTE MECK-  
MARKEY and  
ANDREW J. HAFER,  
c/o GARDNER LAW OFFICE,  
Gardner Law Office,  
740 Main Street,  
Bethlehem, PA 18018

**WELLS, ANN M., dec'd.**

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Late of Borough of Wyomissing.  
 Executrix: CHRISTINE A. LEIBIG,  
 27 Woodland Road,  
 Wyomissing, PA 19610.  
 ATTORNEY: VICTORIA A. GALLEN  
 SCHUTT, ESQ.,  
 ROLAND STOCK, LLC,  
 627 North Fourth Street,  
 P.O. Box 902,  
 Reading, PA 19603

all rights you have to your child, L.P.G. The Court has set a hearing date to consider the adoption and involuntary termination of your rights to your child. That hearing will be held on October 16, 2018, at 2:00 p.m. in the Courtroom assigned to Judge James M. Bucci, Berks County Courthouse, Sixth and Court Streets, Reading, Pennsylvania. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you, the adoption may be approved and your rights to your child may be ended by the Court without your being present. You have a right to be represented by a lawyer.

**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:*

**Home Renewal Professional** with its principal place of business at 501 Friedensburg Rd., Reading, PA 19606.

The name and address of the person owning or interested in said business is: Steen Cooley Lemon, II, 501 Friedensburg Rd., Reading, PA 19606.

The application was Filed on August 13, 2018.

**Kristy's Pet Palace** with its principal place of business at 1500 New Holland Rd., Kenhorst, PA 19607.

The name and address of the person owning or interested in said business is: Kristy Lynn Natole, 1500 New Holland Rd., Kenhorst, PA 19607.

The application was filed on July 24, 2018.

**New Age Logistics** with its principal place of business at 740 Reading Avenue, Boyertown, PA 19512.

The name and address of the person owning or interested in said business is: E.F. Corporation, 740 Reading Avenue, Boyertown, PA 19512.

The application was Filed on June 20, 2018.

**TERMINATION OF PARENTAL RIGHTS**

IN THE COURT OF  
 COMMON PLEAS OF  
 BERKS COUNTY, PENNSYLVANIA  
 ORPHANS' COURT DIVISION  
**IN RE: ADOPTION OF L.P.G.  
 ADOPTION NO. 86221**

**NOTICE**

TO: Dean Gurney, Natural Father of L.P.G.  
 A Petition has been filed asking the Court to approve the adoption of, and put an end to

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

Lawyers Referral Service of the  
 Berks County Bar Association  
 544 Court Street  
 Reading, PA 19601  
 (610) 375-4591  
 or  
 Dawn M. L. Palange, Esquire  
 720 Centre Avenue  
 Reading, PA 19601  
 (610) 685-9960

**TRUST NOTICES**

**Second Publication**

Mark W. Sholofsky  
 Revocable Living Trust  
 Dated December 7, 1998.

Mark W. Sholofsky, Deceased  
 Late of Amity Township, Berks County, PA  
 D.O.D. 10/26/2016

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to:

Trustees/Executors: Andrea R. McMaster and David F. Sholofsky  
 c/o Susan L. Fox, Esq.  
 261 Old York Rd., Ste. 200  
 Jenkintown, PA 19046

**Third and Final Publication**

TRUSTEE'S NOTICE OF  
 IRVIN G. SHAFFER AND  
 BEATRICE M. SHAFFER  
 TRUST AGREEMENT A/K/A  
 IRVIN G. SHAFFER TRUST f/b/o  
 NEAL D. SHAFFER

Neal D. Shaffer, deceased, late of 1950 N. Honore Avenue, Sarasota, Florida 34205, and 715 Lake Avenue, Wyomissing, Berks County, Pennsylvania

All persons having claims or demands against the Trust to make known the same and all persons indebted to the decedent to make payment

09/20/2018

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without delay to:

**Trustees:** Eugene Shaffer  
715 Lake Avenue  
Wyomissing, PA 19610 and  
Daniel J. Shaffer  
P.O. Box 5306  
Bradenton, FL 34281

**Trustee's Attorney:** Michael J. Gombar, Jr.,  
Esquire  
Masano Bradley, LLP  
1100 Berkshire Boulevard, Suite 201  
Wyomissing, PA 19610