

LEGAL NOTICES

APPEARANCE DOCKET

Week Ending April 19, 2019

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)

BAKER, CASEY, VIGNOLA, ERIC - Deluna, Simeona Rodriguez-Morel, Luna, Bienvenido A; 18 18526; Thomas J. Pivnicny. (.)
BARTA BUS CO - McHugh, Charles; 19 2027; Peter N. Munsing. (.)
FAMILY GRAND PRIX REAL ESTATE INC, HERBEIN INC, OZZY'S FAMILY FUN CENTER - Luisi, Brianna Leigh; 18 18844; Jeffrey L. Dashevsky. (.)
GARIPOLI, DARCI - Amaroso, Matthew, Adams, Jacob, Adams, Darlene, Adams-Moser, Renee; 16 15471; M. Amaroso, IPP. (.)
WEIRICH, HENRY - Putt, David G Jr; 18 19582; J Peter Landis. (.)
Abuse
ALVARADO, MIGUEL - Morales-Soto, Galixa; 19 4393; G. Morales-Soto, IPP. (MAU).
BEAUCHAMP, ANNA ROSA - Maldonado, Jessica; 19 4553; J. Maldonado, IPP. (JMB).
DIAZ, RUTH E - Diaz, Ceferino III; 19 4406; C. Diaz, IPP. (JBN).
DRIESBACH, CHRISTOPHER RAY - Driesbach, Teresa; 19 4337; T. Driesbach, IPP. (MAU).
HOLLIDAY, MICHAEL - Perez, Emily; 19 4396; E. Perez, IPP. (MAU).
KARISH, DANIEL LEE - Hartman, Britany Ann; 19 4338; B. Hartman, IPP. (MAU).
LUNA, ALBERTO - Accetturo, Antoinette; 19 4552; A. Accetturo, IPP. (JMB).
MOYER, LARRY F - Williams, Krystal; 19 4529; K. Williams, IPP. (JMB).
NAVARRO-BAEZ, RAFAEL - Bohler, Alisha Ann; 19 4395; A. Bohler, IPP. (MAU).
NUTTER, JEREMY - Nutter, Lauren; 19 4501; L. Nutter, IPP. (MAU).
PORTER, JOHN FIELDS - Porter, Dina Marie; 19 4525; D. Porter, IPP. (JMB).
REID, WILLIAM - Levengood, Megan; 19 4342; M. Levengood, IPP. (MAU).
RIVERA, ANGEL L - Jaquez, Ruth Esther Nunez; 19 4500; R. Jaquez, IPP. (MAU).
RODRIGUEZ, JEAN CARLOS GARCIA - Orengo, Jesus J; 19 4546; J. Orengo, IPP. (MAU).
ROMAN, OSCAR ANTONIO JR - Sepulveda, Norberto; 19 4524; N. Sepulveda, IPP. (MAU).
SOLOMON, JOSHUA - Jones, Yensy; 19 4549; Y. Jones, IPP. (JMB).
SOLOMON, JOSHUA - Figueroa, Oscar III; 19 4550; O. Figueroa, IPP. (JMB).
STEWART, JOEL - Dalrymple, Lindsey; 19 4394; L. Dalrymple, IPP. (MAU).

05/02/2019

Vol. 111, Issue 31

STIKE, MICHAEL - Heffner, Megan; 19 4548; M. Heffner, IPP. (JMB).

VANCE, TYREE - Almanzar, Betzaida; 19 4398; B. Almanzar, IPP. (MAU).

VAUGHAN, SHIRLEY A - Sanchez, Estevan; 19 4441; E. Sanchez, IPP. (JMB).

VIERA, ANGELO - Jones, Jessica; 19 4545; J. Jones, IPP. (JMB).

WERLEY, DAVID H - Werley, Lillian R; 19 4528; L. Werley, IPP. (JMB).

WIATRAC, ADELE THERESA - Law, Richard E III 19 4479; R. Law, IPP. (JMB).

WRIGHT, KENNETH ROGER - Legg, Erika; 19 4551; E. Legg, IPP. (JMB).

Contract - Debt Collection: Credit Card

ACEVEDO, ANNA - Cavalry Spv I LLC, Synchrony Bank; 19 4470; David J. Apothaker. (JKS).

BADEA, MARIUS C - Citibank N A; 19 4613; Morris A. Scott. (TJR).

BAKER, TAMMY L - Bank of America NA; 19 4639; Frederic I. Weinberg. (MSF).

BARTSCH, JAMES ROBERT - Bank of America N A; 19 4621; Frederic I. Weinberg. (JML).

CRISAFULLI, ANTHONY - Bank of America NA; 19 4514; Frederic I. Weinberg. (JKS).

DOERRMAN, STEVEN - Cavalry Spv I, LLC, Capital One Bank (USA), N.A.; 19 4486; David J. Apothaker. (JKS).

FOOR, RONALD P - Bank of America NA; 19 4633; Paul J. Klemm. (JKS).

GONZALEZ, JOHN P - Cavalry Spv I LLC, Capital One Bank (USA) N A; 19 4473; David J. Apothaker. (JML).

GOODWIN, MARK J - Cavalry Spv I LLC, Capital One Bank (USA) NA; 19 4478; David J. Apothaker. (JKS).

HERRING, LAUREN - Citibank N A; 19 4640; Morris A. Scott. (JML).

HERRING, LAUREN - Citibank N A; 19 4648; Morris A. Scott. (JKS).

JACOBY, TARA - Cavalry Spv I LLC, Synchrony Bank; 19 4471; David J. Apothaker. (TJR).

LEBO, JOHN H - Discover Bank; 19 4536; Jonathan P. Cawley. (MSF).

LYNCH, JENNIFER - Cavalry Spv I LLC, Capital One Bank (USA) N A; 19 4472; David J. Apothaker. (MSF).

PARISAN, JENNIFER S - Citibank N A; 19 4647; Morris A. Scott. (JML).

RIVERA, ADA I - Bank of America N A; 19 4611; Frederic I. Weinberg. (JML).

RODLAND, GEOFFREY T - Cavalry Spv I LLC, Capital One Bank (USA) NA; 19 4485; David J. Apothaker. (JML).

RODRIGUEZ, ELENA - Discover Bank; 19 4512; Jonathan P. Cawley. (JML).

SNYDER, JERALYN O - Discover Bank; 19 4506; Jonathan P. Cawley. (JKS).

SOTO, GABRIEL D - Citibank N A; 19 4612; Morris A. Scott. (JKS).

THOMAS, SANDRA A - Citibank N A; 19 4616; Morris A. Scott. (MSF).

WALKER, JASON - Cavalry Spv I LLC, Citibank N A; 19 4598; Demetrios H. Tsarouhis. (JML).

ZELLERS, VIRGINIA S - Bank of America N A; 19 4601; Frederic I. Weinberg. (JKS).

Contract - Debt Collection: Other

ADVANCED TECHNICAL PEDDLER INC, IANNELLI, PETER - Manufacturers & Traders Trust Company; 19 4632; Matthew J. Rifino. (JML).

DUERR, JOSEPH, DUERR, DUERR, HANNAH - LNP Media Group Inc; 19 4400; Richard W. III Keifer. (TJR).

FOOSE, CHRISTINE, PUGH, PHYLLIS A - Diakon Lutheran Social Ministries; 19 4544; Brian K. Zellner. (MSF).

HOLOD, NATHAN M - Portfolio Recovery Associates LLC; 19 4622; Carrie Ann Gerding. (JKS).

MADERA-MARTINEZ, LUIS MIGUEL - First Commonwealth Federal Credit Union; 19 4602; Michael R. Nesfeder. (TJR).

RILEY, DEBORAH - Portfolio Recovery Associates LLC; 19 4482; Carrie Ann Gerding. (TJR).

RIVERA, JOSE - Portfolio Recovery Associates LLC; 19 4538; Carrie Ann Gerding. (JKS).

RODRIGUEZ, TINA M - Portfolio Recovery Associates, LLC; 19 4641; Carrie Ann Gerding, Carrie Ann Gerding. (JKS).

TONSIL, JOHN - Velocity Investments LLC; 19 4483; Kellie T. Hannum. (MSF).

TWYMAN, STEPHANIE - Portfolio Recovery Associates LLC; 19 4651; Carrie Ann Gerding. (MSF).

Contract - Other

LEHIGH VALLEY LINES INC., STEVEN HADDAD - BMO Harris Bank N.A.; 19 4339; James K. Haney. (JML).

MONTALVO, LUIS, MONTALVO, HOPE - Oscar Corp; 19 4438; Nicole Plank. (JML).

Custody

BOONE, NICOLE A - Dotterer, Francis S; 19 4606; Eric C. Diggan. (JMB).

CRUZ, MIKE - Heyer, Shannah; 19 4510; Amy J. Miller. (SEL).

DOTTERER, FRANCIS - Boone, Nicole; 19 4480; N. Boone, IPP. (JMB).

GARCIA, HYKET - Collazo-Colon, Brian; 19 4535; Ryan W. McAllister. (SEL).

KERCHEK, CONNEE - Kercher, Jason; 19 4531; Richard G. Jr Jacoby. (TJR).

LOPEZ, JULISSA V - Charicata, Egbert; 19 4466; R Scot Feeman. (JMB).

MEDINA, RICARDO, GONZALEZ, MARIA - Soto-Ruiz, Luz; 19 4519; Lisa D. Gentile. (JBN).

ORTIZ RODRIGUEZ, NATHALY - Roman-Agosto, Harold A; 19 4493; E Jay Tract. (JMB).

05/02/2019

Vol. 111, Issue 31

RITTERBECK, ALBERT J - Cox, Ashley L; 19 4340; Timothy B. Jr Bitler. (TJR).
 ROSARIO, LISYOANIE - Fick, Tyler; 19 4465; David S. Sobotka. (JBN).
 SENSENIG, ASHLEY B - Casper, Trent M; 19 4487; Gregory D. Henry. (TJR).
 WALTER, BRANDON S - Kochel, Raven R; 19 4474; Kenneth C. Myers. (TJR).
Divorce
 ALCANTARA, RAUL REYES - Carrasquillo-Lacen, Adianette; 19 4637; Bernard Mendelsohn. (JMB).
 ALLSOP, ANSEL - Allsop, Glenys; 19 4324; G. Allsop, IPP. (JBN).
 BLIMLINE, MICHELE S - Blimline, Terry L; 19 4492; Kenneth C. Myers. (JML).
 BOGER, CHRISTOPHER S - Boger, Kori; 19 4638; Lynn Erickson. (JBN).
 BURNS, BRADLEY D - Burns, Tara S; 19 4610; Cheryl A. Rowe. (JML).
 DEACOSTA, CONNI L - Deacosta, Kevin; 19 4439; Thomas C. Rentschler. (JMB).
 EVANNA, CHRISTINE M - Evanna, Vincent S; 19 4412; Bernard Mendelsohn. (JBN).
 GRIFFITH, ALEXIS C - Griffith, Michael J Sr; 19 4489; Lawrence J. Jr Valeriano. (JBN).
 KERCHER, CONNEE - Kercher, Jason; 19 4433; Richard G. Jr Jacoby. (TJR).
 MAJOR, RYAN C - Major, Megan N; 19 4435; Peter J. Dolan. (JMB).
 MALDONADO, NYDIA NIEVES - Maldonado, David; 19 4608; Bernard Mendelsohn. (JMB).
 MORAN, JESUS JR - Moran, Crystal L.; 19 4600; Denise Sebald Lamborn. (TJR).
 NOLL, JILLIAN - Noll, Joel; 19 4503; Joseph A. Guillama. (JMB).
 NUNEZ, ANA - Nunez, Elvis; 19 4604; Joseph A. Guillama. (SEL).
 SANTOS, CHRISTOPHER - Santos, Jennifer; 19 4413; Joseph T. Jr Bambrick. (JMB).
 WILCOX, WILLIAM D - Wilcox, Juanita; 19 4419; Mary C. Favinger. (JML).
Divorce - Custody Count Complaint
 GRIFFITH, ALEXIS C - Griffith, Michael J Sr; 19 4490; Lawrence J. Jr Valeriano. (JBN).
 NOLL, JILLIAN - Noll, Joel; 19 4504; Joseph A. Guillama. (JMB).
 NUNEZ, ANA - Nunez, Elvis; 19 4605; Joseph A. Guillama. (SEL).
 WILCOX, WILLIAM D - Wilcox, Juanita; 19 4420; Mary C. Favinger. (JML).
Magisterial District Justice Appeal
 ALCANTAFRA, ANA M DIAZ - Ars Realty Co LLC; 19 4494; A. LLC, IPP. (MSF).
 D M GROSSMAN REMODELING - Taste of Berks By Design Managing Co of The Carriage House LLC; 19 4508; Carmen R. Stanziola. (TJR).
 ECKERT, WILLIAM - Midland Funding LLC;

19 4341; Daniel J. Santucci. (JKS).
 SEARLE, STEPHEN - Credit Corp Solutions Inc; 19 4403; Gregg L. Morris. (JKS).
 TASTE OF BERKS BY DESIGN MANAGING OF THE CARRIAGE HOUSE LLC - D M Grossman Remodeling; 19 4509; D. Remodeling, IPP. (MSF).
Miscellaneous - Declaratory Judgment
 PEIFER, ELIZABETH E. KRATZER, JOSHUA D, OLLAR, ISADORE - Miller, Constance E; 19 4537; Ronald L. Clever, Micheal T. Foster. (JML).
Miscellaneous - Other
 SEIDEL, ERIC - Laurel Homeowners Association; 19 4462; Cheryl J. Allerton. (MSF).
Miscellaneous - Replevin
 PEREZ, AUDELI JR - Ally Financial; 19 4625; Michael J. Dougherty. (TJR).
Notice to Plead/Defend
 DELROSARIO, ROY C - Delrosario, Michelle L.; 19 4454; Brenna H. Mendelsohn. (SEL).
 ONOROFSKY, LEE - Onorofsky, Tracy M; 19 4407; Christine A. Holman. (JMB).
Petition to Transfer Structured Settlement Payment
 PAPPAS, JANET - J G Wentworth Originations LLC; 19 4467; Robert A. Maro. (JML).
Real Property - Ejectment
 ROTHENBERGER, ELSIE V, OCCUPANTS - Santander Bank N A; 19 4649; Chelsea A. Nixon. (TJR).
Real Property - Mortgage Foreclosure: Residential
 ALLEN, MARK GEORGE, ALLEN, EVE BRIDGIT - Deutsche Bank Trust Company Americas, Registered Holders of Saxon Asset Securities Trust 2006-3, Mortgage Loan Asset Backed Notes Series 2006-3; 19 4468; Peter Wapner. (MSF).
 ATKINS, LANCE W, ATKINS, LANCE W - Mortgage Pass-Through Certificates Series 2005-RMS1, Structured Asset Securities Corporation; 19 4543; Shanney Myers. (MSF).
 BRYAN, DAVID H, BRYAN, PEGGY L - Citibank NA, CMLTI Asset Trust; 19 4516; Kenya Bates. (MSF).
 DIDOW, JESSICA - Santander Bank N A; 19 4517; Kenya Bates. (MSF).
 FACKLER, SCOTT, FACKLER, MARY - Specialty Underwriting And Residential Finance Trust Mortgage Loan Asset-Banked Certificated Series 2004-BC4; 19 4614; S. 2004-BC4, IPP. (MSF).
 FISCHER, KATHLEEN - Nationstar Mortgage LLC; 19 4597; Nicole B. LaBletta. (MSF).
 LANDIS, GRACE A - Bank of America N A, Countrywide Bank FSB; 19 4631; Jeremy J. Kobeski. (MSF).
 MARINARI, WILLIAM C, MARINAI, LEANNA RUTH - Wells Fargo Bank NA; 19 4534; Kenya Bates. (MSF).
 MARTIN, MICHELE - Nationstar Mortgage

05/02/2019

Vol. 111, Issue 31

LLC; 19 4542; Katherine M. Wolf. (MSF).
 MORRIS, SHIRLEY - Deutsche Bank National
 Trust Company, Soundview Home Loan
 Trust 2006-NLC1, Asset-Backed Certificates
 Series 2006-NLC1; 19 4635; Shanney
 Myers. (MSF).

PHILLIPS, ROBIN L, PHILLIPS, TROY L -
 Citibank N A, CMLTI Asset Trust; 19 4617;
 Peter Wapner. (MSF).

SANTIAGO, MARITZA - Bank of America
 N A, BAC Home Loans Servicing LP; 19
 4630; Peter Wapner. (MSF).

SHINKUS, AMY L, SHINKUS, ALAN C -
 Wells Fargo Bank NA; 19 4629; Meredith
 Wooters. (MSF).

VANDERHORST, CESAR - First National
 Bank of Pennsylvania, Commerce Bank/
 Harrisburg N A; 19 4609; Kristine M.
 Anthon. (MSF).

WADE, PATRICK - Wells Fargo Bank N
 A; 19 4619; Kenya Bates. (MSF).

Tort Motor Vehicle

BROWN, NICHOLAS, COVENANT
 TRANSPORT INC, MAW
 COMMUNICATIONS INC, COMCAST
 CORPORATION, COMCAST
 CORPORATION - Metropolitan
 Edison Company; 19 4642; Michael J.
 Dougherty. (TJR).

CAPITOL INSURANCE COMPANY,
 NATIONWIDE INSURANCE COMPANY
 - Smith, Wessel, Smith, Dwayne; 19 4505;
 Marc I. Simon. (JML).

CASTILLO-RIJO, JHOHANNA,
 CASALINOVO-RIJO, JANNY B,
 RAMIREZ, GABRIELLA - Moore,
 Tonya; 19 4457; Lawrence J. Jr
 Valeriano. (JKS).

FREI, EDWARD J, FREI, MAUREEN D -
 Metropolitan Edison Company; 19 4643;
 Michael J. Dougherty. (MSF).

GARCIA-TORRES, RUBEN - Melendez-
 Colon, Alba; 19 4541; Ryan P. Merrill.
 (TJR).

KC TOWING, BILLMAN, CHRISTOPHER -
 Fana, Leslie, Fana, Omar, Fana, Isaac, Fana,
 Patria, Fana, Felipe, Batista, Kenia, Astacio,
 Reynaldo; 19 4522; Leonard G. Villari.
 (TJR).

MYERS, AMY - Johnson, Jenay; 19 4607;
 Marc I. Simon. (MSF).

Tort Other

MOLINO, ANDERSON, PEREZ-MOLINA,
 JUSTO - Allstate Insurance Company a/s/o,
 Mitchell, Lemuell; 19 4461; Douglas G.
 Aaron. (TJR).

Tort Premise Liability

JACOBSON, LEWIS - Skipper,
 Reginald; 19 4628; Marc F.
 Greenfield. (MSF).

Tort Product Liability

PINNACLE FOODS INC - Ramsey,
 Laveneir; 19 4491; Edwin L. Stock. (TJR).

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 May 10, 2019 at 10:00
 o'clock A.M. .*

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

The following described Real Estate. To wit:

Third and Final Publication

No. 09-8774

Judgment: \$786,492.56

Attorney: McCabe, Weisberg & Conway, LLC

TAX I.D. #5308-17-01-4265

UPI #27530817014265

PARCEL A

ALL THAT CERTAIN lot or piece of ground,
 together with the one-story warehouse, being No.
 520 Frontier Avenue, thereon erected, situate on
 the South side of Frontier Avenue, being Lot
 No. 179 as shown on the plan of lots laid out by
 Hollenbach Construction Company in Riveredge
 Acres, in the Township of Bern, County of Berks
 and Commonwealth of Pennsylvania, more fully
 bounded and described as follows, to wit:

BEGINNING AT A POINT on the southerly
 curb line of Frontier Avenue (thirty-four feet (34
 ') wide) as shown on the plan of lots laid out by
 Hollenbach Construction Company, said place
 of beginning being located as follows: starting
 at a point on the South lot line of Barlow Avenue
 (fifty feet (50') wide); thence extending in a
 southerly direction along the West curb line of
 Frontier Avenue three hundred and fifty-five feet
 and ninety-two hundredths of one foot (355.92')
 to a point; thence extending in a southeasterly
 direction along the southern curb line of Frontier
 Avenue, along the arc of a curve deflecting to
 the left, having a radius of fifty-four feet (54'),
 a central angle of forty-five (45) degrees nineteen
 (19) minutes, a distance along the arc of forty-
 two feet and seventy-one hundredths of one
 foot (42.71'), said place of beginning and point
 of curvature: thence extending in an easterly
 direction along the southerly curb line of Frontier
 Avenue, along the arc of a curve deflecting
 to the left, having a radius of fifty-four feet
 (54'), a central angle of forty-five (45) degrees
 nineteen (19) minutes, a distance along the arc
 of forty-two feet and seventy-one hundredths of
 one foot (42.71') to a point; thence extending
 in a southerly direction along land now or late
 William D. Johnson and Patrina Johnson, his
 wife, having an interior tangent angle of ninety
 (90) degrees, a distance of one hundred and
 twenty-one feet and eighty-seven hundredths of
 one foot (121.87') to a point; thence extending in

05/02/2019

Vol. 111, Issue 31

a westerly direction along land now or late Louis H. Van Ohlsen and Marjorie M. Von Ohlsen, his wife, being an interior angle of eighty-eight (88) degrees fifty-two (52) minutes, a distance of eighty-four feet and thirty hundredths of one foot (84.30') to a point; thence extending along the same in a northerly direction, having an interior angle of eighty-eight (88) degrees forty-eight (48) minutes, a distance of fifty-four feet and fifty-four hundredths of one foot (54.54') to a point; thence extending along the same in a westerly direction, having an interior angle of two hundred and seventy-one (271) degrees thirty-six (36) minutes, a distance of ninety-eight feet and thirty-five hundredths of one foot (98.35') to a point; thence extending in a northerly direction along land now or late Edgar L. Paulsgrove and Georgia L. Paulsgrove, his wife, having an interior angle of eighty-nine (89) degrees thirty-five (35) minutes, a distance of sixty feet (60') to a point; thence extending in an easterly direction along land of now or late Ronald L. Roland and Patricia L. Roland, his wife, having an interior angle of ninety (90) degrees twenty-five (25) minutes, a distance of one hundred feet (100') to a point; thence extending along the same in a northeasterly direction, having an interior angle of two hundred eight (208) degrees forty-seven (47) minutes thirty (30) seconds, a distance of forty-six feet and thirty hundredths of one foot (46.30') to the place of beginning, having an interior angle of one hundred six (106) degrees thirty-seven (37) minutes thirty (30) seconds with the first described line.

CONTAINING IN AREA sixteen thousand two hundred forty-five and ninety-seven hundredths (16,245.97) square feet of land.

PARCEL B

ALL THAT CERTAIN tract or piece of land, together with the frame dwelling house and other structures thereon erected being No. 2015 Bernville Road, lying between Bernville Road and the Schuylkill River, partly along the North side of Driscoll's Lane in the Township of Bern, County of Berks, and Commonwealth of Pennsylvania more fully bounded and described as follow to wit:

BEGINNING AT A POINT on the northerly side of the lane known as Driscoll's Lane, leading from the Bernville Road to property now or late of Daniel J. Driscoll; thence extending along land now or late of Anne Milliken Cullum the four following courses and distances:

(1) North thirty-one degrees thirty-three minutes (31° 33') West, a distance of three hundred twenty-one feet and eighty-four hundredths of one foot (321.84') to a point;

(2) North fifty-eight degrees fifty-seven and one-half minutes (58° 57-1/2') East, a distance of one hundred eight feet and thirty-one hundredths of one foot (108.31') to a point;

(3) South twenty-nine degrees twenty-six and one-half minutes (29° 26-1/2'') East a distance of fifty-four feet and fifty-four hundredths of

one foot (54.54') to a point; (4) North fifty-nine degrees twenty-one and one-half minutes (59° 21-1/2') East, a distance of two hundred nine feet and eleven hundredths of one foot (209.11) to a point in line of land now or late Daniel J. Driscoll; thence along land now or late Daniel J. Driscoll, the two (2) following courses and distances;

(1) South thirty-four degrees eleven and three-quarters minutes (34° 11-3/4') East, a distance of one hundred three feet and fifty-eight hundredths of one foot (103.58') to an iron stake;

(2) South twenty-six degrees four and one-quarter minutes (26° 4-1/2') West, a distance of three hundred four feet and eight hundredths of one foot (304.08') to a point on the northerly side of Driscoll's Lane; thence extending along the northerly side of Driscoll's Lane, South sixty-one degrees twenty-three minutes (61° 23') West, a distance of sixty-three feet and forty-four hundredths of one foot (63.44') to the place of beginning.

CONTAINING IN AREA one (1) acre and ninety-nine and fifty-three hundredths (99 .53) perches of land.

EXCEPTING THEREOUT and therefrom that portion conveyed to the Township of Bern by agreement of Deed of independent grant of right-of-way for storm sewer and sanitary dated 11/26/1996 and recorded 2/13/1998 in Book 2909, Page 1795.

BEING KNOWN AS: 520 Frontier Avenue, Reading, Pennsylvania 19601.

PARCEL A

Title to said premises is vested in Teddy Limberiou and Dena Limberiou, husband and wife by Deed from George Limberiou and Aliko Limberiou, husband and wife, dated July 1, 1987 and recorded July 10, 1987 in Deed Book 1951, Page 2246. The said Teddy Limberiou died on July 1, 2006 thereby vesting title in his surviving spouse Dena Limberiou by operation of law.

PARCEL B

Title to said premises is vested in Teddy Limberiou and Dena Limberiou, husband and wife by Deed from George Limberiou and Aliko Limberiou, husband and wife, dated July 1, 1987 and recorded July 10, 1987 in Deed Book 1951, Page 2242. The said Teddy Limberiou died on July 1, 2006 thereby vesting title in his surviving spouse Dena Limberiou by operation of law.

To be sold as the property of Dena Limberiou

05/02/2019

Vol. 111, Issue 31

No. 14-5835

Judgment: \$303,647.44

Attorney: Meredith H. Wooters, Esquire

Scott A. Dietterick, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

Justin F. Kobeski, Esquire

Matthew P. Curry, Esquire

Cristina L. Connor, Esquire

Holly N. Wolf, Esquire

Karina Velter, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Ruscombmanor Township, Berks County, Pennsylvania bounded and described according to a final plan of Glenmar Estates, drawn by Thomas R. Gibbons, Professional Land Surveyor, dated July 26, 1991 and last revised September 17, 1992, said plan recorded in Berks County in Plan Book 192, Page 44, as follows, to wit:

BEGINNING AT A POINT of curve on the northerly side of Robin Lea Lane (53 feet wide), said point being a corner of Lot No. 18 on said plan; thence extending from said point of beginning along Lot No. 18 North 09 degrees 38 minutes 22 seconds West 207.66 feet to a point in the line of Lot No. 19 on said plan; thence extending along same the three following courses and distances:

(1) North 86 degrees 06 minutes 07 seconds East 40.00 feet to a point, a corner,

(2) North 30 degrees 46 minutes 15 seconds East 85.29 feet to a point, a corner, and

(3) North 59 degrees 13 minutes 45 seconds West 32.90 feet to a point, a corner of Lot No. 15 on said plan; thence extending along same North 30 degrees 46 minutes 15 seconds East 246.57 feet to a point on the southwesterly side of Tammy Louise Drive (53 feet wide), said point being a corner of Lot No. 16 on said plan; thence extending along Lot No. 16 South 12 degrees 47 minutes 15 seconds East 465.26 feet to a point on the northwesterly side of Robin Lea Lane; thence extending along same South 77 degrees 12 minutes 45 seconds West 218.78 feet to a point of curve on the northwesterly side of Robin Lea Lane; thence extending southwestwardly and westwardly along the northwesterly and northerly side of Robin Lea Lane along the arc of a circle curving to the right having a radius of 678.50 feet the arc distance of 37.00 feet to the first mentioned point and place of beginning.

CONTAINING 80,316.48 square feet or 1.844 acres of land.

BEING Lot No. 17 as shown on the abovementioned plan.

BEING THE SAME PROPERTY conveyed to Robert B. Miles who acquired title by virtue of a Deed from Duane S. Knoll and Marilyn Sue Knoll, husband and wife, dated July 6, 2004, recorded August 11, 2004, at Official Records Volume 4124, Page 1825, Office of the Recorder

of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 34 Robin Lea Lane, Fleetwood, PA 19522.

PARCEL NO.: 76-5420-03-14-5197

ACCOUNT: 76035650

SEE Deed Book Volume 4124

Page 1825

To be sold as the property of Robert B. Miles

No. 14-14963

Judgment: \$56,793.13

Attorney: Richard Brent Somach, Esquire

ALL THAT CERTAIN lot or piece of ground, together with the one-story single brick dwelling house and detached garage erected thereon, situate on the southeastern corner of the intersection of Fairmount Avenue and Washington Drive, and being known as No. 19 Fairmount Avenue, in the Township of Exeter, County of Berks and State of Pennsylvania, being Lot No. 28 as shown on a map or plan of a development of building lots known as "Linstead, Section No. 1" (formerly Glamaur), as laid out by Richard H. Rhoads and surveyed by Walter E. Spotts and Associates, Registered Professional Engineers and Land Surveyors, in May 1956, which aforesaid map or plan is recorded in the Office of the Recorder of Deeds in and for Berks County, at Reading, Pennsylvania, in Plan Book Volume 16, Page 21, bounded on the North by the aforesaid Washington Drive (30 feet wide), on the East by Lot No. 45, on the South by Lot No. 27 upon which is erected No. 15 Fairmount Avenue, and on the West by the aforesaid Fairmount Avenue (60 feet wide), and being more fully bounded and described as follows to wit:

BEGINNING at a corner at a point of curve in the eastern building line of Fairmount Avenue connecting the eastern building line of the aforesaid Fairmount Avenue with the southern building line of Washington Drive; thence in a northeasterly direction by the aforesaid curve bearing to the right, having a radius of twenty feet no inches (20' 00"), a central angle of ninety degrees (90°), a distance along the arc of thirty-one feet five inches (31' 05") to a corner at a point of tangency in the southern building line of the aforesaid Washington Drive; thence in an easterly direction along same, a distance of one hundred five feet no inches (105' 00") to a corner; thence leaving and making a right angle with the aforesaid Washington Drive and in a southerly direction along the center line of a ten feet (10') wide reservation for public utilities and along the rear of Lot No. 45, a distance of seventy feet no inches (70' 00") to a corner; thence making a right angle with the last described line and in a westerly direction along Lot No. 27 upon which is erected No. 15 Fairmount Avenue, a distance of one hundred twenty-five feet no inches (125' 00") to a corner in the eastern building line of the aforesaid Fairmount Avenue; thence in a northerly direction along same, making a right angle with the last

05/02/2019

Vol. 111, Issue 31

described line, a distance of fifty feet no inches (50' 00") to the place of beginning.

CONTAINING seven thousand two hundred sixty-four and two-tenths (7,264.2) square feet.

BEING THE SAME PREMISES which Delbert Steven Coslett, by Debra Sue Coslett, Attorney-in-Fact and Debra Sue Coslett, his wife, by Deed dated August 31, 1995, and recorded September 1, 1995, in the Office of the Recorder of Deeds of Berks County in Record Book Volume 2663, Page 1980, granted and conveyed to Jayne T. Carpenter and Louise M. Martin, as joint tenants by the right of survivorship and not as tenants in common. The said Louise M. Martin died on March 8, 2012, vesting sole title in Jayne T. Carpenter.

BEING PARCEL NO: 43533510268871

PROPERTY BEING KNOWN AS: 19 Fairmount Avenue, Reading, Pennsylvania 19606

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 19 Fairmount Avenue, Reading, Berks County, Pennsylvania 19606

To be sold as the property of Jayne T. Carpenter

No. 14-20522

Judgment Amount: \$97,491.00

Attorney: RAS Citron, LLC

Robert Crawley, Esq.

ID No. 319712

Legal Description

ALL THAT CERTAIN lot or piece of ground, having thereon erected a two-story house and garage, situate in the said Village of Lyons Station, having a front on Main Street, of forty-five (45) feet, now known as the Borough of Lyons.

BEGINNING AT A CORNER of said Main Street end property now or late of Luther Dey running thence in an easterly direction one hundred and fifty (150) feet to an eighteen (18) feet wide alley; thence along said alley, in a southerly direction forty-five (45) feet to property now or late of Charles Frey; thence in a westerly direction along the same one hundred and fifty (150) feet to said Main Street; thence along the same in a northerly course, forty-five (45) feet to the place of beginning.

CONTAINING six thousand seven hundred and fifty (6,750) square feet.

BEING KNOWN AS: 116 South Main Street, Lyons Station, PA 19536

PROPERTY ID: 60545214443521

TITLE TO SAID PREMISES is vested in Donna M. Swavely, single woman, and Dianna A. Miller, single woman by Deed from Daniel J. Winkler, single man dated 06/29/2000 recorded 07/12/2000 in Book No. 3218, Page 693

To be sold as property of: Donna M. Swavely, single woman, and Dianna A. Miller, single woman

No. 15-01364

Judgment Amount: \$210,101.07

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

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

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

CONTAINING 10,000 square feet of land.

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

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

TAX PARCEL #61542117111441

ACCOUNT: 61001288

SEE Deed Book 4147

Page 238

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

No. 15-01863

Judgment: \$202,144.70

Attorney: Jessica N. Manis, Esquire

ALL THAT CERTAIN part or portion of Lots 154 and 155, said lots shown on a map or plan entitled "Muhlenberg Park", situate on the easterly side of Leisz's "Bridge Road leading from Reading to Riverview Park, between Chestnut Avenue and the public road leading to Bellevue Avenue, with the split level stone and aluminum sided building erected thereon, being known as House No. 3039 Leisz's Bridge Road, in the Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the easterly lot line of Leisz 's Bridge Road, being the public road leading from Reading to Riverview Park, said iron pin being distant 20 feet measured in a northwesterly direction along the easterly lot line of said Leisz 's Bridge Road from the southwesterly corner of Lot 155 as shown on the above mentioned plan of "Muhlenberg Park";

05/02/2019

Vol. 111, Issue 31

THENCE along the easterly lot line of Leisz 's Bridge Road, North 32 degrees 50 minutes West a distance of 102.00 feet to an iron pin;

THENCE along the northerly residue portion of Lot 154, North 63 degrees 44 minutes East a distance of 201.32 feet to an iron pin;

THENCE partly along residue portion of the said Lot 154 and partly along residue portion of Lot 155 and partly along the westerly boundary line of Gingko Lane, South 32 degrees 50 minutes East a distance of 79.03 feet to an iron pin;

THENCE along the residue southerly portion of said Lot 155, South 57 degrees 10 minutes West a distance of 200.00 feet to the iron pin, the place of beginning.

FEE SIMPLE TITLE vested in Kevin M. Messner and Kimberly M. Messner by Deed from, Estate of Mary J. Cirulli, by James Cirulli and Julia Angstadt, Executors, late, deceased dated 02/13/2007, recorded 02/21//2007, in the Berks County Recorder of Deeds in Deed Book 05077, Page 1142.

PARCEL NO. 66530810269426

BEING KNOWN AS 3039 Leiszs Bridge Road, Reading, PA 19605

To be sold as the property of Kevin M. Messner and Kimberly M. Messner

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 Instrument 2013034361

Sold as the property of: Lea Beth Strickler

No. 15-18900

Judgment Amount: \$295,226.03

Attorney: RAS Citron, LLC

Attorneys for Plaintiff

Attorney: Robert Crawley, Esq.

ID No. 319712

Legal Description

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

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

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

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

PROPERTY ID: 66-5308-05-09-5330

TITLE TO SAID PREMISES is vested in Thomas J. Kane, III and Elizabeth A. Kane, as tenants by the entirety by Deed from Scott A. Lilierose, dated 10/25/2004 recorded 02/14/2005 in Book No. 04532, Page 1219

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

No. 16-04751

Judgment Amount: \$143,196.49

Attorney: Phelan Hallinan Diamond & Jones,

LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with any improvements thereon erected, situate in Upper Bern Township, Berks County, Pennsylvania, bounded and described as follows:

BEGINNING at a point of intersection which the title line in the bed of the public highway from Shartlesville to Hamburg (U.S. Route No. 22) makes with the title line in the bed of the public road leading from Route No. 22; thence extending from said point of beginning along the title line in the bed of the public road leading from Route No. 22, North 03 degrees 45 minutes East 249.20 feet to a point, a corner of lands now or late of Howard Pearson; thence extending along said lands South 69 degrees 15 minutes East 189.00 feet to a point, a corner of lands now or late of Ralph L. Adams; thence extending along said lands South 25 degrees 40 minutes West 246.20 feet to a point on the title line in the bed

05/02/2019

Vol. 111, Issue 31

of U.S. Route No. 22; thence extending along same North 64 degrees 20 minutes West 100 feet to the first mentioned point of intersection and place of beginning.

BEING PARCEL NO. 4453-16-93-1859.

BEING KNOWN AS 5486 Old Route 22, Hamburg, PA 19526.

TITLE TO SAID PREMISES is vested in Steven V. Wilson and Ellen M. Wilson, h/w, by Deed from Larry A. Fields, dated 04/30/2007, recorded 05/02/2007, in Book 5126, Page 1146.

BEING KNOWN AS 5486 Old Route 22, Hamburg, PA 19526.

Residential property

TAX PARCEL NO: 445316931859

TAX ACCOUNT: 28028200

SEE Deed Book 5126

Page 1146

To be sold as the property of Steven V. Wilson, Ellen M. Wilson.

No. 16-19488

Judgment: \$52,372.74

Attorney: Law Office of Gregory Javardian, LLC

ALL THAT CERTAIN three-story stone front dwelling house and lot of ground, situate on the West side of North 11th Street, between Robeson and Marion Streets, No. 1138, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the West building line of said North 11th Street 173 feet South of the Southwest corner of North 11th and Marion Streets; thence along said North 11th Street South 15 feet to a corner of property now or late of Amos H. and Elmer H. Beard; thence along the same West 110 feet to a 14 feet wide alley; thence North along the same 15 feet to a corner of property now or late of William Shoemaker; thence East along the same 110 feet to the place of BEGINNING.

CONTAINING in front on North 11th Street 15 feet and in depth 110 feet.

BEING THE SAME PREMISES which Gayle M. Fusner by Deed dated March 5, 2012 and recorded April 12, 2012 in the Office of the Recorder of Deeds in and for Berks County in Instrument No. 2012014550, granted and conveyed unto Penny Lynn Fusner.

BEING KNOWN AS 1138 North 11th Street, Reading, PA 19604.

TAX PARCEL NO. 13-5317-37-16-0528

ACCOUNT:

SEE Instrument No. 2012014550

To be sold as the property of Gayle M. Fusner and Penny L. Fusner a/k/a Penny Lynn Fusner

No. 16-19671

Judgment Amount: \$144,840.70

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN building lot with semi-detached dwelling thereon erected, situated in the Borough of West Lawn, in the County of Berks, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEING designated as No. 625 on a certain plan or draft made for Dill and Fenstermacher, beginning at a point a corner in the western line of Woodside Avenue in line of Lot No. 624, thence extending along said Lot No. 624 in a western direction one hundred forty feet nine and one-eighth inches to a point a corner in the eastern line of a fifteen feet wide alley, thence along said alley in a northern direction twenty-five feet to a point a corner in line of Lot No. 626; thence along Lot No. 626 in an eastern direction one hundred forty feet eight and seven-eighths inches to a point a corner in the western line of said Woodside Avenue, thence along the said line of Woodside Avenue in a southern direction twenty-five feet to the place of beginning.

TITLE TO SAID PREMISES is vested in Landon McMillin, adult individual, by Deed from Michelle McMillin now by marriage Michelle Dean, adult individual, dated 03/11/2013, recorded 03/13/2013, Instrument No. 2013010155.

BEING KNOWN AS 106 Woodside Avenue, Reading, PA 19609-1638.

Residential property

TAX PARCEL NO: 80438612973302

TAX ACCOUNT: 80910443

SEE Instrument No. 2013010155

To be sold as the property of Michelle Mcmillin a/k/a Michelle L. Mcmillin a/k/a Michelle L. Birney, Landon Mcmillin a/k/a Landon J. Mcmillin.

No. 17-01943

Judgment Amount: \$18,105.91

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick stone front mansard roof dwelling house and the lot or piece of ground upon which the same is erected, situate on the West side of Perkiomen Avenue, between Spruce and South Fourteenth Streets, in the City of Reading, in the County of Berks and State of Pennsylvania, bounded:

ON the North by property now or late of Eva E. Weitzel;

ON the East by said Perkiomen Avenue;

ON the South by property of Ada M. Landis; and

ON the West by a 10 feet wide alley.

CONTAINING IN FRONT or width North and South on said Perkiomen Avenue, 16 feet, and in depth or length extending East and West 151 feet to said 10 feet wide alley.

05/02/2019

Vol. 111, Issue 31

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1378 Perkiomen Avenue, Reading, PA 19602

TAX PARCEL #16531631286466

ACCOUNT: 16588125

SEE Deed Book 2559

Page 1749

Sold as the property of: Stacey M. Fager

No. 17-12301

Judgment: \$313,206.96

Attorney: Samantha Gable, Esquire

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

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

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

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

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

TAX PARCEL NO. 24536604526695

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

Residential Property

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

No. 17-12995

Judgment Amount: \$119,790.35

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

THE LAND referred to in this Commitment is described as follows:

Premises 'A'

ALL THAT CERTAIN lot or piece of ground, together with a masonry home erected thereon, SITUATE in the Township of Oley, County of Berks, and Commonwealth of Pennsylvania bounded and described as follows to wit:

BEGINNING at a corner in the centerline of former State Highway Traffic Route No. 73, said corner taking 254.00 feet Southwest from a spike marking the intersection of the middle of the macadam public road, being State Highway Route #73, with the center of the former State Highway No 73, thence along the centerline of former State Highway Route #73 North 47 degrees 30 minutes past the distance of 100 feet to a corner of other lands of Oliver M. Most, thence along the same South 42 degrees 15 minutes East the distance of 327 feet 7 inches to a corner in lines of lands now or late of George Gessell, thence along the same, South 46 degrees 45 minutes West the distance of 100 00 feet to a corner in a line of property now or late of Dorothy E. Fronheiser and Neil R. Fronheiser, thence along the same, North 42 degrees 15 minutes West the distance of 337 feet 7 inches to the place of beginning.

TITLE TO SAID PREMISES is vested in Heather L. Blankenbiller, by Deed from Lori J. Fry and Heather L. Blankenbiller, dated 07/21/2006, recorded 07/24/2006, in Book 4927, Page 1024.

BEING KNOWN AS 322 Bertolet Mill Road, Oley, PA 19547-8750.

Residential property

TAX PARCEL NO: 67535806499885

TAX ACCOUNT: 67055425

SEE Deed Book 4927 Page 1024

To be sold as the property of Heather L. Blankenbiller.

No. 17-17914

Judgment Amount: \$385,085.12

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in the Township of Amity, County of Berks, Commonwealth of Pennsylvania, bounded and described according to a final plan of Woods Edge, Phase 2A, drawn by Thomas R. Gibbons & Associates, Professional Surveyors, Engineers & Planer, dated April 6, 1998, said plan recorded in Berks County in Plan Book 231, Page 7, as follows, to wit:

BEGINNING at a point on the Southeasterly side of the cul-de-sac at the terminus of Highland Court, said point being a corner of Lot No. 100 on said plan; THENCE extending from said

05/02/2019

Vol. 111, Issue 31

point of beginning along Lot No. 100 South 51 degrees 41 minutes 18 seconds East 96.61 feet to a point in line of land now or formerly of the Subdivision of Woods Edge, Phase 2B; thence extending along said lands South 25 degrees 53 minutes 45 seconds West 192.94 feet to a point, a corner of Lot No. 102 on said plan; thence extending along same North 47 degrees 06 minutes 14 seconds West 187.52 feet to a point on the Southeasterly side of Highland Court (50 feet wide); thence extending along same North 42 degrees 53 minutes 46 seconds East 110.51 feet to a point of curve on the Southeasterly side of the cul-de-sac at the terminus of Highland Court; thence extending along same the two following courses and distances: (1) Northeastwardly along the arc of a circle curving to the right having a radius of 11.50 feet the arc distance of 11 .90 feet to a point of reverse curve; and (2) Northeastwardly along the arc of a circle curving to the left having a radius of 60.00 feet the arc distance of 66.90 feet to the first mentioned point and place of beginning.

BEING Lot No. 101 as shown on the above mentioned plan.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 106 Highland Court, Douglassville, PA 19518

TAX PARCEL #24-5366-04-82-1804

ACCOUNT: 24001430

SEE Deed Instrument 2010015537

Sold as the property of: Burt Gauthier and Calista Gauthier

No. 17-19708

Judgment Amount: \$68,246.08

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground upon which is erected, a two-story brick dwelling house, being Number 1018 Moss Street, situate on the West side of said Moss 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:

ON the North by property now or late of Techla Schuler, being No. 1020 Moss Street;

ON the East by said Moss Street;

ON the South by property now or late of Sarah A. Shanaman, being No. 1016 Moss Street; and

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

CONTAINING in front on said Moss Street, in width or breadth, thirteen (13') feet more or less, and in depth or length, of equal width or breadth, one hundred (100') feet more or less.

TITLE TO SAID PREMISES is vested in Lixender R. Martinez, by Deed from Gerardo Valentin-Vazquez, dated 01/23/2014, recorded 01/24/2014, Instrument No. 2014002603.

BEING KNOWN AS 1018 Moss Street, Reading, PA 19604-2214.

Residential property

TAX PARCEL NO: 13-5317-45-05-2921

TAX ACCOUNT: 13513525

SEE Deed Instrument: 2014002603

To be sold as the property of Lixender R. Martinez.

No. 18-02597

Judgment Amount: \$163,848.00

Attorney: Powers Kirn, LLC

ALLTHAT CERTAIN tract or piece of land, together with the dwelling house thereon erected and known as No. 5025 Forest Avenue, situate in the Township of Muhlenberg, County of Berks and State of Pennsylvania; more particularly bounded and described as follows, to wit:

BEGINNING AT A POINT in the center of the Mt. Laurel Creek, a corner of property now or late of Temple Iron Co.; thence along the center of said creek North 66° 30' East, a distance of 135.50' to a point; thence along residue property of the grantors herein North 4° 53' East, a distance of 214.56' to a point; North 89° West, a distance of 64' to a point; and North 1° East, a distance of 80' to a point in line of property now or late of Temple Iron Co.; thence along the same North 89° West, a distance of 109.60' to a corner; South 5° East, a distance of 216.10' to a corner; and South 6° East, a distance of 131' to the place of Beginning.

CONTAINING 159.5 perches.

BEING THE SAME PREMISES which GK Land Group, LP, by Deed dated October 10, 2013 and recorded November 4, 2013 in the Office of the Recorder of Deeds in and for Berks County in Deed Instrument No. 2013046482, granted and conveyed unto Morris W. Pierce, Jr. and Melissa D. Maurer.

BEING KNOWN AS 5025 Forest Avenue, Temple, PA 19560.

TAX PARCEL NO. 66-5319-05-28-4690

SEE Deed Instrument No. 2013046482

To be sold as the property of Melissa D. Maurer and Morris W. Pierce, Jr., deceased

No. 18-2825

Judgment Amount: \$123,717.13

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and lot of ground on which the same is erected, being known as premises No. 124 North Franklin Street situate on the West side of North Franklin Street, in the Borough of Fleetwood, County of Berks and Commonwealth of Pennsylvania bounded and described as follows, to wit:

ON the North by the property now or late of Thomas R. Boyer;

ON the East by said North Franklin Street;

ON the South by the property now or late of Joel Hoch; and

ON the West by an alley.

CONTAINING in front along said North

05/02/2019

Vol. 111, Issue 31

Franklin Street twenty-six feet and five inches, more or less and in depth two hundred and forty-four feet, more or less and along the alley in the rear, six feet, more or less.

Stroh, Jr. a/k/a Richard D. Stroh and Michelle Stroh

THEOREN ERECTED A DWELLING HOUSE KNOWN AS: 124 North Franklin Street, Fleetwood, PA 19522

TAX PARCEL #44543115741840

ACCOUNT: 44013200

SEE Deed Book 5158, Page 190

Sold as the property of: Kyle P. Daughtry and Abby Yourkavitch

No. 18-4237

Judgment Amount: \$61,888.22

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or piece of land, together with the one and one-half story frame dwelling and other improvements thereon erected, situate on the Northerly side of Pennsylvania State Highway known as the Pricetown Road, in the Township of Ruscombmanor, County of Berks and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

No. 18-04040

Judgment Amount: \$151,478.44

Attorney: Powers Kirn, LLC

ALL THAT CERTAIN lot or tract, or piece of ground situate in Amity Township, Berks County, Pennsylvania, on the easterly side of Laurelwood Drive in the Development known as Amity Gardens, Lot No. 4 Block "H", as recorded in the Office for the Recording of Deeds, in and for Berks County, Pennsylvania in Plan Book Volume 24, Page 41 as revised April 18, 1967, being more particularly bounded and described as follows, to wit:

BEGINNING AT A POINT in the middle of the concrete road bed of said Pennsylvania State Highway known as the Pricetown Road, in line of land now or late of Robert Cole; thence along the middle of the concrete road bed of said Pennsylvania State Highway known as the Pricetown Road, South 53 degrees 49-1/2 minutes West, a distance of 117.01 feet to a point in the middle of said concrete road bed; thence along land now or late of Alois L. Giessuebel and Marie H. Giessuebel, his wife, North 34 degrees 18 minutes West, a distance of 256.39 feet to a point in the Old Pricetown Road, the last described line passing through an iron pin on line at a distance of 20.79 feet from the last described point in the Old Pricetown Road; thence along the said Old Pricetown Road, and along lands now or late of Edgar S. Seyler and Mamie S. Seyler, his wife, North 61 degrees 39 minutes East, a distance of 133.50 feet to a point; thence along land now or late of Robert Cole, South 30 degrees 30 minutes East, passing through an iron pin on line at a distance of 9.35 feet, a total distance of 239.19 feet to the place of BEGINNING.

BEGINNING AT A POINT in the easterly building line of Laurelwood Drive, a 53.00 foot wide street, said point being the distance of 284.04 feet northwardly from the point of tangency formed by the intersection of the northerly building line of Poplar Drive, a 60.00 foot wide street, with the aforementioned easterly building line of Laurelwood Drive; thence in an eastwardly direction along the northerly side of Lot No. 3, by a line forming an interior angle of 90 degrees with the line to be described last, the distance of 120.00 feet, to a point; thence in a northwardly direction by a line forming an interior angle of 90 degrees with the last described line the distance of 82.00 feet to a point; thence in a westwardly direction along the southerly side of Lot No. 5 by a line forming an interior angle of 90 degrees with the last described line, the distance of 120.00 feet, to a point in the aforementioned easterly building line of Laurelwood Drive; thence in a southwardly direction along said building line by a line forming an interior angle of 90 degrees with the last described line, the distance of 82.00 feet to the place of beginning.

THE LAST DESCRIBED LINE passing through an iron pin on line at a distance of 34.73 feet from the middle of the concrete road bed of said Pennsylvania State Highway known as the Pricetown Road.

CONTAINING in area 113.671 perches of land.

BEING PIN 24536405075576

BEING THE SAME PREMISES which Natasha S. Jones, by Deed dated June 24, 2013 and recorded June 26, 2013 in the Office of the Recorder of Deeds in and for Berks County in Deed Instrument #2013026998, granted and conveyed unto Richard D. Stroh, Jr. and Michelle Stroh, his wife.

TITLE TO SAID PREMISES is vested in Mark A. Smith, by Deed from Mark A. Smith and Melisa M. Smith, h/w, dated 08/19/2005, recorded 10/14/2005, in Book 4685, Page 2204

BEING KNOWN AS 105 Seyler Road, Fleetwood, PA 19522-9373.

Residential property

TAX PARCEL NO: 76-5430-03-11-8185

TAX ACCOUNT: 76008315

SEE Deed Book 4685, Page 2204

To be sold as the property of Mark A. Smith.

BEING KNOWN AS 307 Laurelwood Drive, Douglassville, PA 19518.

TAX PARCEL NO. 24536405075576

SEE Deed Instrument #2013026998

To be sold as the property of Richard D.

05/02/2019

Vol. 111, Issue 31

No. 18-04430

Judgment Amount: \$25,102.96

Attorney: Michael S. Bloom, Esquire

Legal Description

ALL THAT CERTAIN two-story mansard roof brick dwelling house and lot of ground situate on the West side of South Sixth Street, No. 204 between Chestnut and Spruce Streets, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded: On the North by property of Henry G. Landis; On the East by said South Sixth Street; On the South by property of Lizzie H. Markley; and On the West by a 12 feet wide alley.

CONTAINING IN FRONT on said South Sixth Street 16 feet and in depth 110 feet.

TOGETHER with the use of alley 2 feet 4 inch.

BEING Tax Parcel/ID No. 04530627883909

BEING KNOWN AS 204 South 6th Street

BEING THE SAME PREMISES which

Joseph F. Mitchell by Deed dated 04/06/1995 and recorded 04/11/1995 in Berks County in Record Book 2626 Page 445 conveyed unto Alexander Pikhovnikoff and Rosemarie R. Pikhovnikoff, husband and wife, in fee.

AND THE SAID Alexander Pikhovnikoff died on June 17, 2017, thereby vesting title in Rosemarie R. Pikhovnikoff, as surviving tenant by the entireties.

To be sold as the property of Rosemarie R. Pikhovnikoff

No. 18-11476

Judgment Amount: \$39,243.15

Attorney: RAS Citron, LLC

Attorneys for Plaintiff

Robert Flacco, Esq.

ID No: 325024

Legal Description

ALL THAT CERTAIN lot of land, together with the improvements thereon erected, situate in the Township of Heidelberg, County of Berks and State of Pennsylvania, situate on the North side of the public Highway U.S. Traffic Route No. 422, about one mile East of the Borough of Womelsdorf, bounded and described as follows:

BEGINNING AT A POINT on the concrete paving of the above named public road, said point being twenty?? three and forty-three hundredths feet South of an iron stake on the last herein described line; thence in and along said road, North sixty-four degrees forty-six minutes West seventy-five feet to a point; thence along other land now or late of Albert D. Erick and others of which this was a part, North twenty-eight degrees four minutes East and passing through a concrete monument set on the North right of way line of said road, two hundred feet to a concrete monument, and South sixty-four degrees forty-six minutes East seventy-five feet to an iron stake; thence along land late of J. Turner Moore, Berks County Trust Company and Jacob J. Mays, now land of Francis J. Hartgen and wife, South twenty-eight degrees four minutes West two hundred feet

to the place of beginning.

SUBJECT TO any easements, restrictions, and covenants of record.

CONTAINING 0.344 acre of land.

BEING KNOWN AS: 957 West Penn Avenue Robesonia (Heidelberg), PA 19551

PROPERTY ID: 48434701177583

TITLE TO SAID PREMISES is vested in David E. Roth by Deed from Mildred L. McNeal of County of Berks and Commonwealth of Pennsylvania by Richard A. Stockholm, Power of Attorney, dated 01/31/1997 recorded 02/05/1997 in Book No. 2805, Page 858.

To be sold as property of: David E. Roth

No. 18-13432

Judgment Amount: \$138,311.97

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN one-story frame dwelling house with aluminum siding together with 3 lots or pieces of ground upon which the same is erected, being Lot Nos. 34, 35 and 36, Block "H" as shown on the plan of "Reading Manor" now known as "Sunset Manor" said plan recorded in Plan Book Volume 8, Page 9, Berks County Records, situate on the northwesterly corner of Allen Road and Donna Lane, formerly Penn Street in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at the intersection of the northerly lot line of Allen Road with the westerly lot line of Donna Lane, thence in a westerly direction along the northerly lot line of Allen Road, forming an interior angle of 84 degrees 51 minutes with the westerly lot line of Donna Lane, a distance of 90 feet to a point, thence in a northerly direction along Lot #33, forming a right angle with the northerly lot line of Allen Road, a distance of 110 feet to a point, thence in an easterly direction, along Lots Nos. 16, 17 and 18, forming a right angle with the last described line, a distance of 80.09 feet to a point on the westerly lot line of Donna Lane, thence in a southerly direction along the westerly lot line of Donna Lane forming an interior angle of 95 degrees 9 minutes with the last described line, a distance of 110.45 feet to the place of beginning.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 220 Donna Lane, Birdsboro, PA 19508

TAX PARCEL #43-5335-16-82-7835

ACCOUNT: 43048801

SEE Deed Book 5402, Page 184

Sold as the property of: George G. Molineux

No. 18-13525

Judgment: \$55,011.82

Attorney: McCabe, Weisberg & Conway, LLC

TAX I.D. #49-4367-03 -20-5790

ALL THAT CERTAIN lot or piece of ground, being known as Lot No. 145, as shown on the

05/02/2019

Vol. 111, Issue 31

plan of Saddlebrook II, Phase III, recorded in Plan Book 196, Page 22, Berks County Records, situate in the Township of Lower Heidelberg, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING AT A POINT on the northwesterly side of Sabrina Street, at a corner of Lot No. 146 and Lot No. 145, as shown on said plan; thence extending along Sabrina Street by a curve deflecting to the left, having a radius of 177.00 feet, a central angle of 21 degrees 37 minutes 15 seconds. A distance along the arc of 66.79 feet to a point in line of Lot No. 144, as shown on said plan; thence extending in a southwesterly direction along Lot No. 144 South 83 degrees 24 minutes 10 seconds West, a distance of 218.88 feet, crossing a 20 feet wide PP & L easement, to a point in line of land now or late of A.G. Klopp Company; thence extending in a northwesterly direction along land now or late of A.G. Klopp, North 46 degrees 20 minutes 43 seconds West, a distance of 44.61 feet to a point in line of land now or late of Kreider Enterprises, Inc.; thence extending in a northeasterly direction along land now or late of Kreider Enterprises, Inc., crossing a 20 feet wide PP & L easement, North 45 degrees 01 minute 29 seconds East, a distance of 143.75 feet to a point in line of Lot No. 146, as shown on said plan; thence extending in a southeasterly direction along Lot No. 146, South 74 degrees 58 minutes 35 seconds East, a distance of 158.30 feet to a point on Sabrina Street, the place of beginning.

CONTAINING IN AREA 21,748 square feet of land.

BEING KNOWN AS: 40 Sabrina Street, Wernersville, Pennsylvania 19565.

TITLE TO SAID PREMISES is vested in Elizabeth Mae Spencer a/k/a Elizabeth Spencer by Deed from Joseph S. Spencer and Elizabeth M. Spencer dated August 13, 2010 and recorded September 9, 2010 in Instrument Number 2010034364.

To be sold as the property of Elizabeth Mae Spencer a/k/a Elizabeth Spencer

No. 18-14928

Judgment: \$76,737.24

Attorney: Richard M. Squire & Associates, LLC

ALL THAT CERTAIN two and one-half stone brick dwelling house and lot or piece of ground upon which the same is erected,

SITUATE on the Northerly side of Summit Avenue, between Crestmont Street and Carroll Street, being No. 311 Summit Avenue, in the Eighteenth Ward of the City of Reading, Berks County, Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the Northern side of Summit Avenue, an 80 feet wide street as laid out on the topographical survey of the City of Reading, said point being 167 feet 7-1/8 inches

East of the Northeast Building corner of said Summit Avenue and Carrol Street, a 60 feet wide street also as laid out on the topographical survey of the City of Reading, thence in an Easterly direction along said Northern side of Summit Avenue the distance of 16 feet 2-1/4 inches to a point; thence in a Northerly direction along the premises No. 309 Summit Avenue and by a line at right angles to the described line the distance of 110 feet and 0 inches to a point in the Southern side of a 10 feet wide alley; thence in a Westerly direction along the said Southern side of the 10 feet wide alley and by a line at right angles to the last described line the distance of 16 feet and 2-1/4 inches to a point; thence in a Southerly direction along the premises No. 313 Summit Avenue and the herein described premises and by a line at right angles to the last described line the distance of 110 feet and 0 inches to the place of the beginning.

BEING KNOWN AS 311 Summit Avenue.

TAX PARCEL Identifier No. 1853065872389

BEING THE SAME PREMISES which Citigroup Global Markets Realty Corp. by Deed dated December 5, 2007 and recorded April 3, 2008 as Instrument No. 2008016420, Deed Book 5332, Page 0001 granted and conveyed unto Kelly A. Stine a/k/a Kelly Stine, in fee.

TAX PARCEL 18-5306-58-74-2389

ACCOUNT NO. 530658742389

SEE Deed Book 5332, Page 0001

To be sold as the property of Kelly A. Stine a/k/a Kelly Stine

No. 18-15039

Judgment Amount: \$35,605.96

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and lot of ground on which the same is erected, situate on the East side of Cedar Street between Elm and Buttonwood Streets, Numbered 351, in the City of Reading, County of Berks and State of Pennsylvania and described as follows, to wit:

ON the West by Cedar Street;

ON the South by property now or late of George A. Heckman;

ON the East by a 10' wide alley; and

ON the North by property now or late of David Schein, et al.

CONTAINING in the front along said Cedar Street, a width of 15', more or less, and in depth of 102' 07", more or less.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 351 Cedar Street, Reading, PA 19601

TAX PARCEL #09530776928314

ACCOUNT: 09294400

SEE Deed Book 5387, Page 1694

Sold as the property of: the unknown heirs of Wilfredo Ramos-Morales, deceased

05/02/2019

Vol. 111, Issue 31

No. 18-15360

Judgment: \$215,692.26

Attorney: Samantha Gable, Esquire

ALL THAT CERTAIN lot or piece of ground, situate at the Northeast corner of Grandview Boulevard and Stevens Avenue, being known as Lot No. 6, as shown on plan of Wilshire Development, Section No. 1, said plan being recorded in Plan Book Vol. 16, Page 5, Berks County Records, in the Township of Spring, County of Berks and State of Pennsylvania; more particularly bounded and described as follows, to wit:

BEGINNING AT A POINT formed by the intersection of the Northern side of Grandview Boulevard with the Eastern side of Stevens Avenue;

THENCE in Northerly direction along the Eastern side of Stevens Avenue, at right angles to Grandview Boulevard, a distance of one hundred forty feet to a point;

THENCE in an Easterly direction, at right angles to last described line, a distance of ninety feet to a point;

THENCE in a Southerly direction, at right angles to last described line, a distance of one hundred forty feet to a point in the Northern side of Grandview Boulevard;

THENCE in a Westerly direction along the same, at right angles to last described line, a distance of ninety feet to the Eastern side of Stevens Avenue, the place of Beginning, together with the dwelling house thereon erected.

TOGETHER with all and singular the buildings, ways, waters, water-courses, rights, liberties, privileges, hereditaments, and appurtenances, whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and also, all the estate, right, title, interest, use, trust, property, possession, claim and demand whatsoever, of the said John H. Schlott, Jr. and Jane M. Schlott, at and immediately before the time of their decease, in law, equity, or otherwise howsoever, of in, to, or out of the same;

TO HAVE AND TO HOLD the said buildings, hereditaments and premises hereby granted and released, or mentioned and intended so to be, with the appurtenances, unto the Grantee, his heirs and assigns to and for the only proper use and behoof of the Grantee, his heirs and assigns forever.

BEING TAX PARCEL NO. 80438611572164

BEING KNOWN AS: 3041 Grandview Boulevard, Reading, PA 19608

BEING THE SAME PREMISES in which Susan J. Henn and Marcia A. Norton, Co-Executrices of the Estates of John H. Schlott, Jr. and Jane M. Schlott a/k/a Jane P. Schlott, deceased, by Deed dated 05/25/2011 and recorded 06/07/2011 in the Office of the Recorder of Deeds in and for the County of Berks, Commonwealth of Pennsylvania, at Instrument No. 2011021435, granted and conveyed unto Victor Andino.

To be sold as the property of: Daniel Andino,

Co-Executor of the Estate of Victor Andino, deceased & Nicole Andino, Co-Executor of the Estate of Victor Andino, deceased.

No. 18-16064

Judgment: \$154,201.39

Attorney: Meredith H. Wooters, Esquire

Scott A. Dietterick, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

Justin F. Kobeski, Esquire

Cristina L. Connor, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or tract of land situate on the northern side of School House Road, T-566, in the Township of Upper Bern, County of Berks and Commonwealth of Pennsylvania, being known as Lot No. 2 as shown on the final subdivision plan of Berger Subdivision, recorded in Plan Book Volume 162, Page 10. Project No. 6-64-6-D-2, being more fully bounded and described as follows, to wit:

BEGINNING AT A POINT on the center line of School House Road, T-566, as shown on said plan, also being a corner in common with Lot No. 3 as shown on said plan; thence along School House Road, T-566, aforesaid, South 34 degrees 26 minutes 43 seconds West 126.00 feet to a point, a corner in common with Lot No. 1 as shown on said plan; thence along the same North 54 degrees 34 minutes 54 seconds West 441.03 feet to a point along the right of way line of I-78 as shown on said plan; thence along the same North 75 degrees 05 minutes 22 seconds East 163.67 feet to a point, a corner in common with Lot No. 3 aforesaid; thence along the same South 54 degrees 34 minutes 54 seconds East 334.41 feet to the point and place of beginning.

CONTAINING 1.1213 gross acres and 1.0490 net acres.

BEING THE SAME PROPERTY conveyed to Eric E. Fix and Tanya K. Fix, husband and wife, who acquired title by virtue of a Deed from Raynold W. Wilson, III and Angela M. Wilson, husband and wife, dated February 24, 2012, recorded February 28, 2012, at Instrument Number 2012007836, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERRECTED THEREON A DWELLING HOUSE KNOWN AS 144 Schoolhouse Road, Hamburg, PA 19526.

PARCEL NO.: 28445312965387

ACCOUNT: 28040000

SEE Deed Book Volume 2012, Page 007836

To be sold as the property of Eric E. Fix and Tanya K. Fix, husband and wife.

05/02/2019

Vol. 111, Issue 31

No. 18-16224

Judgment Amount: \$149,703.71

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

THE LAND REFERRED TO in this commitment is as described as follows: BEING Parcel No. 5314-05-19-8953

ALL THAT CERTAIN piece of ground and the townhouse erected thereon being Townhouse Number 62, which is the northernmost house in Townhouse Group Number 11, in the Development of Flying Hills, Section Number 6, recorded in Plan Book Volume 44, Page 28, Berks County Records, together with a 10.00 feet wide strip of land to the West (street side) of said townhouse, a 15.00 feet wide strip of land to the East (rear) of said townhouse, and a 5.00 feet wide strip of land to the North (side) of said townhouse, situate on the easterly side of Winged Foot Drive, a 20.00 feet wide private drive, in the Development of Flying Hills, Section No. 6, Township of Cumru, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit: On the North (side) by common space; on the West (front) by common space, Winged Foot Drive; on the South (side) by Townhouse Number 61; and on the East (rear) by common space. Containing a lot width of 26.50 feet, more or less, as measured from the center of the party wall between Townhouse Number 61, and the herein described Townhouse Number 62, in a northwardly direction to a point 5.00 feet northwardly from the northerly side of the herein described Townhouse Number 62 and containing a lot depth of 60.50 feet, more or less, as measured from a point 10.00 feet westwardly from the front of said townhouse to a point of 15.00 feet eastwardly from the rear of said townhouse; the northwest corner of the physical structure known as Townhouse Number 62 has a coordinate reference of latitude 3994.48, departure 3828.943, with reference to a marble monument on the northerly side of green Number 17, which marble monument has a coordinate reference of latitude 4238.549, departure 3202.931, all as shown on Mast Engineering Co., Inc., Drawing Number B-3214-208. The herein described premises shall include full wall thickness of all external walls which enclose the townhouse referred to herein and shall not include any part of an exterior wall which encloses an adjoining townhouse unit. As more fully shown on Mast Engineering Co., Inc. Drawing Number B-3214-208.

TITLE TO SAID PREMISES is vested in Lindsay E. Gill, by Deed from Graig H. Johnson, dated 01/23/2004, recorded 02/05/2004, in Book 3985, Page 339.

BEING KNOWN AS 62 Winged Foot Drive, Reading, PA 19607.

Residential property

TAX PARCEL NO: 39531405198953

TAX ACCOUNT: 39555062

SEE Deed Book 3985, Page 339

To be sold as the property of Lindsay E. Gill.

No. 18-16246

Judgment Amount: \$25,226.80

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

THE LAND HEREINAFTER REFERRED TO is situated in the City of Barto, County of Berks, State of PA, and is described as follows:

ALL THAT CERTAIN lot or piece of ground situate in Washington Township, Berks County, Pennsylvania bounded and described according to the final plan of Victoria Commons, Phase III, as recorded in Plan Book 229, Page 20, Berks County Records, as follows, to wit:

BEGINNING AT A POINT along the Westerly right of way line of Victoria Drive, a corner in common with Lot #35; thence along same North 43 degrees 44 minutes 13 seconds West, a distance of 215.88 feet to a point, a corner in common with Lot #47; thence along same North 46 degrees 15 minutes 47 seconds East, a distance of 80.00 feet to a point, a corner in common with Lot #32; thence along same and along Lot #33, South 43 degrees 44 minutes 13 seconds East, a distance of 215.87 feet to a point along the Westerly right of way line of Victoria Drive; thence along same the two following courses and distances, to wit: (1) by a curve to the right having a radius of 125.00 feet, the arc distance of 1.92 feet to a point; and (2) South 46 degrees 15 minutes 47 seconds East, a distance of 78.08 feet to the point and place of beginning.

BEING Lot No. 34 on the above mentioned plan.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 35 Victoria Drive, Barto, PA 19504

TAX PARCEL #6309-03-13-8860

ACCOUNT: 89000338

SEE Deed Book 3300, Page 498

Sold as the property of: The unknown heirs of Robert F. Baumer, deceased and Milagros Baumer solely in her capacity as heir of Robert F. Baumer, deceased

No. 18-16724

Judgment: \$123,750.27

Attorney: Meredith H. Wooters, Esquire

Scott A. Dietterick, 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 THE CERTAIN tract or parcel of land designated as Lot No. 6, as shown on a revised plan of lots known as "Rockland

05/02/2019

Vol. 111, Issue 31

Acres”, dated March 30, 1972, said revised plan being unrecorded, said lot being located on the northwesterly side of Woodland Drive and approximately 200 feet northeast of the point of curvature at the northeast end of the horizontal curve in Woodland Drive, in the Township of Rockland, Berks County, Pennsylvania, and more particularly described as follows:

BEGINNING AT A POINT marked with an iron pipe in the northwesterly lot line of Woodland Drive said point being 130.88 feet northeast of a point of curvature in the Woodland Drive northerly lot line at the northeast end of the 157.19 feet long horizontal curve in Woodland Drive; thence leaving said Woodland Drive and proceeding in a northwesterly direction on a line bearing North 41 degrees 57 minutes 00 seconds West along Lot No. 5, land now or late of Robert L. Weidele a distance of 172.26 feet to a point marked with an iron pipe; thence proceeding in a northeasterly direction on a line bearing North 47 degrees 55 minutes 35 seconds East along land now or late of Henry S. Boyer a distance of 150.00 feet to a point marked with an iron pipe; thence proceeding in a southeasterly direction on a line bearing South 41 degrees 57 minutes 00 seconds East along Lot No. 7, land now or late of Franciszek Pisarek a distance of 172.58 feet to a point marked with an iron pipe in the northwesterly lot line of Woodland Drive; thence proceeding in a southwesterly direction along said lot line-bearing South 48 degrees 03 minutes 00 seconds West a distance of 150.00 feet to the place of beginning.

CONTAINING IN AREA 25,863.00 square feet, or 0.594 acre of land.

BEING THE SAME PROPERTY conveyed to Jeremy P. Wisser and Jamie C. Cannizzo who acquired title, with rights of survivorship, by virtue of a Deed from Michael R. Pine and Denise R. Pine, husband and wife, dated June 30, 2009, recorded July 8, 2009, at Instrument Number 2009032164, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERÉCTED THEREON A DWELLINGHOUSE KNOWN AS 21 Woodland Drive, a/k/a 21 Woodland Road, Fleetwood, PA 19522.

PARCEL NO.: 75545103414980

ACCOUNT: 75034860

SEE Deed Book Volume 2009, Page 032164

To be sold as the property of Jeremy P. Wisser and Jamie C. Cannizzo

macadam State Highway leading from Reading to Pottsville, on the Northeast by residue property belonging to John F. Bossler and Ruth Bossler, his wife, on the South by the right of way of the Schuylkill Navigation Company and on the Southwest by property belonging to Samantha Fraunfelter, being more fully bounded and described as follows, to wit:

BEGINNING AT A CORNER marked by an iron pin on the Southeastern side of the macadam State Highway leading from Reading to Pottsville, said corner being the Northwestern corner of the herein described property and being the Northeastern corner of property belonging to Samantha Fraunfelter; thence along the Southeastern side of the aforesaid macadam State Highway leading from Reading to Pottsville, North thirty-five degrees, twelve minutes East (North 35 degrees 12 minutes East) a distance of eighty-four feet no inches (84 feet 0 inch) to a corner marked by an iron pin; thence leaving the aforesaid macadam State Highway and along residue property belonging to John F. Bossler and Ruth E. Bossler, his wife, passing through an iron pin five feet, five inches (5 feet 5 inches) from the next described corner, South fifty-three degrees, fifty-seven minutes East (South 53 degrees 57 minutes East), a distance of two hundred twenty-two feet, ten and one-eighth inches (222 feet 10-1/8 inches) to a corner in the right of way of the Schuylkill Navigation Company; thence along same, South seventy-four degrees, twenty-seven minutes West (South 74 degrees 27 minutes West), a distance of one hundred twenty feet, eight and seven-eighth inches (120 feet 8-7/8 inches) to a corner marked by an iron pin; thence along the aforesaid property belonging to Samantha Fraunfelter, North forty-nine degrees, forty-eight minutes West (North 49 degrees 48 minutes West) a distance of one hundred forty-seven feet, no inches (147 feet 0 inch) to the place of Beginning.

CONTAINING sixty-one and thirty-two hundredths (61.32) perches.

THEREON ERÉCTED A DWELLING HOUSE KNOWN AS: 725 Mohrsville Road, Shoemakersville, PA 19555

TAX PARCEL #70449106499928

ACCOUNT: 70010960

SEE Deed Instrument #2016009424

Sold as the property of: Brittany J. Gorman and Brandon K. Strand

No. 18-17276

Judgment Amount: \$68,726.27

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate on the Southeastern side of the macadam State Highway leading from Reading to Pottsville in the Village of Mohrsville, Township of Perry, County of Berks and State of Pennsylvania, bounded on the Northwest by the aforesaid

No. 18-17345

Judgment: \$111,224.48

Attorney: Edward J. McKee, Esquire

PARCEL NO.: 43533617018172

ACCOUNT NO.: 43030349

ALL THAT CERTAIN tract of land, together with the two-story and attic brick dwelling house with two-story frame addition, one and one-half story frame garage and stone and frame barn erected thereon, situate on both sides of the macadam State Highway leading

05/02/2019

Vol. 111, Issue 31

from Jacksonwald to the Philadelphia Pike, in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described in accordance with a survey made by Walter E. Spotts and Associates, Registered Professional Engineers and Land Surveyors, in September 1954, as follows:

BEGINNING AT A CORNER marked by an iron pin in line of property now or formerly belonging to the Reading County Club and on the western side of Antietam Creek, said corner being South 16 degrees 25-1/2 minutes East, a distance of 326 feet 05-3/4 inches from an iron pin on another corner of property now or formerly belonging to Jacob C. Mumma and Marion M. Mumma, his wife; thence along residue property now or formerly belonging to Jacob C. Mumma and Marion M. Mumma, his wife, the five following courses and distances: (1) crossing the aforesaid Antietam Creek, passing through and iron pin 38 feet 05-1/4 inches from the last described line and through a nail in the center line of the macadam State Highway leading from Jacksonwald to the Philadelphia Pike, 36 feet 03-5/8 inches from the next described corner, North 65 degrees 16-1/2 minutes East, a distance of 347 feet 05-5/8 inches to a corner marked by an iron pin; (2) along the southern side of a certain 20 feet wide right of way between the herein described property and property now or formerly belonging to Herbert A. Missimer and Emma Missimer, his wife, North 89 degrees 15 minutes East, a distance of 296 feet 07-5/8 inches to a corner marked by an iron pin; (3) South 15 degrees 25 minutes East, a distance of 268 feet 06-7/8 inches to a corner marked by an iron pin; (4) South 46 degrees 15 minutes West, a distance of 97 feet 07-5/8 inches to a corner marked by an iron pin; and (5) passing through a spike in the center line of the aforesaid macadam State Highway leading from Jacksonwald to the Philadelphia Pike, a distance of 121 feet 04-3/8 inches from the last described corner, and through another iron pin 61 feet 09-1/2 inches from the next described corner and recrossing the aforesaid Antietam Creek, South 67 degrees 11 minutes West, a distance of 540 feet 04 inches to a corner marked by an iron pin in line of the aforesaid property now or formerly belonging to the Reading County Club; thence along same, North 16 degrees 25-1/2 minutes West, a distance of 397 feet 06-3/8 inches to the place of Beginning.

CONTAINING 5.478 acres

SUBJECT, to the right of property owners to northeast of within premises to maintain an existing drainage pipe from retention basin situate on premises to northeast and crossing with in premises from said retention basin in a southwesterly direction.

FREE SIMPLE TITLE vested in Jerry A. Nonnemacher and Mary R. Nonnemacher, his wife, by Deed from William Woodward and Joyce H. Woodward, his wife, dated 10/31/1986, recorded 11/5/1986, in the Berks County Clerk's

Office in Deed Book 1911, Page 1284.

.....AND THE SAID Mary R. Nonnemacher, died 11/27/2011, where upon title to premises in question became vested in Jerry A. Nonnemacher, by right of survivorship.

ALSO KNOWN AS 509 Shelbourne Road, Reading, PA 19606

MAP PIN 533617018172

To be sold as the property of Jerry A. Nonnemacher

No. 18-17414

Judgment Amount: \$157,649.21

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN tract or parcel of ground, together with the improvements thereon erected, situate in the Township of Oley, County of Berks, Commonwealth of Pennsylvania, described in accordance with a final plan of Charmingdale made by Albert G. Newbold, Registered Professional Engineer, dated September 30, 1977 and last revised August 11, 1978 and recorded in Plan Book 83, Page 13, Berks County Records, being more fully bounded and described as follows, to wit:

BEGINNING AT A POINT on the Northwesterly side of Carriage Circle (50 feet wide) said point being a corner of Lot No. 75 on said plan; thence extending from said point of beginning South 52 degrees 39 minutes West along the Northwesterly side of Carriage Circle 80.00 feet to a point a corner of Lot No. 77 on said plan; thence extending along same North 37 degrees 21 minutes West and through the bed of a 20 feet wide drainage easement 125.00 feet to a point, a corner of Lot No. 104 on said plan; thence extending along same North 52 degrees 39 minutes East and crossing the Northeasterly side of said drainage easement 80.00 feet to a point, a corner of Lot No. 75 on said plan; thence extending along same South 37 degrees 21 minutes East 125.00 feet to the first mentioned point and place of beginning.

CONTAINING 10,000 square feet of land, more or less.

BEING Lot 76

TITLE TO SAID PREMISES is vested in Todd A. Schuler and Stacey A. Schuler, h/w, by Deed from Estelle Nuebling, dated 10/09/2000, recorded 10/31/2000, in Book 3259, Page 880.

BEING KNOWN AS 14 Carriage Circle, Oley, PA 19547-9725.

Residential property

TAX PARCEL NO: 67535805280311

TAX ACCOUNT: 67020040

SEE Deed Book 3259, Page 880

To be sold as the property of Stacey A. Schuler, Todd A. Schuler.

05/02/2019

Vol. 111, Issue 31

No. 18-17466

Judgment Amount: \$153,678.24

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, being Lot No. 119 as shown on the plan of "Wedgewood Heights", Section No. 2, said plan recorded in Plan Book Volume 20, Page 24, Berks County Records, together with the one and one-half story frame and slump brick split level dwelling house with basement garage erected thereon, being No. 2006 Reservoir Road, situate on the Southerly side of Reservoir Road, between Oak Lane and Wedge Lane, in the Township of Alsace, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING AT A POINT on the southerly lot line of Reservoir Road (50 feet wide) on the division line between Lot No. 119 and Lot No. 120, eastwardly a distance of 18.17 feet from the easterly end of the curve in the southerly lot line of Reservoir Road, East of Oak Lane, thence extending in an easterly direction along the southerly lot line of Reservoir Road, a distance of 90 feet to a point; thence extending in a southerly direction along Lot No. 118, forming a right angle with the southerly lot line of Reservoir Road, a distance of 140 feet to a point; thence extending in a westerly direction along property now or late of Forest Hills Corporation, forming a right angle with the last described line, a distance of 90 feet to a point; thence extending in a northerly direction Lot No. 120, forming a right angle with the last described line, a distance of 140 feet to the place of beginning, the last described line forming a right angle with the southerly lot line of Reservoir Road.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 2006 Reservoir Road, Reading, PA 19604

TAX PARCEL #22531819623332

ACCOUNT: 22038700

SEE Deed Book Instrument 2011000215

Sold as the property of: William Vasquez, Jr.

No. 18-17895

Judgment Amount: \$249,721.16

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Muhlenberg Township, Berks County, Pennsylvania, bounded and described according to the Rivers Bend, Section 2, drawn by Roger A. Fry, Professional Land Surveyor, dated September 20, 1991, said plan recorded in Berks County in Plan Book 189, Page 26, as follows, to wit:

BEGINNING AT A POINT of tangent on the Northeasterly side of Dallas Road (53 feet wide) said point being the arc distance of 31.48 feet measured along the arc of a circle curving to the right having a radius of 20.00 feet from a point of curve on the Northwesterly side of

Boeshore Circle (53 feet wide); thence extending from said point of curve on the Northwesterly side of Boeshore Circle (53 feet wide); thence extending from said point of beginning along the Northeasterly side of Dallas Road North 19 degrees 07 minutes 25 seconds West 102.17 feet to a point, a corner of Lot No. 58 on said plan; thence extending along same North 70 degrees 52 minutes 35 seconds East 103.00 feet to a point in line of Lot No. 56 on said plan; thence extending along same South 19 degrees 07 minutes 25 seconds East 120.26 feet to a point of curve on the Northwesterly side of Boeshore Circle; thence extending along same the two following courses and distances: (1) Southwestwardly along the arc of a circle curving to the right having a radius of 123.50 feet to a point of curve on the Northwesterly side of Boeshore Circle; thence leaving Boeshore Circle along the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 31.48 feet to the first mentioned point and place of BEGINNING.

CONTAINING 12,475 square feet of land.

BEING Lot No. 57 as shown on the abovementioned plan.

PIN 66530917026360

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1040 Dallas Road, Muhlenberg, PA 19605

TAX PARCEL #66530917026360

ACCOUNT: 66037827

SEE Deed Instrument Number 2017021372

Sold as the property of: Brian Brickey

No. 18-18045

Judgment Amount: \$67,091.28

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground upon which the same is erected, situate on the West side of North Tenth Street, between Greenwich and Oley Streets, and Numbered 652, 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 Wilson Rothermel;

ON the South by property now or late of Philip G. Pfeiffer,

ON the West by a ten feet wide alley; and

ON the East by said North Tenth Street.

CONTAINING IN FRONT or width on said North Tenth Street, sixteen (16) feet, more or less and in depth of equal width one hundred ten (110) feet to said alley.

TITLE TO SAID PREMISES is vested in Manuersito R. Fragoso, by Deed from Angel Serraty, dated 02/24/2006, recorded 03/31/2006, in Book 4837, Page 1221.

MORTGAGOR Manuersito R. Fragoso died on 01/06/2018, and upon information and belief,

05/02/2019

Vol. 111, Issue 31

his heirs or devisees, and personal representative, are unknown.

BEING KNOWN AS 652 North 10th Street, Reading, PA 19604-2586.

Residential property
 TAX PARCEL NO: 12-5317-53-04-4083
 TAX ACCOUNT: 12140775
 SEE Deed Book 4837, Page 1221

To be sold as the property of unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Manuersito R. Fragoso, deceased.

No. 18-18649

Judgment Amount: \$231,106.53

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or tract of land together with a one and one-half story shingle covered dwelling house, a one-story building block spring house, a one-story shingle covered garage and other out buildings erected thereon, situate on the southern side of the macadam State Highway, L.R. 06056 and on the western side of another macadam State Highway, L.R. 06061 in the Township of Lower Heidelberg, County of Berks and State of Pennsylvania and being more fully bounded and described as follows:

BEGINNING AT A CORNER marked by a P.K. nail at the intersection of the macadam State Highway, L.R. 06056, also known as Brownsville Road leading from Brownsville to Leinbachs and the macadam State Highway, L.R. 06061, also known as Green Valley Road leading from the aforesaid macadam State Highway, L.R. 06056 to Sinking Spring, said corner also being the most northeasterly corner of the herein described property;

THENCE LEAVING the aforesaid macadam State Highway, L.R. 06056 and along the aforesaid macadam State Highway, L.R. 06061, also known as Green Valley Road, South six degrees forty-five minutes ten seconds West (S. 06° 45' 10" W.) a distance of three hundred twenty-two and thirteen one hundredths feet (322.13') to a corner marked by a P.K. nail;

THENCE LEAVING the aforesaid macadam State Highway, L.R. 06061, along property belonging to L. R. Price and along property belonging to Vernon A. Parsons, North eighty-eight degrees thirty minutes ten seconds West (N. 88° 30' 10" W.) a distance of two hundred twenty-five and thirty-four one-hundredths feet (225.34') to a corner marked by an iron pipe;

THENCE ALONG property belonging to the Lower Heidelberg Township Supervisors the three (3) following courses and distances viz: (1) North one degree fifty-six minutes forty seconds West (N. 01° 56' 40" W.) a distance of two hundred seven feet (207.00') to a corner marked by an iron pipe, (2) North eighty-seven degrees fifteen minutes zero seconds West (N. 87°

15' 00" W.) a distance of eighty-five and eighty one-hundredths feet (85.80') to a corner marked by an iron pipe and (3) passing through an iron pipe fifteen and twenty-one one-hundredths feet (15.21') from the next described corner North two degrees forty-eight minutes forty seconds East (N. 02° 48' 40" E.) a distance of one hundred twenty feet (120.00') to a corner marked by a railroad spike near the center line of the existing macadam State Highway, L.R. 06056 leading from Brownsville to Leinbachs;

THENCE ALONG same passing through a railroad spike sixty-six feet (66.00') from the last described corner and passing through another railroad spike seventy-six and two one-hundredths feet (76.02') from the last described corner South eighty-seven degrees fifteen minutes zero seconds East (S. 87° 15' 00" E.) a distance of three hundred fifty and forty one-hundredths feet (350.40') to the place of Beginning.

TITLE TO SAID PREMISES is vested in Mitchell E. Kriebel, by Deed from Willis L. Erb and Rebecca A. Erd, his wife, dated 09/03/2014, recorded 09/04/2014, Instrument No. 2014028947.

BEING KNOWN AS 706 Brownsville Road, Reading, PA 19608-9727.

Residential property
 TAX PARCEL NO: 49-4377-01-48-2640
 TAX ACCOUNT: 49008356
 SEE Deed Instrument: 2014028947

To be sold as the property of Mitchell E. Kriebel.

No. 18-18822

Judgment: \$210,654.07

Attorney: Samantha Gable, Esquire

ALL THAT CERTAIN two-story frame dwelling house and garage and lot of ground upon which the same is erected situate on the South side of and being No. 40 Broad Street, now called No. 40 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 South side of said West Broad Street 99 feet East of the southeast corner of Broad and Miller Streets; thence southward along property of now or late Frank Naugle on line of Lot Nos. 32 and 34, 170 feet to a post on a 20 feet wide alley; thence eastward along the North side of said alley 30 feet to a post; thence northward along property of now or late John R. Ackermann on line of Lot Nos. 34 and 36, 170 feet to a point on the South side of West Broad Street; thence westward along said West Broad Street 30 feet to the place of beginning.

CONTAINING 5,100 square feet, more or less, and being Lot No. 34 on the plan of Edison. PARCEL ID: 77439511670347

PROPERTY ADDRESS (for informational purposes only): 40 West Broad Street, Reading (Borough of Shillington), PA 19607

05/02/2019

Vol. 111, Issue 31

BEING THE SAME PREMISES which David A. Fry, by Deed dated June 15, 2007 and recorded June 19, 2007 in the Office of the Recorder of Deeds in and for the County of Berks in Book 05161, Page 0309, Instrument #2007037328, granted and conveyed unto James Lezoche, in fee.

TAX PARCEL NO 77439511670347

BEING KNOWN AS 40 West Broad Street, Reading, PA 19607

Residential Property

To be sold as the property of James Lezoche

No. 18-19001

Judgment Amount: \$134,287.41

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN triangular plot of ground situate on the Eastern side of State Road, Route 82, leading from White Bear Station to Geigertown, bounded on the North by lands of now or late John H. McGowan and bounded on the South by lands of now or late Eva Anna Zerr Eagelmen as shown on a plan prepared by C.L. Frantz & Associates, Inc., situate in the Township of Union, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a railroad spike in the center line of Route 82, State Road, said point being the Southwestern corner of the herein described tract; thence in and along said road, North 31 degrees 16 minutes 7 seconds West, a distance of 97.35 feet to a railroad spike; thence leaving said road along property belonging to now or late John H. McGowan and passing through an iron pin on line, said pin being a distance of 25.10 feet from the railroad spike in Route 82, North 82 degrees 46 minutes 29 seconds East, a distance of 241.47 feet and passing through another iron pin on line to a steel pin; thence along property belonging to now or late Eva Zerr Engelman, South 59 degrees 0 minutes 0 seconds West, a distance of 220.52 feet and passing through an iron pin on line, said pin being a distance of 20 feet from the point and place of BEGINNING.

BEING Parcel Number 5332-01-25-7327 and ACCOUNT NO. 88035575

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 3107 Haycreek Road, Birdsboro, PA 19508

TAX PARCEL #88533201257327

ACCOUNT: 88035575

SEE Deed Instrument Number 2011008741

Sold as the property of: Elizabeth Crum

No. 18-19324

Judgment Amount: \$34,979.34

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and lot or piece of ground, upon which the same is erected, situate on the North

side of Green Street, between North Tenth and Eleventh Streets, being No. 1033 Green Street, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

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

ON the East by property now or late of Frank P. Nistle;

ON the South by said Green Street; and

ON the West by property now or late of Harry L. Ritter.

CONTAINING IN FRONT on said Green Street, East and West, fifteen (15) feet and in depth to said ten (10) feet wide alley, North and South, one hundred (100) feet.

TITLE TO SAID PREMISES is vested in Pavlos Kitixis and Olga Kitixis, his wife, by Deed from John F. Hoffmaster and Carol M. Hoffmaster, his wife, dated 03/09/1979, recorded 03/12/1979, in Book 1755, Page 1083.

OLGA KITIXIS was a co-record owner of the mortgaged premises as a tenant by the entirety.

BY VIRTUE of Olga Kitixis's death on or about 04/18/2018, her ownership interest was automatically vested in the surviving tenant by the entirety.

BEING KNOWN AS 1033 Green Street, Reading, PA 19604-2734.

Residential property

TAX PARCEL NO: 11-5317-61-03-9009

TAX ACCOUNT: 11394425

SEE Deed Book 1755, Page 1083

To be sold as the property of Pavlos Kitixis.

No. 18-19373

Judgment Amount: \$145,228.45

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot of ground together with the improvements erected thereon, known as 107 Gerald Avenue in Cumru Township, Berks County, Pennsylvania, being Lot 25 on the plan of Rolling Hills, Section 1 recorded in Plan Book 14, Page 1, situate on the northerly side of Gerald Avenue, between Hilgert and Wilma Avenues, bounded and described as follows:

BEGINNING AT A POINT on the northerly lot line of Gerald Avenue (50-foot wide) westwardly a distance of one hundred seventy-nine feet and sixty-one hundredths of one foot (179.61') from the point of curvature at the westerly end of the curve having a radius of forty feet (40') connecting the northerly lot line of Gerald Avenue with the westerly lot line of Hilgert Avenue (50 feet wide); thence in a westerly direction along the northerly lot line of Gerald Avenue, a distance of sixty feet (60') to a point; thence in a northerly direction along Lot 26, known as 109 Gerald Avenue, forming a right angle with the northerly lot line of Gerald Avenue, a distance of one hundred twenty-five feet (125') to a point, thence in an easterly direction along property now or late of William E. Oplinger and Mary H. Oplinger,

05/02/2019

Vol. 111, Issue 31

forming a right angle with the last described line, a distance of sixty feet (60') to a point; thence in a southerly direction along Lot 24, known as 105 Gerald Avenue, forming a right angle with the last described line, a distance of one hundred twenty-five feet (125') to the place of beginning, the last described line forming a right angle with the northerly lot line of Gerald Avenue.

TITLE TO SAID PREMISES is vested in Edward K. Ludwig, by Deed from Melissa Graeff, dated 12/12/2014, recorded 12/15/2014, Instrument No. 2014041081.

BEING KNOWN AS 107 Gerald Avenue, Reading, PA 19607-2313.

Residential property

TAX PARCEL NO: 39-4385-08-97-7558

TAX ACCOUNT: 39084514

SEE Deed Instrument: 2014041081

To be sold as the property of Edward K. Ludwig.

No. 18-19484

Judgment Amount: \$207,300.81

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN tract of land and dwelling house situate in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, as shown on Drawing Number 44105, dated July 20, 1970, prepared by Pennoni Associates, Inc., and being more particularly described as follows, to wit:

BEGINNING AT A POINT at the corner of Lot Numbers 4 and 5 in the Western right of way line of Hartline Avenue (formerly Pennsylvania Avenue) (60 feet wide) said point being located along the said right of way line of Hartline Avenue, North nineteen degrees thirty-four minutes forty seconds East (N. 19 deg. 34' 40" E.) a distance of 475.84 feet from a point of curve at Pennsylvania Avenue (60 feet wide); thence from said place of beginning along the lot line, of said Lots 4 and 5, North seventy degrees twenty-five minutes twenty seconds West (N. 70 deg. 25' 20" W.) a distance of 150.00 feet to a corner common to said Lots 4 and 5 and a point in lands now or formerly of Marvin C. Miller Demolition, Inc.; thence along said lands of Miller Demolition, Inc. and in and along the center line of a ten foot wide utility right of way, North nineteen degrees thirty-four minutes forty seconds East (N. 19 deg. 34' 40" E.) a distance of 37.82 feet to a point, a corner common to said lands of Miller Demolition, Inc., and a point marked by an iron pin in the right of way of Metropolitan Edison Company; thence along said right of way line, North eighty-two degrees nine minutes ten seconds East (N. 82 deg. 09' 10" E.) a distance of 168.99 feet to a point marked by an iron pin and a corner in the Western right of way line of Hartline Avenue; thence along said right of way line of Hartline Avenue, South nineteen degrees thirty-four minutes forty seconds West (S. 19 deg. 34' 40" W.) a distance of 115.65 feet to a corner

and the place of BEGINNING.

BEING part of Lot No. 137.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 156 Hartline Drive, Reading, PA 19606

TAX PARCEL #43533506375900

ACCOUNT: 43016900

SEE Deed Instrument Number 2016029626

Sold as the property of: Kenny Ramirez-Cordero

No. 18-19579

Judgment Amount: \$107,383.65

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, being Lot No. 16 as shown on the final plan of Oakbrook Estates, Section IV, said plan recorded in Plan Book Volume 136, Page 22, Berks County Records, situate on the Northern side of Beechwood Drive, West of Golf Course Road, in the Township of Robeson, County of Berks and Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at a point on the Northerly right of way line of Beechwood Drive (50 feet wide) on the division line between Lot No. 16 and Lot No. 17; thence extending along the Northerly right of way line of Beechwood Drive, the following two (2) courses and distances: (1) along the arc of a curve deflecting to the left having a radius of 405.69 feet, a central of 08 degrees 29 minutes 16 seconds, an arc distance of 60.10 feet, the chord of said curve bearing South 76 degrees 34 minutes 27 seconds West, a chord distance of 60.04 feet to a point of tangency; and (2) South 72 degrees 19 minutes 49 seconds West, a distance of 71.01 feet to a point; thence leaving said street and extending along Lot No. 15, North 17 degrees 40 minutes 11 seconds West, a distance of 266.89 feet to a point; thence extending along land now or late of Olga Drobek, the following two (2) courses and distances: (1) North 71 degrees 29 minutes 57 seconds East, a distance of 2.46 feet to an iron pin; and (2) North 43 degrees 03 minutes 44 seconds East, a distance of 211.32 feet to a point; thence extending along Lot No. 17 and radial to the curve in the Northerly right of way line of Beechwood Drive, South 09 degrees 10 minutes 55 seconds East, a distance of 378.83 feet to the place of BEGINNING.

CONTAINING in area 1.1306 acres of land.

TITLE TO SAID PREMISES is vested in William J. Lessig and Patricia A. Willmoth, by Deed from Charles E. Zimmermann and Frances A. Zimmermann, h/w, dated 12/03/1997, recorded 12/08/1997, in Book 2890, Page 1567.

BEING KNOWN AS 41 Beechwood Drive, Birdsboro, PA 19508-8550.

Residential property

TAX PARCEL NO: 73-5324-03 -03-7296

TAX ACCOUNT: 73118925

SEE Deed Book 2890, Page 1567

05/02/2019

Vol. 111, Issue 13

To be sold as the property of William J. Lessig, Patricia A. Willmoth.

No. 18-19682

Judgment Amount: \$179,611.28

Attorney: Phelan Hallinan Diamond & Jones, LLP

No. 18-19657

Judgment: \$164,875.98

Attorney: Law Office of Gregory Javardian, LLC

LEGAL DESCRIPTION

ALL THAT CERTAIN piece of ground and the townhouse erected thereon, being Townhouse No. 72 which is the third house Northwardly in the Townhouse Group No. 12 in the Development of Flying Hills, Section No. 1 together with a 10 feet wide strip of land to the East, (street side) of said townhouse a 15 feet wide strip of land to the East (street side) of said townhouse a 15 feet wide strip of land to the West (rear) of said townhouse, situate on the Westerly side of Wedge Lane a 20 feet wide private drive in the Development of Flying Hills Section No. 1, in the Township of Cumru, County of Berks and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to wit:

ALL THAT CERTAIN lot or piece of ground situate in Washington Township, County of Berks, Commonwealth of Pennsylvania bounded and described in accordance with a plan of lots for the Meadow Brook Community, made by Wilkinson & Associates Inc. dated 11/21/2007 as follows to wit:

BOUNDED on the South (side) by Townhouse No. 73; bounded on the East (front) by common space and Wedge Lane; bounded on the North (side) by Townhouse No. 71; and bounded on the West by common space.

BEGINNING AT A POINT on the Northwest side of Bishop Pine Road a corner of Lot 22, as shown on said plan, thence from said point of beginning along the Northwest side of Bishop Road, South 44 degrees 54 minutes 04 seconds West 22 feet to a point a corner Lot 24, thence along Lot 24, North 45 degrees 05 minutes 56 minutes seconds West 199.94 feet to a point in line of Lot 9, thence along Lot 9, North 87 degrees 47 minutes 47 seconds East 30.03 feet to a point a corner of Lot 22, thence along Lot 22, South 45 degrees 05 minutes 56 seconds East 179.49 feet to the point and place of beginning.

CONTAINING a lot width of 20.50 feet more or less, as measured from the center of the party wall between Townhouse No. 71 and the herein described Townhouse No. 72 in a Southwardly direction to a point in the center of the party wall between Townhouse No. 73 and the herein described Townhouse No. 72 and containing a lot depth of 61 feet more or less, as measured from a point 10 feet Eastwardly from the front of said townhouse to a point 15 feet Westwardly from the rear of said townhouse.

BEING Lot 23 as shown on said plan.
UNDER AND SUBJECT to a Certain Declaration of Covenants, Easements and Restrictions for the Meadow Brook Community as recorded in Record Book 5280 Page 1873.

THE SOUTHEAST CORNER of the physical structure, known as Townhouse Group No. 12 has a coordinate reference of latitude 3,024.839 departure 2,436.215 with reference to a marble monument on the Easterly side of Fairway No. 3 which marble monument has a coordinate reference of latitude 3,384.520 departure 2,393.001 all as shown on the overall coordinate system of Flying Hills as shown on Mast Engineering Co Inc. Drawing No. B 3214-113.

TITLE TO SAID PREMISES is vested in Gabriel A. Nesmith and Alisha Marie Nesmith, by Deed from Meadowbrook Realty, LP., dated 01/20/2010, recorded 02/23/2010, Instrument No. 2010006736.

BEING THE SAME PREMISES which David Miller by Deed dated July 16, 2004 and recorded July 23, 2004 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 4112, Page 2130, granted and conveyed unto Kenneth J. Keller.

BEING KNOWN AS 25 Bishop Pine Road, Barto, PA 19504-9150.

KENNETH J. KELLER departed this life on March 28, 2017.

Residential property
TAX PARCEL NO: 89-5399-03-41-8309
TAX ACCOUNT: 89000569
SEE Deed Instrument: 2010006736

BEING KNOWN AS 72 Wedge Lane, Reading, PA 19607.

To be sold as the property of Gabriel A. Nesmith, Alisha Marie Nesmith.

TAX PARCEL NO. 39-5314-05-08-6810
ACCOUNT:
SEE Deed Book 4112, Page 2130
To be sold as the property of Kenneth J. Keller

No. 18-19705

Judgment Amount \$55,622.92

Attorney: Roger Fay, Esquire

ALL THAT CERTAIN tract or piece of land, together with the dwelling thereon erected, situate on the Southeast side of Grimley Street between Rose Alley and Trout Alley, in the Borough of Kutztown, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING AT A POINT, said point being in the building line of Southeast side of Grimley Street, and being in line of lands now or late of Herbert W. Stump and Lovie E. Stump, his wife, and further, being sixty feet Northeast from an iron pin in the intersection of Rose Alley and Grimley Street; thence along the Southeasterly building line of Grimley Street, North thirty-five degrees fifty-one and one-half minutes East, a distance of fifty feet; thence at right angles to

05/02/2019

Vol. 111, Issue 31

the last described line, South fifty-four degrees eight and one-half minutes East, one hundred fifty feet to a point in Orange Alley; thence along the Northwest side of Orange Alley, South thirty-five degrees fifty-one and one-half minutes West, fifty feet, to a point in line of lands now or late of Herbert W. Stump and Lovie E. Stump, his wife; thence North fifty-four degrees eight and one-half minutes West, one hundred fifty feet to the place of Beginning.

CONTAINING IN FRONT along said Grimley Street, fifty feet and in depth or equal width to said Grimley Street, one hundred fifty feet.

TITLE TO SAID PREMISES vested in David Blank by Deed from the Estate of Dorothy M. Smith dated March 31, 2004 and recorded on April 14, 2004 in the Berks County Recorder of Deeds in Book 4036, Page 0635.

BEING KNOWN AS: 224 Grimley Street, Kutztown, PA 19530

TAX PARCEL NUMBER: 55544308989756
To be sold as the property of David Blank

No. 18-19778

Judgment Amount: \$39,243.62

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story stucco dwelling house and lot or piece of ground upon which the same is erected situate on the North side of Park Avenue, between Noble Street and Angelica Avenue in the City of Reading, County of Berks and Commonwealth of Pennsylvania (formerly Oakland, Cumru Township, being Lot No. 146 in plan of lots laid out by the Estate of George I. Bechtel, deceased, and recorded in the Recorder's Office of Berks County in Plan Book No. 1, Page 4) bounded and described as follows, to wit:

ON the North by a 20 feet wide alley;

ON the East by property now or late of Richard D. Bechtel;

ON the South by said Park Avenue; and

ON the West by property now or late of Mary D. Birod.

CONTAINING IN FRONT on said Park Avenue 20 feet, and in depth 180 feet, being presently No. 631 Park Avenue.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 631 Park Avenue, Reading, PA 19611

TAX PARCEL #18530665538453

ACCOUNT: 18530665538453

SEE Deed Book 4079, Page 915

Sold as the property of: Kathleen V. Schollenberger a/k/a Kathleen V. Schollenberger

No. 18-19981

Judgment Amount: \$126,832.14

Attorney: Roger Fay, Esquire

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 389 Sunset Road, in the Borough of West Reading, County of Berks, and Commonwealth of Pennsylvania, more particularly described as follows:

BEGINNING AT A POINT in the South property line of Sunset Road, thence the Southeast intersection corner of Sunset Road and Fifth Avenue bears South 65 degrees 51-1/2 minutes West five hundred fifteen (515) feet no (00) 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 twenty (20) feet no (00) inches to the Northeast corner of this survey, and Northwest corner of House Lot No. 387; thence South 24 degrees 08-1/2 minutes East, with the dividing line between this survey and said House Lot No. 387 a distance of one hundred (100) feet no (00) inches to the North line of a twelve (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 twenty (20) feet no (00) inches to the Southwest corner of this survey and Southeast corner of House Lot No 391; thence North 24 degrees 08-1/2 minutes West with the dividing line between this survey and said house Lot No. 391 a distance of one hundred (100) feet no (00) inches to the BEGINNING.

TITLE TO SAID PREMISES vested in Randall E. Hinsey, Jr. by Deed from Randall E. Hinsey, Sr. and Sandra R. Hinsey dated December 12, 2007 and recorded on December 14, 2007 in the Berks County Recorder of Deeds in Book 05272, Page 1567 as Instrument No. 2007073586.

BEING KNOWN AS: 389 Sunset Road, West Reading, PA 19611

TAX PARCEL NUMBER: 93530606289054

To be sold as the property of Randall E. Hinsey, Jr.

No. 18-20292

Judgment Amount: \$298,108.93

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

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

BEGINNING AT A POINT of compound

05/02/2019

Vol. 111, Issue 31

curve on the Southerly side of Quarry View Drive (50' wide), said point being the arc distance of 42.71 feet measured along the arc of a circle curving to the right having a radius of 25.00 feet from a point of curve on the Easterly side of Morgan Dale Court (50' wide); thence extending from said point of beginning along the Southerly side of Quarry View Drive Eastwardly along the arc of a circle curving to the right having a radius of 900.00 feet the arc distance of 103.59 feet to a point, a corner of Lot No. 95 on said plan; thence extending along same South 08° 12' 05" East 115.00 feet to a point, a corner of Lot No. 97 on said plan; thence extending along same South 85° 15' 58" West 131.93 feet to a point of curve on the Easterly side of Morgan Dale Court; thence extending along same the 2 following courses and distances: (1) Northwardly along the arc of a circle curving to the left having a radius of 925.00 feet the arc distance of 55.98 feet to a point of tangent, and (2) North 08° 12' 05" West 46.39 feet to a point of curve on the Easterly side of Morgan Dale Court; thence leaving the Easterly side of Morgan Dale Court along the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 42.71 feet to the first mentioned point and place of beginning.

CONTAINING 16,036 square feet.

BEING Lot 96 on the abovementioned plan.

TITLE TO SAID PREMISES is vested in Paul Taylor and Michelle A. Taylor, husband and wife, by Deed from Wooldridge Construction Company of PA, Inc, dated 11/12/2001, recorded 05/21/2002, in Book 3538, Page 431.

MICHELLE A. TAYLOR was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Michelle A. Taylor's death on or about 08/03/2012, her ownership interest was automatically vested in the surviving tenant by the entirety.

BEING KNOWN AS 109 Quarry View Drive, Morgantown, PA 19543-8950.

Residential property

TAX PARCEL NO: 35532004516990

TAX ACCOUNT: 35000568

SEE Deed Book 3538, Page 431

To be sold as the property of Paul Taylor

No. 18-20309

Judgment Amount: \$54,478.86

Attorney: Phelan Hallinan Diamond & Jones,

LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the two-story brick mansard roof dwelling house erected thereon, situate on the West side of South Fifteenth Street, between Cotton and Fairview Streets, being No. 560, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING AT A POINT in the western building line of said South Fifteenth Street, said point being four hundred and forty-nine feet six

inches South of the southwest corner of South Fifteenth and Cotton Streets; thence West along property now or late of Charles L. Richards and Irene E. Richards, his wife, ninety-seven feet to a ten feet wide alley; thence South along said ten feet wide alley thirteen feet six inches to a point in line of property now or late of Leroy Toole; thence East along said property now or late of Leroy Toole, ninety-seven feet to a point in the western building line of said South Fifteenth Street; thence North along said Western building line of said South Fifteenth Street thirteen feet six inches to a point, the place of beginning.

TITLE TO SAID PREMISES is vested in Marlene Thomas and Wauletta E. Thomas, by Deed from Heriberto Davila Rodriguez and Felita Ramos, husband and wife, dated 04/14/2005, recorded 06/17/2005, in Book 4606, Page 1544.

BEING KNOWN AS 560 South 15th Street, Reading, PA 19602-2112.

Residential property

TAX PARCEL NO: 16-5316-39-37-1363

TAX ACCOUNT: 16222425

SEE Deed Book, 4606 Page 1544

To be sold as the property of Wauletta E. Thomas, Marlene Thomas.

No. 18-20318

Amount: \$ 222,018.01

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the buildings and improvements thereon erected, situate on the Southwestern corner of the intersection of South Seventh Street and Arch Street, in the Borough of Hamburg, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southwest topographic building corner of South Seventh Street and Arch Street as shown on Plan No. E-10A-40 dated December 7, 1965, revised lots of Belmont; thence Southward along the West topographic building line of South Seventh Street 100 feet to a point; thence Westward at 90 degrees 128 feet to a point in the East side of Moss Alley; thence Northward along the East side of Moss Alley 100 feet to the Southeast topographic building corner of Arch Street and Moss Alley; thence Eastward at 90 degrees and along the South topographic building line of Arch Street 128 feet to the place of Beginning.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 500 South 7th Street, Hamburg, PA 19526

TAX PARCEL #46449406278504

ACCOUNT: 46449406278504

SEE Deed Instrument 2017023777

Sold as the property of: Victoria A. Troutman a/k/a Victoria Troutman

05/02/2019

Vol. 111, Issue 31

No. 18-20398

Judgment Amount: \$149,514.26

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or tract of land situate on the western side of the macadam State Highway leading from Kutztown to Lyons, and being an extension of Noble Street, as extended in a southerly direction from the Borough of Kutztown, in the Township of Maxatawny, County of Berks and State of Pennsylvania, bounded on the North by residue property belonging to Norwood P. Lawfer and Nancy J. Lawfer, his wife, on the East by the aforesaid macadam State Highway known as an extension of Noble Street, on the South by residue property belonging to Norwood P. Lawfer and Nancy J. Lawfer, his wife, about to be conveyed to Joseph Wechezak and Florence Wechezak, his wife, and on the West by property belonging to Ruth O. Luckenbill, and being more fully bounded and described in accordance with a survey made by Walter E. Spotts and Associates, Registered Professional Engineers and Land Surveyors, in November 1955, as follows, to wit:

BEGINNING AT A CORNER marked by an iron pin in the center line of the macadam State Highway known as an extension of Noble Street, leading from Kutztown to Lyons, said corner being the south-eastern corner of the herein described property and being ten feet no inches (10' 0") northwardly from the northern side of the twelve feet (12') wide alley, thence leaving the aforesaid macadam State Highway and along residue property belonging to Norwood P. Lawfer and Nancy J. Lawfer, his wife, about to be conveyed to Joseph Wechezak and Florence Wechezak, his wife passing through an iron pin twenty-seven feet no inches (27' 0") from the last described corner and by a line being ten feet no inches (10' 0") northwardly from and parallel to the aforesaid twelve feet (12') wide alley, South sixty-eight degrees seven minutes fifteen seconds West (S. 68 degrees 07 minutes 15 seconds W.) a distance of two hundred feet and one half inch (200' 0-1/2") to a corner marked by an iron pin in line of property belonging to Ruth O. Luckenbill, thence along same, North twenty degrees forty-one minutes forty-five seconds West (N. 20 degrees 41 minutes 45 seconds W.) a distance of one hundred fifty feet no inches (150' 0") to a corner marked by an iron pin, thence along residue property belonging to Norwood P. Lawfer and Nancy J. Lawfer, his wife, passing through an iron pin twenty-seven feet no inches (27' 0") from the next described corner, North sixty-eight degrees seven minutes fifteen seconds East (N. 68 degrees 07 minutes 15 seconds E.) a distance of two hundred feet one-half inch (200' 0-1/2") to a corner marked by an iron pin in the center line of the aforesaid macadam State Highway known as an extension of Noble Street, thence along the center line of same, South twenty degrees forty-one minutes forty-five seconds East (S. 20

degrees 41 minutes 45 seconds E.) a distance of one hundred fifty feet no inches (150' 0") to the place of beginning.

CONTAINING six hundred eighty-nine one-thousandths (0.689) of an acre.

THEOREN ERECTED A DWELLING HOUSE KNOWN AS: 504 Noble Street, Kutztown, PA 19530

TAX PARCEL #63544316948573

ACCOUNT: 63006660

SEE Deed Book 4692, Page 399

Sold as the property of: Clarence J. Heyer and Linda L. Heyer

No. 19-00083

Judgment Amount: \$71,088.21

Attorney: Powers Kirn, LLC

ALL THAT CERTAIN lot or piece of ground, together with the building and improvements thereon erected, situate in Exeter Township, Berks County, Pennsylvania, bounded and described according to a plan of Wingspread-Phase I, drawn by Motley Engineering Co., Consulting Engineers, dated November 5, 1985, and last revised February 5, 1986, as follows, to wit:

BEGINNING AT A POINT on the westerly side of Warwick Court (of irregular width) said point being a corner of Lot No. 17 on said plan; thence extending from said point of beginning along Lot No. 17 South 89 degrees 15' West 89.29' to a point in line of common space area No. 1 on said plan; thence extending along said lands North 3 degrees 50' 25" West 20.03' to a point, a corner of Lot No. 19 on said plan; thence extending along same North 89 degrees 15' East 90.37' to a point on the westerly side of Warwick Court; thence extending along same South 0 degrees 45' East 20 feet to the first mentioned point and place of beginning.

CONTAINING 1,796.6 square feet of land.

BEING THE SAME PREMISES which George F. Bennethum, Jr., widower, by Deed dated December 12, 2003 and recorded January 9, 2004 in the Office of the Recorder of Deeds in and for Berks County in Deed Book 3964, Page 1993, granted and conveyed unto Barry Peterman and Christine M. Peterman, husband and wife.

BEING KNOWN AS 22 Warwick Court, Reading, PA 19606.

TAX PARCEL NO. 43-5336-17-11-4618

SEE Deed Book 3964 Page 1993

To be sold as the property of Barry Peterman and Christine M. Peterman

No. 19-00366

Judgment Amount: \$9,497.27

Attorney Mark J. Merolla, Esquire

Purport Number 1

ALL THAT CERTAIN single-family residence situate in the Township of Spring, Berks County, Pennsylvania, being Dwelling Unit 149 of Building "F" as shown on the plan of

05/02/2019

Vol. 111, Issue 31

“Stone Hill Farms”, as prepared by Urwiler and Walters, Incorporated, dated April 4, 198_, and recorded in Plan Book Volume 163, Page 26, Berks County Records, and as shown on as-build plan prepared by Thomas R. Gibbons, Professional Land Surveyor, of Shillington, Pennsylvania, dated January 27, 1990 , last revised May 8, 1990, Plan Number TRG-D-2133, and attached to declaration of covenants and easements, conditions and restrictions, recorded in Miscellaneous Book Volume , Page , Berks County Records, said dwelling unit being designated as a lower dwelling unit which is situate on and including all that certain lot or piece of ground more fully bounded and described as follows to wit:

BEGINNING AT A POINT being the Southwesternmost corner of the herein described Dwelling Unit 149 of Building “F”, said point being located in a Northwesterly direction from a point in State Route 3021, known as “Papermill Road”, said point being the Southernmost corner of the above-mentioned Development of “Stone Hill Farms” on a line bearing North fourteen (14°) degrees forty-four (44’) minutes six (06”) seconds West a distance of one thousand seventy feet and ninety-one hundredths of one foot (1,070.91’) to the place of Beginning;

THENCE EXTENDING along property belonging to Stone Hill Farms, Incorporated, the following ten (1) courses and distances as follows to wit:

(1) In a Northwesterly direction on a line bearing North forty-eight (48°) degrees nine (09’) minutes forty-one (41”) seconds West a distance of fourteen feet and fifty hundredths of one foot (14.50’) to a point;

(2) In a Southwesterly direction on a line bearing South forty-one (41°) degrees fifty (50’) minutes nineteen (19”) seconds West a distance of one foot and sixty-seven hundredths of one foot (1.67’) to a point;

(3) In a Northwesterly direction on a line bearing North forty-eight (48°) degrees nine (09’) minutes forty-one (41”) seconds West a distance of eight feet (8’) to a point;

(4) In a Northeasterly direction on a line bearing North forty-one (41°) degrees fifty (50’) minutes nineteen (19”) seconds East a distance of one foot and sixty-seven hundredths of one foot (1.67’) to a point;

(5) In a Northwesterly direction on a line bearing North forty-eight (48°) degrees nine (09’) minutes forty-one (41”) seconds West a distance of twenty-three feet and fifty hundredths of one foot (23.50’) to a point;

(6) In a Northeasterly direction on a line bearing North forty-one (41°) degrees fifty (50’) minutes nineteen (19”) seconds East a distance of sixteen feet and sixty-seven hundredths of one foot (16.67’) to a point;

(7) In a Southeasterly direction on a line bearing South forty-eight (48°) degrees nine (09’) minutes forty-one (41”) seconds East a distance

of ten feet (10’) to a point;

(8) In a Northeasterly direction on a line bearing North forty-one (41°) degrees fifty (50’) minutes nineteen (19”) seconds East a distance of twenty-five feet and fifty-eight hundredths of one foot (25.58’) to a point;

(9) In a Southeasterly direction on a line bearing South forty-eight (48°) degrees nine (09’) minute forty-one (41”) seconds East a distance of one foot and fifty hundredths of one foot (1.50’) to a point;

(10) In a Northeasterly direction on a line bearing North forty-one (41°) degrees fifty (50’) minutes nineteen (19”) seconds East a distance of eleven feet and twenty-three hundredths of one foot (11.23’) to a point a corner of the garage portion of Dwelling Unit 150;

THENCE EXTENDING along the centerline of a party wall and being Dwelling Unit 150, the following two (2) courses and distances as follows to wit:

(1) In a Southeasterly direction on a line bearing South forty-eight (48°) degrees nine (09’) minutes forty-one (41”) seconds East a distance of twenty feet and ninety-four hundredths of one foot (20.94’) to a point;

(2) In a Southwesterly direction on a line bearing South forty-one (41°) degrees fifty (50’) minutes nineteen (19”) seconds West a distance of eleven feet and twenty-three hundredths of one foot (11.23’) to a point;

THENCE EXTENDING in a Southeasterly direction along Dwelling Unit 150 on a line bearing South forty-eight (48°) degrees nine (09’) minutes forty-one (41”) seconds East a distance of nine feet and fifty-six hundredths of one foot (9.56’) to a point in line of property belonging to Stonehill Farms, Incorporated;

THENCE EXTENDING along property belonging to Stone Hill Farms, Incorporated, the following three (3) courses and distances as follows to wit:

(1) In a Southwesterly direction on a line bearing South forty-one (41°) degrees fifty (50’) minutes nineteen (19”) seconds West a distance of twenty-nine feet and eighty-three hundredths of one foot (29.83’) to a point;

(2) In a Southeasterly direction on a line bearing South forty-eight (48°) degrees nine (09’) minutes forty-one (41”) seconds East a distance of four feet (4’) to a point;

(3) In a Southwesterly direction on a line bearing South forty-one (41°) degrees fifty (50’) minutes nineteen (19”) seconds West a distance of twelve feet and forty-two hundredths of one foot (12.42’) to the place of Beginning;

CONTAINING IN AREA one thousand eight hundred sixteen square feet and nine tenths of one square foot (1,816.9 square feet) of land.

Purpant Number 2

ALL THAT CERTAIN single-family residence situate in the Township of Spring, Berks County, Pennsylvania, being a portion of Dwelling Unit 149 in Building “F”, as shown on the plan of

05/02/2019

Vol. 111, Issue 31

“Stone Hill Farms”, as prepared by Urwiler and Walters, Incorporated, dated April 14, 1988, and recorded in Plan Book Volume 163, Page 26, Berks County Records, and as shown on as-built plan prepared by Thomas R. Gibbons, Professional Land Surveyor, of Shillington, Pennsylvania, dated January 27, 1990 last revised May 8, 1990, Plan Number TRG-D-2133, said dwelling unit being designated as an upper portion of Dwelling Unit 149 in Building “F”, which is situate above all that certain lot or piece of ground more fully bounded and described as follows to wit:

BEGINNING AT A POINT being the Southwesternmost corner of the herein described upper portion of Dwelling Unit 149 in Building “F”, said point being located the following four (4) courses and distances as follows to wit from a point in State Route 3021, known as “Papermill Road”, said point being the Southernmost corner of the Development of “Stone Hill Farms”;

(1) In a Northwesterly direction through property belonging to Stone Hill Farms, Incorporated, on a line bearing North fourteen (14°) degrees forty-four (44’) minutes six (06”) seconds West a distance of one thousand seventy feet and ninety-one hundredths of one foot (1,070.91’) to a point on the Southwest corner of the lower portion of Dwelling Unit 149 in Building “F”;

(2) In a Northeasterly direction along Dwelling Unit 149 on a line bearing North forty-one (41°) degrees fifty (50’) minutes nineteen (19”) seconds East a distance of twelve feet and forty-two hundredths of one foot (12.42’) to a point;

(3) In a Northwesterly direction along Dwelling Unit 149 on a line bearing North forty-eight (48°) degrees nine (09’) minutes forty-one (41”) seconds West a distance of four feet (4.00’) to a point;

(4) In a Northeasterly direction along Dwelling Unit 149 on a line bearing North forty-one (41°) degrees fifty (50’) minutes nineteen (19”) seconds East a distance of three feet (3.00’) to the place of beginning;

THENCE EXTENDING along property belonging to Stone Hill Farms, Incorporated, the following four (4) courses and distances as follows to wit:

(1) In a Northwesterly direction on a line bearing North forty-eight (48°) degrees nine (09’) minutes forty-one (41”) seconds West a distance of thirty-one feet and ninety-nine hundredths of one foot (31.99’) to a point;

(2) In a Northeasterly direction on a line bearing North forty-one (41°) degrees fifty (50’) minutes nineteen (19”) seconds East a distance of twenty-two feet and forty-seven hundredths of one foot (22.47’) to a point;

(3) In a Southeasterly direction on a line bearing South forty-eight (48°) degrees nine (09’) minutes forty-one (41”) seconds East a distance of eleven feet and thirty-three hundredths of one foot (11.33’) to a point;

(4) In a Northeasterly direction on a line bearing North forty-one (41°) degrees fifty (50’) minutes nineteen (19”) seconds East a distance of four feet and thirty-seven hundredths of one foot (4.37’) to a point;

THENCE EXTENDING in a Southeasterly direction partially along property belonging to Stone Hill Farms, Incorporated, and partially along the upper Dwelling Unit 151 in Building “F” on a line bearing South forty-eight (48°) degrees nine (09’) minutes forty-one (41”) seconds East a distance of thirteen feet and ninety-one hundredths of one foot (13.91’) to a point;

THENCE EXTENDING along property belonging to Stone Hill Farms, Incorporated, the following three (3) courses and distances as follows to wit:

(1) In a Southwesterly direction on a line bearing South forty-one (41°) degrees fifty (50’) minutes nineteen (19”) seconds West a distance of six feet and thirty-eight hundredths of one foot (6.38’) to a point;

(2) In a Southeasterly direction on a line bearing South forty-eight (48°) degrees nine (09’) minutes forty-one (41”) seconds East a distance of six feet and seventy-five hundredths of one foot (6.75’) to a point;

(3) In a Southwesterly direction on a line bearing South forty-one (41°) degrees fifty (50’) minutes nineteen (19”) seconds West a distance of twenty feet and forty-six hundredths of one foot (20.46’) to the place of Beginning;

CONTAINING IN AREA seven hundred sixty-six square feet and three hundredths of one square foot (766.03 square feet) of land;

BEING PART OF THE SAME PROPERTY which Henry D. Singer and Bernard R. Singer granted and conveyed unto Stone Hill Farms, Incorporated, by Deed dated November 11, 1988, and recorded in Record Book Volume 2038, Page 1674, Berks County Records.

BEING THE SAME PROPERTY which Stone Hill Farms, Inc. by Deed dated August 14, 1990, and recorded in Berks County in Record Book 2159 Page 858 granted and conveyed unto Douglas N. Culp and Patricia D. Dietrich, husband and wife, and the said Patricia D. Dietrich died on 5/15/2015 whereupon title vested solely in Douglas N. Culp.

BEING KNOWN AS: 149 Heather Lane, Wyomissing, PA 19610

UPI: 80439710458564-C67

To be sold as the property of: Douglas N. Culp

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, June 7, 2019 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.

05/02/2019

Vol. 111, Issue 31

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

ARTICLES OF DISSOLUTION

Notice is hereby given that the shareholders and directors of **Lentz Holdings, Inc.**, a Pennsylvania corporation, with an address of 7 High Rd., Wyomissing, PA, 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 2907 of the Pennsylvania Business Corporation Law of 1988, as amended.

BARLEY SNYDER, Solicitors
126 E. King St.
Lancaster, PA 17602

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 **New Spectrum CBD, Inc.**

**Montgomery McCracken
Walker & Rhoads LLP, Solicitors**
1735 Market Street
Philadelphia, PA 19103-7505

CIVIL ACTION

IN THE COURT OF
COMMON PLEAS
BERKS COUNTY
CIVIL ACTION-LAW
ACTION OF MORTGAGE FORECLOSURE
Term No. 18-14357
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
PENNSYLVANIA HOUSING FINANCE
AGENCY, Plaintiff

vs.

The Unknown Heirs of Freddy Gonzalez, Deceased, Mariessel Gonzalez Individually and Solely in Her Capacity as Heir of Freddy Gonzalez, Deceased., Roy Gonzalez Solely in His Capacity as Heir of Freddy Gonzalez, Deceased., Veronica Gonzalez Solely in Her Capacity as Heir of Freddy Gonzalez, Deceased, Freddy R. Gonzalez Solely in His Capacity as Heir of Freddy Gonzalez, Deceased. & Randy X. Gonzalez Solely in His Capacity as Heir of Freddy Gonzalez, Deceased.

Mortgagor and Real Owner, Defendant

The Unknown Heirs of Freddy Gonzalez, Deceased and Veronica Gonzalez Solely in Her Capacity as Heir of Freddy Gonzalez, Deceased, Freddy R. Gonzalez Solely in His Capacity as Heir of Freddy Gonzalez, Deceased. & Randy X. Gonzalez Solely in His Capacity as Heir of Freddy Gonzalez, Deceased., **MORTAGOR AND REAL OWNER, DEFENDANT** whose last known address is 917 Spruce Street Reading, PA 19602.

THIS FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

You are hereby notified that Plaintiff **PENNSYLVANIA HOUSING FINANCE AGENCY**, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Berks County, Pennsylvania, docketed to No. 18-14357 wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 917 Spruce Street Reading, PA 19602 whereupon your property will be sold by the Sheriff of Berks.

NOTICE

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

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

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

BERKS COUNTY BAR ASSOCIATION
544 Court Street
Reading, PA 19601
610-375-4591

Michael T. McKeever
Attorney for Plaintiff

05/02/2019

Vol. 111, Issue 31

KML Law Group, P.C., PC
Suite 5000, BNY Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY, PENNSYLVANIA
CIVIL ACTION-LAW
NO. 19-2028

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
WELLS FARGO BANK, N.A., Plaintiff

BINGAMAN, HESS, COBLENTZ & BELL,
PC.

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

vs.
JESSE R. REICH, in his capacity as Heir of
RANDALL S. REICH, Deceased
EMILY B. STEVENSON, in her capacity as
Heir of RANDALLS. REICH, Deceased
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE
OR INTEREST FROM OR UNDER RANDALL
S. REICH, DECEASED, Defendants

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY, PA
CIVIL ACTION-LAW
NO. 13-26451

READING HOSPITAL, Plaintiff
vs.

JACOB B. KOOP, Defendant

NOTICE TO: JACOB B. KOOP

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

NOTICE

To UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RANDALL S. REICH, DECEASED

You are hereby notified that on February 21, 2019, Plaintiff, WELLS FARGO BANK, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of BERKS County Pennsylvania, docketed to No. 19 2028. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 1726 OAK LANE, READING, PA 19604-1640 whereupon your property would be sold by the Sheriff of BERKS County.

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

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

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

NOTICE

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

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

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

Lawyer Referral Service:
Berks County Bar Association

05/02/2019

Vol. 111, Issue 31

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

ESTATE NOTICES

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

First Publication

BARBON, MILDRED, dec'd.

Late of 750 Pomander Avenue,
 Exeter Township.
 Executrix: SHARON L. HELLENTHAL,
 750 Pomander Avenue,
 Reading, PA 19606.
 ATTORNEY: ROBERT R. KREITZ, ESQ.,
 ROLAND STOCK, LLC,
 627 North Fourth Street,
 P.O. Box 902,
 Reading, PA 19603

BICKSLER, DOROTHY A., dec'd.

Late of Tulpehocken Township.
 Executor: T. JOHN BICKSLER,
 27 Bordner Road,
 Richland, PA 17087.
 ATTORNEY: WILLIAM H. STURM, JR.,
 ESQ.,
 STEINER & SANDOE ATTORNEYS AT
 LAW, LLC,
 36 West Main Avenue,
 Myerstown, PA 17067

BOUCHER, ANNA C. also known as BOUCHER, ANNA, dec'd.

Late of 1044 Weiser Street,
 City of Reading.
 Executors: ROBERT D. BOUCHER,
 106 Poplar Drive,
 Reading, PA 19606 and
 GERALD M. BOUCHER,
 333 E. 12th Avenue, Unit A,
 North Wildwood, NJ 08260.
 ATTORNEY: DAVID S. SOBOTKA, ESQ.,
 519 Walnut Street,
 Reading, PA 19601

BUCKHOLZ, WILLIAM E., dec'd.

Late of 610 Museum Road,
 City of Reading.
 Executor: MR. TONY L. BUCKHOLZ,
 23 Laura Court,
 Sinking Spring, PA 19608.
 ATTORNEY: SCOTT C. PAINTER, ESQ.,
 906 Penn Avenue,

P.O. Box 6269,
 Wyomissing, PA 19610
CHRISTMAN, ANNA M., dec'd.

Late of Topton.
 Executor: WAYNE N. CHRISTMAN,
 c/o YOUNG & YOUNG,
 Rebecca M. Young, Esq.,
 Lia K. Snyder, Esq.,
 119 E. Main Street,
 Macungie, PA 18062.
 ATTORNEY: REBECCA M. YOUNG,
 ESQ.,
 LIA K. SNYDER, ESQ.,
 YOUNG & YOUNG,
 119 E. Main Street,
 Macungie, PA 18062

CHRISTY, F. LYNN, dec'd.

Late of 1033 Penn Street,
 City of Reading.
 Executrix: LAUREL C. CHRISTY,
 P.O. Box 1415,
 New York, NY 10159.
 ATTORNEY: WILLIAM F. COLBY, JR.,
 ESQ.,
 BARLEY SNYDER,
 50 N. 5th Street, 2nd Fl.,
 P.O. Box 942,
 Reading, PA 19603-0942

CIATTO, JOSEPH P., dec'd.

Late of 20 Hummingbird Road,
 Wyomissing.
 Executor: GREGORY F. CIATTO,
 1519 Rose Virginia Road,
 Wyomissing, PA 19610.
 ATTORNEY: JACK G. MANCUSO, ESQ.,
 BRUMBACH, MANCUSO & FEGLEY,
 P.C.,
 11 East Lancaster Avenue,
 P.O. Box 500,
 Shillington, PA 19607-0500

CLAIN, PETER F., dec'd.

Late of 2000 Cambridge Ave.,
 Apt. 73, Wyomissing.
 Executor: PETER F. CLAIN,
 c/o Susan N. Denaro, Esquire,
 Georgeadis Setley, 4 Park Plaza, 2nd Floor,
 Wyomissing, PA 19610.
 ATTORNEY: SUSAN N. DENARO, ESQ.,
 GEORGEADIS SETLEY,
 Four Park Plaza, Second Floor,
 Wyomissing, PA 19610

DISILVESTRI, ANNA L., dec'd.

Late of 3121 State Hill Road,
 Wyomissing, Spring Township.
 Executor: JUDGE JOHN A.
 BOCCABELLA,
 162 Bran Road,
 Sinking Spring, PA 19608.
 ATTORNEY: GILBERT M. MANCUSO,
 ESQ.,
 BRUMBACH, MANCUSO & FEGLEY,
 P.C.,
 11 East Lancaster Avenue,
 P.O. Box 500,

05/02/2019

Vol. 111, Issue 31

Shillington, PA 19607-0500
ENDY, SARAH also known as
ENDY, SARAH M., dec'd.
 Late of 36 Groff Road,
 Boyertown.
 Executors: RICKY ENDY,
 183 Green Hill Road,
 Barto, PA 19504;
 BETTY ANN SCHRUMP,
 208 Schaeffer Street,
 Boyertown, PA 19512 and
 LARRY ENDY,
 421 Mill Street,
 Boyertown, PA 19512.
 ATTORNEY: H. CHARLES MARKOFSKI,
 ESQ.,
 MARKOFSKI LAW OFFICES,
 1258 East Philadelphia Avenue,
 P.O. Box 369,
 Gilbertsville, PA 19525-0369
GRUBER, ALVERTA H., dec'd.
 Late of South Heidelberg Township.
 Executrix: MRS. GERALDINE M. BEAN,
 205 Preston Rd.,
 Wernersville, PA 19565.
 ATTORNEY: SCOTT C. PAINTER, ESQ.,
 906 Penn Avenue,
 P.O. Box 6269,
 Wyomissing, PA 19610
HARRIS, ADA ELIZABETH, dec'd.
 Late of 500 Philadelphia Avenue,
 Shillington, Cumru Township.
 Executor: ROBERT H. HARRIS, JR.,
 2591 Welsh Road,
 Mohnton, PA 19609.
 ATTORNEY: CHRISTOPHER C. MUVDI,
 ESQ.,
 MASANO BRADLEY, LLP,
 1100 Berkshire Boulevard, Suite 201,
 Wyomissing, PA 19610
HINKLE, EDWIN H., JR., dec'd.
 Late of 44 W. Washington Street,
 Fleetwood.
 Executors: BETH A. HINKLE and
 MICHAEL QUINN,
 46 E. Cedar Street,
 Fleetwood, PA 19522.
 ATTORNEY: JAMES E. SHER, ESQ.,
 SHER & ASSOCIATES, P.C.,
 15019 Kutztown Road,
 Kutztown, PA 19530
KOONS, LAURA L., dec'd.
 Late of 712 E. 5th St.,
 Colebrookdale Township.
 Executors: JEFFREY A. KOONS and
 PAMELA JO KOCH,
 c/o E. Kenneth Nyce Law Office, LLC,
 105 East Philadelphia Avenue,
 Boyertown, PA 19512.
 ATTORNEY: NICOLE MANLEY, ESQ.,
 E. KENNETH NYCE LAW OFFICE, LLC,
 105 East Philadelphia Avenue,
 Boyertown, PA 19512
LEBELSPERGER, STELLA also known as

LEBELSPERGER, STELLA A., dec'd.
 Late of Borough of Kutztown.
 Executor: WILLIAM R. BLUMER,
 2755 Century Boulevard,
 Wyomissing, PA 19610.
 ATTORNEY: LATISHA B.
 SCHUENEMANN, ESQ.,
 LEISAWITZ HELLER ABRAMOWITZ
 PHILLIPS, P.C.,
 2755 Century Boulevard,
 Wyomissing, PA 19610
LUTZ, PAULINE L., dec'd.
 Late of 1152 Ben Franklin Highway,
 Amity Township.
 Executors: KAREN A. MCGAVIN and
 CHERYL OVERLY,
 c/o Susan N. Denaro, Esquire,
 Georgeadis Setley,
 4 Park Plaza, 2nd Floor,
 Wyomissing, PA 19610.
 ATTORNEY: SUSAN N. DENARO, ESQ.,
 GEORGEADIS SETLEY,
 4 Park Plaza, Second Floor,
 Wyomissing, PA 19610
MACHUZICK, JOHN, dec'd.
 Late of 1504 Dogwood Drive,
 Spring Township.
 Administratrix C.T.A.: MARGARET M.
 KENDIG,
 437 Sunbury Street,
 Minersville, PA 17954.
 ATTORNEY: DAVID S. SOBOTKA, ESQ.,
 519 Walnut Street,
 Reading, PA 19601
SEYLER, JOAN M., dec'd.
 Late of Exeter Township.
 Executrix: DEANNA M. SEYLER-
 WIKTOR,
 3601 Stoudts Ferry Bridge Road,
 Reading, PA 19605.
 ATTORNEY: MAHLON J. BOYER, ESQ.,
 BINGAMAN, HESS, COBLENTZ &
 BELL, P.C.,
 Treeview Corporate Center,
 2 Meridian Boulevard, Suite 100,
 Wyomissing, PA 19610
SHOLLENBERGER, LEROY A., dec'd.
 Late of Upper Tulpehocken Township.
 Executors: STEVE A. SHOLLENBERGER,
 51 Teen Challenge Rd.,
 Womelsdorf, PA 19567 and
 CATHY BICKSLER,
 60 Skyline Dr.,
 Mohrsville, PA 19541.
 ATTORNEY: RICHARD L.
 GESCHWINDT, ESQ.,
 203 East Noble Avenue,
 Shoemakersville, PA 19555
SPOHN, VERNA P., dec'd.
 Late of Kutztown.
 Executrix: CHRISTINE A. HIGH,
 69 Skyview Drive,
 Lenhartsville, PA 19534.
 ATTORNEY: LEE A. CONRAD, ESQ.,

05/02/2019

Vol. 111, Issue 31

3 North Main Street,
Topton, PA 19562

STEWART, HERSCHEL T., dec'd.

Late of Maidencreek Township.
Executor: DON E. STEWART,
750 Leesport Avenue,
Leesport, PA 19533.
ATTORNEY: FREDERICK R. MOGEL,
ESQ.,

MOGEL, SPEIDEL, BOBB &
KERSHNER,

520 Walnut Street,
Reading, PA 19601-3406

SZYMBORSKI, ALFRED A., dec'd.

Late of Spring Township.
Executors: MARY KATHRYN WADE,
252 Degler Ave.,
Leesport, PA 19533 and
JOSEPH G. SZYMBORSKI,
101 Bainbridge Circle,
Reading, PA 19608.
ATTORNEY: GARY R. SWAVELY, JR.,
ESQ.,

38 North Sixth Street,
P.O. Box 1656,
Reading, PA 19603-1656

Second Publication**BOOSER, JOHN CALVIN, JR. also known as**

**BOOSER, J. CALVIN, JR. and
BOOSER, JOHN C., JR., dec'd.**

Late of Wyomissing, .
Executor: HENRY M. KOCH, JR.,
P.O. Box 8514,
Reading, PA 19603.
ATTORNEY: MARK H. KOCH, ESQ.,
KOCH & KOCH,
217 N. 6th Street,
P.O. Box 8514,
Reading, PA 19603

CARFAGNO, JULIA A., dec'd.

Late of Caernarvon Township.
Administrator: WILLIAM J. NORMAN,
JR.,
27 Misty Meadows Ln.,
Elverson, PA 19520.
ATTORNEY: JENNIFER M. MERX, ESQ.,
Skarlatos Zonarich,
320 Market St., Ste. 600 W,
Harrisburg, PA 17101

CHRISTMAN, JOYCE I., dec'd.

Late of 1405 Linden St., Reading.
Executrix: PAMELA R. TANGER,
1407 Linden St.,
Reading, PA 19604.
ATTORNEY: FREDERICK M. NICE,
ESQ.,

LEISAWITZ HELLER ABRAMOWITZ
PHILLIPS, P.C.,

2755 Century Boulevard,
Wyomissing, PA 19610

CIRULLI, CAROLYN P., dec'd.

Late of 3401 Marion Street,

Laureldale.

Executor: SAMUEL ANTHONY CIRULLI,
3401 Marion Street,
Laureldale, PA 19605.

ATTORNEY: JACK G. MANCUSO, ESQ.,
BRUMBACH, MANCUSO & FEGLEY,
P.C.,

11 East Lancaster Avenue,
P.O. Box 500,
Shillington, PA 19607-0500

**DIACHYNSKY, JOHANNA also known as
DIACHYNSKY, JOHANNA E., dec'd.**

Late of 120 W. 5th St.,
Borough of Boyertown.
Executor: JOHN N. DIACHYNSKY,
c/o E. Kenneth Nyce Law Office, LLC,
105 East Philadelphia Avenue,
Boyertown, PA 19512.
ATTORNEY: NICOLE MANLEY, ESQ.,
E. KENNETH NYCE LAW OFFICE, LLC,
105 East Philadelphia Avenue,
Boyertown, PA 19512

FREED, BARBARA J., dec'd.

Late of Borough of Wyomissing.
Executrix: JILL FREED SANTORO,
2 Prendergast Road,
Sinking Spring, PA 19608.
ATTORNEY: RICHARD J. WIEST, ESQ.,
Williamson, Friedberg & Jones, LLC,
10 Westwood Rd.,
Pottsville, PA 17901

KOCH, RONALD R., dec'd.

Late of South Heidelberg Township.
Administrator: RONALD R. KOCH, JR.,
500 Albert Drive,
Sinking Spring, PA 19608.
ATTORNEY: HENRY M. KOCH, JR.,
ESQ.,
KOCH & KOCH,
217 N. 6th Street,
P.O. Box 8514,
Reading, PA 19603

LEDDY, MICHAEL PATRICK, dec'd.

Late of City of Reading,
Exeter Township.
Executrix: NANCY L. LEDDY,
3517 Jacksonwald Avenue,
Reading, PA 19606.
ATTORNEY: EUGENE ORLANDO, JR.,
ESQ.,
ORLANDO LAW OFFICES, P.C.,
2901 St. Lawrence Avenue, Suite 202,
Reading, PA 19606

LINDENMUTH, ELVERTA A., dec'd.

Late of 7 E. Saint Andrews Circle,
Cumru Township.
Executor: BARRIE LEE LINDENMUTH,
JR.,
c/o Shirk Law Associates,
115 South State Street,
Ephrata, PA 17522-2412.
ATTORNEY: KENELM L. SHIRK, III,
ESQ.,
Shirk Law Associates,

05/02/2019

Vol. 111, Issue 31

115 South State Street,
Ephrata, PA 17522-2412

LOEPER, MARY F., dec'd.

Late of Borough of Laureldale.

Executors: ROBERT F. LOEPER, JR. and
THOMAS A. LOEPER,

c/o Denis A. Gray Esq.,
115 Bloomingdale Ave.,
Carriage House, Ste. 100,
Wayne, PA 19087.

ATTORNEY: DENIS A. GRAY, ESQ.,

Palmer & Gray, LLP,

115 Bloomingdale Ave.,
Carriage House, Suite 100,
Wayne, PA 19087

**OTT, RAY also known as
OTT, CORNELIUS RAY and
OTT, CORNELIUS, dec'd.**

Late of Exeter Township.

Executor: JOSEPH S. GRAMAS,

448 Loop Road,
Pottstown, PA 19464.

ATTORNEY: MARK H. KOCH, ESQ.,

KOCH & KOCH,

217 N. 6th Street,

P.O. Box 8514,

Reading, PA 19603

**RATKIEWICZ, ANTHONY E. also known
as**

**RATKIEWICZ, ANTHONY ELWOOD,
dec'd.**

Late of Spring Township.

Executrix: HEATHER RATKIEWICZ,

2058 Cleveland Ave.,

West Lawn, PA 19609.

ATTORNEY: MARK R. SPROW, ESQ.,

DERR, HAWMAN & DERR,

9 E. Lancaster Avenue,

Shillington, PA 19607

TRAVETTI, WILLIAM R., dec'd.

Late of 1011 Berks Road,

Bern Township.

Executors: CHARLES GARY CONNER,

17 Bick Road,

Fleetwood, PA 19522 and

DAVID CONNER,

948 Hamilton Road,

Collegeville, PA 19426.

ATTORNEY: JONATHAN B. BATDORF,
ESQ.,

317 East Lancaster Avenue,

Shillington, PA 19607

WAGNER, IRENE also known as

WAGNER, IRENE J., dec'd.

Late of Spring Township.

Executor: KEVIN WAGNER,

1660 Garfield Rd.,

Wyomissing, PA 19610.

ATTORNEY: ERIC J. FABRIZIO, ESQ.,

BINGAMAN, HESS, COBLENTZ &

BELL, P.C.,

Treeview Corporate Center,

2 Meridian Boulevard, Suite 100,

Wyomissing, PA 19610

WAGNER, KAREN L., dec'd.

Late of Cumru Township.

Executor: GREGORY F. JACOBS, JR.,

510 Pershing Boulevard,

Shillington, PA 19607.

ATTORNEY: BARBARA KERN

DIETRICH, ESQ.,

22 Hilgert Avenue,

Reading, PA 19607

Third and Final Publication**ANDERSON, KAREN M., dec'd.**

Late of Borough of Wernersville.

Executrices: JANE A. PRICE;

CELIA ANDERSON DAVIS and

DEBORAH C. STEVENS,

c/o Barley Snyder LLP,

126 East King Street,

Lancaster, PA 17602.

ATTORNEY: RANDY R. MOYER, ESQ.,

Barley Snyder,

126 East King Street,

Lancaster, PA 17602

BOWERS, TIMOTHY C., dec'd.

Late of Tilden Township.

Administratrices: JEAN M. BOWERS and

TRACEY YESHULAS,

c/o Antanavage Farbiarz, PLLC,

64 N. 4th Street,

Hamburg, PA 19526.

ATTORNEY: RUSSELL E. FARBIARZ,

ESQ.,

ANTANAVAGE FARBIARZ, PLLC,

64 N. 4th Street,

Hamburg, PA 19526

DIEHL, RUTH V., dec'd.

Late of 120 W. 5th Street,

Boyertown.

Executors: MARSHALL L. DIEHL,

220 Gilbertsville Road,

Gilbertsville, PA 19512 and

TERRY R. DIEHL,

516 Wiest School Road,

Oley, PA 19547.

ATTORNEY: JOHN T. FORRY, ESQ.,

FORRY ULLMAN,

540 Court Street,

P.O. Box 542,

Reading, PA 19603

FUCHS, PETER H., dec'd.

Late of City of Reading.

Executrix: MYRNA S. FUCHS.

1800 Oak Lane,

Reading, PA 19604

HEIST, ELIZABETH L., dec'd.

Late of 2000 Cambridge Ave.,

Borough of Wyomissing.

Executrix: CATHY A. KOEHLER,

1969 Marlboro Road,

Kennett Square, PA 19348.

ATTORNEY: ROBERT R. KREITZ, ESQ.,

ROLAND STOCK, LLC,

627 North Fourth Street,

P.O. Box 902,

05/02/2019

Vol. 111, Issue 31

Reading, PA 19603

HYMES, ELIZABETH D., dec'd.

Late of 501 Hoch Road,
Maidencreek Township.
Administrators: CHARLES L. HYMES,
P.O. Box 80,
Rockvale, CO 81244 and
ROBERT M. HYMES,
1108 Sillman Lane,
Leesport, PA 19533.
ATTORNEY: BRIAN R. OTT, ESQ.,
BARLEY SNYDER LLP,
50 N. 5th Street, 2nd Fl.,
P.O. Box 942,
Reading, PA 19603-0942

JOHNSON, EMILY L., dec'd.

Late of Spring Township.
Executor: RALPH E. JOHNSON,
12 Eli Court,
Reading, PA 19607.
ATTORNEY: LEAH B. ROTENBERG,
ESQ.,
1235 Penn Avenue, Suite 202,
Wyomissing, PA 19610

KISTLER, RUTH J., dec'd.

Late of 120 Trexler Avenue,
Kutztown.
Executrices: GEORGIANNE HARING,
8 South Main Street,
P.O. Box 69,
Lyon Station, PA 19536 and
PENNY K. GREISS,
16 Poplar Street,
Alburtis, PA 18011.
ATTORNEY: JOHN T. FORRY, ESQ.,
FORRY ULLMAN,
540 Court Street,
P.O. Box 542,
Reading, PA 19603

KUNKEL, JOHN A., dec'd.

Late of 541 Hawk Mountain Road,
Kempton.
Executor: WILLIAM C. KUNKEL,
3689 Rt. 737,
Kempton, PA 19529.
ATTORNEY: JAMES E. SHER, ESQ.,
SHER & ASSOCIATES, P.C.,
15019 Kutztown Road,
Kutztown, PA 19530

LAPI, PETER, dec'd.

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

**LEIDEL, ALVIN G. also known as
LEIDEL, ALVIN GEORGE, dec'd.**

Late of Borough of Wernersville.
Executrix: PEGGY A. REED,
311 Sunshine Road,
Reading, PA 19601.
ATTORNEY: WILLIAM R. BLUMER,

ESQ.,
LEISAWITZ HELLER ABRAMOWITZ
PHILLIPS, P.C.,
2755 Century Boulevard,
Wyomissing, PA 19610

PEARSALL, MARILYN M., dec'd.

Late of 1 South Home Avenue, Topton.
Administratrix: MARY MCDANIEL,
833 North 22nd Street,
Philadelphia, PA 19130.
ATTORNEY:
Zimmerman, Pfannebecker, Nuffort &
Albert, LLP,
22 South Duke Street,
Lancaster, PA 17602

**ROTHHARPT, JAMES LEE, SR. also
known as****ROTHHARPT, JAMES LEE and
ROTHHARPT, JAMES, dec'd.**

Late of Borough of Birdsboro.
Executrix: BETH ANNE ROBBINS,
800 Madison Street,
Birdsboro, PA 19508.
ATTORNEY: MAHLON J. BOYER, ESQ.,
BINGAMAN, HESS, COBLENTZ &
BELL, P.C.,
Treeview Corporate Center,
2 Meridian Boulevard, Suite 100,
Wyomissing, PA 19610

SNYDER, JAMES H., dec'd.

Late of Borough of Mt. Penn.
Executor: ROGER I. WEIDENHEIMER,
502 High Blvd.,
Reading, PA 19607.
ATTORNEY: TIMOTHY B. BITLER,
ESQ.,
3115 Main Street,
Birdsboro, PA 19508-8319

STUBBLEBINE, CONRAD N., dec'd.

Late of Alsace Township.
Executrix: TRACIE L. REEDY,
c/o Philip G. Curtin, Esq.,
1231 Lancaster Ave.,
Berwyn, PA 19312.
ATTORNEY: PHILIP G. CURTIN ESQ.,
PHILIPS, CURTIN & DIGIACOMO,
1231 Lancaster Ave.,
Berwyn, PA 19312

MISCELLANEOUS

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY, PENNSYLVANIA
NO. 19-3873
TERM, 2019

D.B. - INSTRUMENT NUMBER 2019010049
EMINENT DOMAIN PROCEEDING
IN REM

IN RE: CONDEMNATION BY THE
COMMONWEALTH OF PENNSYLVANIA,
DEPARTMENT OF TRANSPORTATION, OF
THE RIGHT-OF-WAY FOR STATE ROUTE

05/02/2019

Vol. 111, Issue 31

0078, SECTION 13B, A LIMITED ACCESS HIGHWAY IN THE TOWNSHIP OF TILDEN AND THE BOROUGH OF HAMBURG

NOTICE OF CONDEMNATION AND DEPOSIT OF ESTIMATED JUST COMPENSATION

Notice is hereby given that the Commonwealth of Pennsylvania, by the Secretary of Transportation, whose address is the Commonwealth of Pennsylvania, Department of Transportation, Office of Chief Counsel, Real Property Division, Commonwealth Keystone Building, Harrisburg, Pennsylvania 17120, pursuant to the provisions of Section 2003(e) of the Administrative Code of 1929, P.L. 177, 71 P.S. 513(e), as amended, has filed on April 3, 2019 a Declaration of Taking to the above term and number, condemning the property shown on the plans of the parcels listed on the Schedule of Property Condemned which have been recorded in the Recorder's Office of the above county at the places indicated on the said schedule. The name(s) of the owner(s) of the property interest(s) condemned is (are) also shown on the aforesaid Schedule. The Secretary of Transportation, on behalf of himself/herself and the Governor has approved the within condemnation by signing on December 28, 2018 a plan entitled Drawings Reestablishing Limited Access Highway and Authorizing Acquisition of Right-of-Way for State Route 0078 Section 13B in Berks County, a copy of which plan was recorded in the Recorder's Office of the aforesaid county on January 15, 2019, in Instrument Number 2019001352.

The purpose of the condemnation is to acquire property for transportation purposes.

Plans showing the property condemned from the parcels listed on the Schedule of Property Condemned have been recorded in the aforesaid Recorder's Office in the places indicated on the Schedule, where they are available for inspection. The Property Interest thereby condemned in designated on the Declaration of Taking heretofore filed. The Commonwealth of Pennsylvania is not required to post security, inasmuch as it has the power of taxation.

Because the identity or the whereabouts of the condemnee(s) listed below is (are) unknown or for other reasons he (they) cannot be served, this notice is hereby published in accordance with Section 305(b) of the Eminent Domain Code (26 Pa.C.S. §305(b)).

Claim No.: 0601109000

Parcel No.: 39

Name: Alvin R. Adam

Address: 238 W. State Street, Hamburg, PA 19526-2016

The Power or right of the Secretary of Transportation of the Commonwealth of Pennsylvania to appropriate the property condemned, the procedure followed by the Secretary of Transportation or the Declaration of Taking may be challenged by filing preliminary

objections within thirty (30) days of the date of this notice.

FURTHERMORE, NOTICE IF GIVEN THAT the Commonwealth of Pennsylvania, Department of Transportation, pursuant to Section 522 of the Eminent Domain Code (26 Pa.C.S. §522), will, at the end of the above-referenced thirty (30) day time period within which to file preliminary objections to the Declaration of Taking, present a petition to the Court of Common Pleas of the above county to deposit into court the just compensation estimated by the Commonwealth to be due all parties interest for damages sustained as the result of the condemnation of the property herein involved.

The petition to deposit estimated just compensation may not be presented to the court if the owner(s) of the property herein involved inform the District Right-of-Way Administrator of the District noted below of their existence and/or whereabouts prior to the expiration of the noted period. After estimated just compensation has been deposited into court, the said monies may be withdrawn by the persons entitled thereto only upon petition to the court. If no petition is presented within a period of six years of the date of payment into court, the court shall order the fund or any balance remaining to be paid to the Commonwealth without escheat.

Kenneth S. Kutchinsky
District Right-of-Way Administrator
Engineering District 5-0
Pennsylvania Department of Transportation

SALE OF REAL ESTATE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY No. 18-03564

Habitat for Humanity of Berks County, Inc., Plaintiff

v.

Jacqueline Tanishia Ellison, Defendant

TO: Jacqueline Tanishia Ellison

Your house (real estate) at 740 N. 13th Street, Reading, Pennsylvania is scheduled to be sold at Sheriff's Sale on June 7, 2019 at 10:00 a.m., in the Berks County Sheriff's Office, in the 2nd Floor Auditorium located in the Berks County Services Center, 633 Court Street, Reading, Pennsylvania to enforce the court judgment of \$51,228.55 obtained by Habitat for Humanity of Berks County, Inc. against you.

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

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

1. The sale will be canceled if you pay to Habitat for Humanity of Berks County, Inc. (the amount of the judgment plus costs) (the back

05/02/2019

Vol. 111, Issue 31

payments, late charges, costs, and reasonable attorney’s fees due). To find out how you must pay, you may call Gregory R. Young, Esquire (610-376-6651).

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

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below to find out how to obtain an attorney).

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

1. If the Sheriff’s Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Sheriff of Berks County, at (610) 478-6230.

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

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Berks County at (610) 478-6230.

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

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

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff on or about July 5, 2019. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the schedule of distribution.

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

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

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

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

Gregory R. Young, Esquire
Barley Snyder
50 N. 5th Street
P.O. Box 942
Reading, PA 19603