

# LEGAL NOTICES

## APPEARANCE DOCKET

Week Ending November 16, 2018

The Defendant's Name Appears  
First in Capital Letters

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

### KEY

PRESIDENT JUDGE  
THOMAS G. PARISI - (TGP)

JUDGE JEFFREY K. SPRECHER - (JKS)

JUDGE SCOTT E. LASH - (SEL)

JUDGE MARY ANN ULLMAN - (MAU)

JUDGE JAMES M. BUCCI - (JMB)

JUDGE PAUL M. YATRON - (PMY)

JUDGE TIMOTHY J. ROWLEY - (TJR)

JUDGE MADELYN S. FUDEMAN - (MSF)

JUDGE M. THERESA JOHNSON - (MTJ)

JUDGE JAMES M. LILLIS - (JML)

JUDGE ELENI DIMITRIOU  
GEISHAUSER - (EDG)

JUDGE PATRICK T. BARRETT - (PTB)

JUDGE J. BENJAMIN NEVIUS - (JBN)

SENIOR JUDGE SCOTT D. KELLER -  
(SDK)

SENIOR JUDGE STEPHEN B.  
LIEBERMAN - (SBL)

SENIOR JUDGE JOHN A. BOCCABELLA  
- (JAB)

BARR, MELISSA - Ally Financial  
Inc; 18 18726; Michael F. Ratchford. (C)

BLUE LAGOON POOLS LLC, KLINE,  
TODD - McHenry, Craig, McHenry, Natalie;  
18 17094; C. McHenry, IPP. (TJR).  
GAUGER, ERIK, GAUGER, HOLLY -  
Foster, Christian; 18 17601; Carmen R.  
Stanziola. (C)

### Abuse

BRUNO, GERMAN RAFAEL - Gomez,  
Kassandra M Mosquea; 18 18801; K.  
Gomez, IPP. (JBN).

BURGESS, ANTONIO - Mendez,  
Yahaira; 18 18675; Y. Mendez, IPP. (MAU).

CLARK, NICHOLAS RUSSELL - Cruz,  
Kattie; 18 18616; K. Cruz, IPP. (MAU).

DAVIS, FASHONDA M - Douglas, Facima  
A; 18 18745; F. Douglas, IPP. (JMB).

DAVIS, MARCUS - Bricette, Hari; 18 18744;  
H. Bricette, IPP. (JMB).

EADY, MICHAEL - Woomer,  
Rachel; 18 18804; R. Woomer, IPP. (JMB).  
GARCIA, JESUS M PACHECO - Garcia, Iris J  
Pacheco; 18 18742; I. Garcia, IPP. (JMB).

GARCIA, JUAN E - Medina, Jessamyn  
L; 18 18757; J. Medina, IPP. (MAU).

GOMEZ, ELIAS - Miranda, Jasmín; 18 18623;  
J. Miranda, IPP. (JBN).

KINTZEL, DANIEL LEE - Lora, Eusebia  
Reyes; 18 18656; E. Lora, IPP. (MAU).

KULP, RODNEY JR - Dierolf,  
Chelsea; 18 18639; C. Dierolf, IPP. (MAU).

LAPP, GREGORY PATRICK - Lapp, Lyn  
Maria; 18 18640; L. Lapp, IPP. (MAU).

LEBRUN, BRUNO - Staudt, Tia  
Marie; 18 18666; T. Staudt, IPP. (MAU).

LOPEZ, ROGELIO VAZQUEZ - Gutierrez,  
Maritza A; 18 18626; M. Gutierrez,  
IPP. (MAU).

MARIN, HADRIAN - Rivera-Valverde, Ashly;  
18 18747; A. Rivera-Valverde, IPP. (JMB).

MCFAUL, MICHAEL JR - McFaul, Janine; 18  
18634; J. McFaul, IPP. (JMB).

MEDINA, MIGUEL - Smith,  
Jessica; 18 18668; J. Smith, IPP. (MAU).

ORTIZ, CONCEPCION - Martinez,  
Nelbi; 18 18659; N. Martinez, IPP. (MAU).

PACELLA, LISA - Harris, Sandra E; 18 18620;  
S. Harris, IPP. (MAU).

PAEZ, BRANDALY - Paez, Joshua  
Sr; 18 18619; J. Paez, IPP. (JBN).

RAMOS, BRENDA LIZ ALVAREZ - Rivera,  
Pedro A Acevedo; 18 18762; P. Rivera,  
IPP. (JMB).

RODRIGUEZ, STEVEN B - Torres, Virginia  
L; 18 18610; V. Torres, IPP. (MAU).

ROMAN, ALEXANDRA ROJAS - Roman,  
Angel L Rojas; 18 18728; A. Roman,  
IPP. (MAU).

ROTHERMEL, BRADLEY - Row,  
Tracey; 18 18624; T. Row, IPP. (MAU).

VEES, RICHARD - Jamison,  
Kimberly; 18 18667; K. Jamison,

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- IPP. (JML).  
 VILLAMIL, LUIS MANUEL JR - Alicea, Maria B; 18 18756; M. Alicea, IPP. (JMB).  
**Assessment Appeal**  
 BERKS COUNTY BOARD OF ASSESSMENT APPEALS - M&C Henry Investments LLC; 18 18669; Jeffrey R. Boyd, Jeffrey C. Karver. (SEL).  
 BERKS COUNTY BOARD OF ASSESSMENT APPEALS - Equivest LLC; 18 18746; James Kellar. (SEL).  
 BERKS COUNTY BOARD OF ASSESSMENT APPEALS - National Integrity Realty, LLC; 18 18750; Timothy C. Bitting. (SEL).  
 BERKS COUNTY BOARD OF ASSESSMENT APPEALS - M B Investments; 18 18789; M B Investments, IPP. (SEL).  
 BERKS COUNTY BOARD OF ASSESSMENT APPEALS (THE) - Pook, Ronald O, Pook, Debra S; 18 18768; Keith Mooney. (SEL).  
 BERKS COUNTY BOARD OF ASSESSMENT APPEALS, WILSON SCHOOL DISTRICT - GM Berkshire Hills LLC, GM Oberlin Berkshire Hills LLC; 18 18627; Leslie M. Gerstein. (SEL).  
 BOARD OF ASSESSMENT APPEALS OF BERKS COUNTY (THE), QMM PROPERTIES LLC - Reading School District; 18 18755; Alicia S. Luke. (SEL).  
**Contract - Debt Collection: Credit Card**  
 COLON, CARLOS - LVNV Funding LLC; 18 18752; Michelle L. Sanginiti. (MSF).  
 KOONS, KARYN E - Cavalry Spv I LLC, Citibank N A; 18 18799; Demetrios H. Tsarouhis. (MSF).  
 LONG, JOHN R - Discover Bank; 18 18748; Michael J. Dougherty. (JML).  
**Contract - Debt Collection: Other**  
 IRIZARRY, COLBY DAVID - First Commonwealth Federal Credit Union; 18 18671; Michael R. Nesfeder. (TJR).  
 MOUNTZ, GAIL - Cach LLC; 18 18743; Michelle L. Sanginiti. (JKS).  
**Contract - Employer Dispute: Other**  
 FLORES, ALBERTO - Omega Systems Consultants Inc; 18 18767; Brandon S. Harter. (JKS).  
 STREETER, JACOB - Twisted Spirit LLC; 18 18813; Paul F. Troisi. (JML).  
**Contract - Other**  
 AYALA, ISIAIAH - Midatlantic Farm Credit, Aca; 18 18809; Steven J. Adams. (MSF).  
 HARMELIN, MARY JOAN - Laurel Homeowners Association; 18 18730; Cheryl J. Allerton. (JKS).  
 LUTZ, BARON O, MANZE, MARY ELLEN - Parkhouse Nursing and Rehabilitation Center L P; 18 18751; Robert M. Morris. (TJR).  
 PEDIATRIA HEALTHCARE LLC - Reading Recreation Company; 18 18625; Paul F. Troisi, Kevin A. Moore. (JML).  
 TORRES, RUBEN - Ally Financial Inc; 18 18731; Frederic I. Weinberg. (TJR).  
**Custody**  
 BOWEN, JENIFER R. - Bowen, Jacob E. Jr; 18 18807; Ryan W. McAllister. (JMB).  
 CAMACHO, MARIA A - Arce, Luis; 18 18796; Michael Joseph Jr Cammarano. (JML).  
 CHARBONNIER, COLTIN R - Cook, Caitlin; 18 18781; David G. Campbell. (JMB).  
 LABOY, CHANTALENE - Lozada, Emanuel; 18 18653; Zachary A. Morey. (JMB).  
 NELSON, RASMANII T - Colon, Amanda M; 18 18765; Summer Ann Swanson. (JBN).  
 ORTOLANO, MICHAEL R - Sperlunto, Vanessa; 18 18724; V. Sperlunto, IPP. (JMB).  
 PIKE, JESS - Wolfe, Dustin K; 18 18791; Dawn M. L Palange. (TJR).  
 POTTEIGER, BENJAMIN J, POTTEIGER, WENDI - Lewis, Holly L; 18 18740; Mark E. Zimmer. (JML).  
 RODRIGUEZ, LICET M - Dilone-Rodriguez, Yesy A; 18 18798; George A. Gonzalez. (JBN).  
 ZARTMAN, NIKKI M - Turano, Joseph M; 18 18676; J. Turano, IPP. (JBN).  
**Divorce**  
 BAUSCHER, ERIK W - Bauscher, Ellen M; 18 18792; Bernard Mendelsohn. (JMB).  
 BICE, HELEN - Bice, Jeremy; 18 18795; Douglas S. Wortman. (JMB).  
 CLEMENS, DAVID - Clemens, Cynthia; 18 18739; Amy J. Miller. (TJR).  
 HERR, JAMES M - Mast, Rebecca A; 18 18827; Sara R. Haines Clipp. (JBN).  
 MADARA, ADAM C - Madara, Audrey J, Rivera, Audrey J; 18 18820; Lauren M. Marks. (JML).  
 MCGEENEY, HEATH - McGeeney, Jodi; 18 18815; Joseph T. Jr Bambrick. (JMB).  
 MORALES ROSA, CHARLENE NMN - Paris, Carlos Javier Camacho; 18 18670; Edward J. Morris. (JMB).  
 MOSS, JOHN E IV - Moss, Stephanie N; 18 18769; Zachary A. Morey. (TJR).  
 PAULEY, BRITTANY LYNN - O'reilly, Bradley; 18 18805; Kelsey Frankowski. (SEL).  
 REYES, MIGDALIA - Reyes, Ramon; 18 18780; William R. A. Rush. (JML).  
 SCHROFF, DAMIAN K - Schroff, Samantha M; 18 18736; Kathleen D. Dautrich. (JMB).  
 SELL, DAVID - Sell, Amalia; 18 18764; Amanda C. Pipenberg. (SEL).  
 SEYFERT, KENNETH - Beaulieu, Jacqueline; 18 18609; J. Beaulieu, IPP. (JMB).  
 SPAYD, SHIRLEY A - Spayd, Larry R; 18 18826; Cheryl A. Rowe. (JMB).

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TAYLOR, NICOLE - Taylor, Jeffrey; 18 18803; Daniel I. Sager. (JMB).

VANCAMPEN, KELLY - Vancampen, Bruce; 18 18849; Jennifer Mejia. (JMB).

**Divorce - Custody Count Complaint**

PAULEY, BRITTANY LYNN - O'Reilly, Bradley; 18 18806; B. O'Reilly, IPP. (SEL).

**Execution - Attachment**

WHEATON, PAUL - Wheaton, Heidi; 11 21909; James E. Gavin. (JMB).

WHEATON, PAUL - Wheaton, Heidi; 11 21909; James E. Gavin. (JMB).

**Local Agency Appeal**

READING AREA SCHOOL DISTRICT - Berks Charter High School For The Performing And Visual Arts; 18 18727; Brian H. Leinhauser. (MSF).

**Magisterial District Justice Appeal**

BARR, MELISSA - Ally Financial Inc; 18 18726; Michael F. Ratchford. (TJR).

BRADFORD, JEFF - D&R Heffner Inc; 18 18808; Katherine Rightmyer O'Brien. (TJR).

COFRESI, EVELYN - Turner, George K; 18 18607; G. Turner, IPP. (JML).

EVOLUTION POWERSPORTS - Skalamera, Christopher; 18 18741; C. Skalamera, IPP. (MSF).

PREMIUM MECHANICAL GROUP INC - Balton Construction Inc; 18 18802; Lucas J. Repka. (JKS).

**Miscellaneous - Other**

ALFORD, BRENT D. ALFORD, CHRISTOPHER S - KAB Loan Services LLC; 18 18729; Michael P. Giles. (JML).

**Petition**

BERKS COUNTY BOARD OF ASSESSMENT APPEALS - Spengler, Mark, Spengler, Jill; 18 18737; Kevin A. Moore, Kevin A. Moore. (SEL).

**Petition for Appeal Nunc Pro Tunc**

OCASIO, MARIA - Rojas, Gerardo Chavez; 18 18672; G. Rojas, IPP. (MSF).

**Real Property - Ejection**

HENRY, WAYNE R. OCCUPANTS - Secretary of Veterans Affairs, United States (The); 18 18825; Peter Wapner. (TJR).

LUDY, LEWIS A SR, OCCUPANTS - Pennymac Loan Services LLC; 18 18738; Peter Wapner. (TJR).

**Real Property - Mortgage Foreclosure:**

**Residential**

ANDREWS, CHARLITA A - Ditech Financial LLC; 18 18847; Kevin G. McDonald. (MSF).

CIVIELLO, CARISA, C, C, J, C, R, UNKNOWN HEIRS SUCCESSORS ASSIGNS, ALL PERSONS FIRMS ASSOCIATIONS CLAIMING RIGHT TITLE INTEREST, CIVIELLO,

CHRISTOPHER M - Nationstar Mortgage LLC; 18 18663; Samantha Gable. (MSF).

FOLK, ALLYN, FOLK, ALLYN - Wilmington Savings Fund Society FSB; 18 18779;

Wilmington Savings, IPP. (MSF).

GONZALEZ, JOSEPH L, GONZALEZ, PENNY LEE - JPMorgan Chase Bank National Association; 18 18652; Samantha Gable. (MSF).

HAMBLETON, BRADLEY ROBERT

- Phoenixville Federal Bank & Trust; 18 18823; Kristen Wetzel Ladd. (MSF).

JENKINS, DEBORAH - Nationstar Mortgage LLC; 18 18629; Samantha Gable. (MSF).

LEZOCHE, JAMES - Specialized Loan Servicing LLC; 18 18822; Samantha Gable. (MSF).

LYON, JILLIAN - Sun Federal Credit Union; 18 18628; Michelle Pierro. (MSF).

MAYER, JAMES J - Midfirst Bank; 18 18814; Meredith Wooters. (MSF).

MUNOZ SANCHEZ, JOSE M - Pennsylvania Housing Finance Agency; 18 18794; Kevin G. McDonald. (MSF).

NICE, ELIZABETH L, ROTH, DAWN

B, ALL PERSONS FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST, ALL PERSONS FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST, ROTH, KIM L - Nationstar Mortgage Llc; 18 18732; Darryl L. Shapiro. (MSF).

PONTON, AMY C, NOTHSTEIN, DARYL SR - LSF9 Master Participation Trust; 18 18787; Joseph F. Riga. (MSF).

RIZZO, STEVE L - Ditech Financial LLC; 18 18818; Darryl L. Shapiro. (MSF).

SEIDEL, DONALD F JR - Citizens Bank Of Pennsylvania; 18 18821; Gregory Javardian. (MSF).

WHITE, PHILLIP A, WHITE, AMANDA G - Wells Fargo Bank Na; 18 18603; Amanda L. Rauer. (MSF).

**Real Property - Other**

PENA, SILVIA - Lopez Vara, Miguel A; 18 18665; John Caleb Tabler. (JML).

**Real Property - Partition**

ZERBE, SHIRLEY, ZERBE, DENNIS, HOOK, JUDY - Hook, Larry, Hook, Gale; 18 18608; Paul F. Troisi. (JKS).

**Tort Motor Vehicle**

CLARK, PETER, CLARK, ALISON - Radwanski, Joshua; 18 18725; David A. Miller. (JKS).

FAAS, JEFFREY - Desantis, Lino; 18 18766; Lawrence J. Jr Valeriano. (JML).

HOFFMAN, ROBERT WILLIAM, MITCHELL LEASING INC, STERICYCLE INC, VERIZON PENNSYLVANIA LLC, COMCAST CORPORATION, VERIZON PA TELECOM, SUNESYS INC - PPL Electric Utilities Corporation; 18 18651; Anthony P. Krzywicki. (TJR).

SEASHOLTZ, ADAM JON, HALTER LANDSCAPING - State Farm Mutual Automobile Insurance Company; 18 18733; Michael J. Dougherty. (MSF).

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WEIR, RACHEL - Stutzman, John; 18 18664;  
David W. Crossett. (MSF).

**Tort Other**

FAMILY GRAND PRIX REAL ESTATE INC,  
HERBEIN INC, OZZY'S FAMILY FUN  
CENTER - Luisi, Brianna Leigh; 18 18844;  
Jeffrey L. Dashevsky. (JKS).

FURLOW, LAMONT - United Financial  
Casualty Insurance Company; 18 18749;  
Michael J. Dougherty. (JKS).

KIDZ IN MOTION LLC, HAPPY KYDZ  
CHILD CARE CENTER LLC - Ramos,  
Yaira, Rodriguez, Jayden; 18 18674; Keith  
W. Kofsky, Anthony Lopresti. (JML).

RAGOZZINO, MICHAEL M, EDWARDS-  
WRIGHT, TRISTAN L, RUNEGADES INC  
- Schuykill River Runners LLC; 18 18800;  
Christopher M. Garrell. (JML).

ROAD-CON INC, MOSER, NOLAN -  
UGI Utilities Inc; 18 18636; Anthony P.  
Krzywicki. (JKS).

**Tort Premise Liability**

NATIONAL HEALTH INSURANCE  
COMPANY - Davis, David; 18 18734;  
Howard G. Silverman. (JML).

**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 December 7, 2018 at 10:00  
o'clock A.M. .*

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

The following described Real Estate. To wit:

**Third and Final Publication**

No. 14-19031

Judgment: \$2,172,038.69

Attorney: Robert W. Williams, Esquire  
LEGAL DESCRIPTION

ALL THAT CERTAIN two and one-half (2-1/2) story mansion house, known as "Riveredge, Inc.", two (2) story garage and apartment building, stone barn, one (1) story stone building, swimming pool and other improvements thereon erected, situated on the Easterly side of Pennsylvania State Highway No. 83, known as the Bernville Road, leading from Reading to Bernville, 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 near the middle of the concrete roadbed of Pennsylvania State Highway No. 83; thence extending alongside Pennsylvania State Highway Route 83, North thirty-three (33) degrees fifty-five and one-half (55-1/2) minutes West, a distance of three hundred fifty feet and seventy hundredths of one foot (350.70') to a

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point near the middle of said concrete roadbed; thence leaving said Pennsylvania State Highway Route No. 83 and extending along land now or late of Zeb Horrell and Larue E. Horrell, his wife, the two (2) following courses and distances: (1) North sixty (60) degrees twelve and one-half (12-1/2) minutes East, passing through an iron pin on line at a distance of forty-one feet and seventy-one hundredths of one foot (41.71') a total distance of two hundred thirty-one feet and seventy one hundredths of one foot (231.71') to an iron pin, (2) North thirty-three (33) degrees fifty-five and one-half (55-1/2) minutes West, a distance of one hundred twenty-five feet and fifty hundredths of one foot (125.50') to an iron pin on the Southerly lot lint of Barlow Avenue; thence extending along the Southerly lot line of Barlow Avenue (fifty feet (50') wide as shown on the plan of "Riveredge Acres" said plan recorded in Plan Book Volume 9, Page 52, Berks County Records), North sixty (60) degrees twelve and one-half (12-1/2) minutes East, a distance of two hundred fifty-two feet and twenty-one hundredths of one foot (252.21') to an iron pin; thence leaving said Barlow Avenue and extending along land now or late of Anne Milliken Cullum the five (5) following courses and distances: (1) South thirty (30) degrees seventeen and one-half (17-1/2) minutes East, a distance of two hundred twenty feet and ninety-three hundredths of one foot (220.93') to an iron pin; (2) North fifty-nine (59) degrees eleven and one-half (11-1/2) minutes East, a distance of one hundred sixty feet and thirty-six hundredths of one foot (160.36') to an iron pin; (3) South thirty (30) degrees forty-eight and one-half (48-1/2) minutes East; a distance of one hundred thirty-seven feet and sixty-one hundredths of one foot (137.61') to an iron pin; (4) South fifty-eight degrees (58) fifty-seven and one-half (57-1/2) minutes West, a distance of one hundred twenty-four feet and five hundredths of one foot (124.05') to an iron pin; (5) South thirty (30) degrees thirty-seven and one-half (37-1/2) minutes East, crossing a private driveway extending from Pennsylvania State Highway Route No. 83 to land now or late of Frank C. Brandenburg and LaRue M. Brandenburg, his wife, a distance of one hundred twenty feet and sixty-six hundredths of one foot (120.66') to a crosscut in a concrete walk; thence extending partly along land now or late of Frank C. Brandenburg and LaRue M. Brandenburg, his wife, and partly along land now or late of Anne Milliken Cullum, South fifty-eight (58) degrees fifty-seven and one-half (57-1/2) minutes West, a distance of sixty-nine and forty-seven hundredths of one foot (69.47') to an iron pin; thence extending along land now or late of Anne Milliken Cullum the following four (4) courses and distances (1) South thirty-one (31) degrees two and one-half (2-1/2) minutes East, a distance of twenty feet to an iron pin; (2) South fifty-eight (58) degrees twenty-seven and one-half (27-1/2) minutes West, a distance

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of fifty-four feet and six hundredths of one foot (54.06') to an iron pin; (3) North thirty-one (31) degrees thirty-two and one-half (32-1/2) minutes West, a distance of forty-two feet and ninety-two hundredths of one foot (42.92') to an iron pin, (4) South fifty-seven (57) degrees forty-seven and one-half (47-1/2) minutes West being along the Southerly side of a private driveway leading to property now or late of Frank C. Brandenburg and LaRue M. Brandenburg, his wife, a distance of three hundred sixty-seven feet and seventy-six hundredths of one foot (367.76') to the place of beginning, the last described line passing through an iron pin on line at a distance of forty-one feet and sixty hundredths of one foot (41.60') from the place of beginning.

CONTAINING in area five (5) acres and four and twenty-seven hundredths (4.27) perches of land.

ALL THAT CERTAIN tract of land, in Bern Township, Berks County, Pennsylvania, on the South side of a private driveway leading from Pennsylvania State Highway Route #83 to property of Edgar L. and Georgia H. Paulsgrove, bounded and described as follows:

BEGINNING at a point one hundred and forty-nine feet East of an iron pin on the South side of the above named private drive, said iron pin being in line of land of the party of the first part hereto, thence along the South side of said private drive North fifty-seven degrees forty-seven and one-half minutes East, one hundred eighty-seven and thirteen hundredths feet to an iron pin corner, thence thirty-one degrees thirty-two and one-half minutes East fifteen feet to a point, thence along other land of which this was a part, South fifty-seven degrees forty-seven and one-half minutes West, one hundred eighty-seven and thirteen hundredths feet to a point; thence along the same North thirty-one degrees thirty-two and one-half minutes West, fifteen feet to the place of beginning.

CONTAINING 1817.3 square feet of land.

ALL THAT CERTAIN tract of land in Bern Township, Berks County, Pennsylvania, near the East side of Pennsylvania Highway Route #83, about one-half mile North of Reading, bounded and described as follows:

BEGINNING at an iron pin corner of this and other land of Edgar L. and Georgia H. Paulsgrove, thence along lands of Frank C. and LaRue M. Brandenburg, South thirty-one degrees thirty-three minutes East three hundred twenty-one and eighty-four hundredths feet to an iron pin on the North side of a private land, thence along the North side of said land South sixty-one degrees twenty-three minutes West eighty-five feet to a point, thence along other land of which this was a part, North thirty-one degrees thirty-three minutes West, two hundred ninety-eight and twenty-three hundredths feet to a point; thence along land of Edgar L. and Georgia H. Paulsgrove, North fifty-eight degrees twenty-seven minutes East twenty and eighty-eight hundredths feet to an iron pin,

thence North thirty-one degrees two and one-half minutes West, twenty feet to an iron pin and North fifty-eight degrees fifty-seven and one-half minutes East fifty-nine and fifty-four hundredths feet to the place of beginning.

CONTAINING 26,696 square feet.

BEING the same lands and premises which George Limberiou and Teddy Limberiou by Deed from William Frangedis, dated November 24, 1967, recorded November 24, 1967 in the Berks County Clerk's / Register's Office in Deed Book 1518, Page 805.

BEING KNOWN AS: 2009 Bernville Road, Reading, PA 19601 A/K/A 2017 Bernville Road, Reading, PA 19601.

TAX PARCEL NO. 27-5308-17-01-0321.

Residential Property.

To be sold as the property of George Limberiou, Dena Limberiou and Maria Faust.

No. 15-20028

Judgment: \$168,603.32

Attorney: McCabe, Weisberg & Conway, LLC

TAX I.D. #66530918412843

ALL THAT CERTAIN lot or parcel of land, together with the improvements thereon erected, situate in the Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, being Lot No. 39 as shown on the final plan of "Willingham Park" recorded in Plan Book Volume 165, Page 41, Berks County Records, and being more fully bounded and described as follows, to wit:

BEGINNING AT A POINT on the southwestern right of way line of Willingham Avenue (53 feet wide) said point being a corner of Lot No. 40 as shown on the aforesaid plan of Willingham Park, thence extending in a southwesterly direction along said Lot No. 40 by a line having an interior angle of 90 degrees with the line to be described last, a distance of 96.41 feet to a point in line of lands of William E. Ketterer and Alice T. Ketterer, his wife, (Deed Book Volume 1184, Page 368), thence extending in a northwesterly direction along same by a line having an interior angle of 88 degrees 39 minutes 10 seconds with the last described line, a distance of 60.02 feet to a point, a corner of Lot No. 38 as shown on the aforesaid plan of Willingham Park; thence extending in a northeasterly direction along said Lot No. 38 by a line having an interior angle of 91 degrees 20 minutes 50 seconds with the last described line, a distance of 95.00 feet to a point on the southwestern right of way line of Willingham Avenue, thence extending in a southeasterly direction along said right of way line by a line having an interior angle of 90 degrees with the last described line, a distance of 60.00 feet to a point, the place of beginning.

CONTAINING IN AREA 5742.50 square feet of land, more or less.

BEING KNOWN AS: 3602 Willingham Avenue, Reading, Pennsylvania 19605.

TITLE TO SAID PREMISES is vested in

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Troy Bowers and Bonita L. Bowers, husband and wife, by Deed from Faye E. Cafoncelli dated November 9, 2005 and recorded January 11, 2006 in Deed Book 04750, Page 0792 Instrument Number 2006002334.

To be sold as the property of Troy Bowers and Bonita L. Bowers

No. 16-00721

Judgment Amount: \$125,116.03  
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate on the Northerly side of East Main Street as extended Eastwardly from the Borough of Birdsboro, a short distance Eastwardly from the Methodist Episcopal Cemetery, in the Township of Union, County of Berks and Commonwealth of Pennsylvania, bounded on the North by the right of way of the Pennsylvania Railroad Schuylkill Valley Division, on the East by residue property belonging to the E & G Brooke Land Company, on the South by the aforesaid East Main Street (50 feet wide) and on the West by property belonging to Lorena Stehman and being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by marble stone in the Northern building line of East Main Street as extended Eastwardly front the Borough of Birdsboro, said corner being a distance of 70 feet Eastwardly from a drill hole cut on top of a wall on the Southeastern corner of the Methodist Episcopal Cemetery, thence leaving the aforesaid East Main Street and along property belonging to Lorena Stehman, North 35 degrees 16 minutes East a distance of 219 feet 8 inches to a corner marked by a marble stone, a distance of 40 feet measured at right angles and Southwardly from the center line of the Pennsylvania Railroad - Schuylkill Valley Division, thence along the aforesaid right of way line, forty 40 feet Southwardly from and parallel to the center line, South 52 degrees 43 minutes East a distance of 60 feet 1/2 inch to a corner marked by a marble stone, thence leaving the aforesaid right of way line and along residue property belonging to the E & G Brooke Land Company, South 35 degrees 16 minutes West a distance of 217 feet 6-3/4 inches to a corner marked by a marble stone in the Northern building line of the aforesaid East Main Street, thence along the same, North 54 degrees 44 minutes West a distance of 60 feet to the place of BEGINNING.

CONTAINING 13,116.9 square feet be the same more or less.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 847 East Main Street, Birdsboro, PA 19508

TAX PARCEL #88534411550295

ACCOUNT: 88042925

SEE Deed Book 4947, Page 0670

Sold as the property of: Sergio Perez Maldonado

No. 16-13733

Judgment Amount: \$128,861.84  
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate on the Easterly side of Seventh Avenue between Park Avenue and South Temple Boulevard, as shown on the plan of South Temple laid out by William A. Sharp, said plan recorded in Plan Book 2 Page 56, Berks County Records in the Township of Muhlenberg, County of Berks, Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING AT A POINT on the Easterly lot line of Seventh Avenue, sixty feet (60') wide, Southwardly a distance of one hundred eighty-nine feet and eighty-five hundredths of one foot (199.85') from the intersection of the Easterly lot line of Seventh Avenue with the Southerly lot line of Park Avenue, fifty feet (50) wide; thence in an Easterly direction along property now or formerly of Fred E. Schaich and Lillian Schaich, his wife, forming a right angle with the Easterly lot line of Seventh Avenue, a distance of one hundred forty-nine feet and fifty-eight hundredths of one foot (149.58') to a point; thence in a Southerly direction along property now or formerly of Matilda A. Lillig, forming a right angle with the last described line, a distance of fifty feet (50') to a point; thence in a Westerly direction along property now or formerly of Paul F. McLaughlin and Jean McLaughlin, his wife, upon which is erected House No. 4127 Seventh Avenue, forming a right angle with the last described line, a distance of one hundred forty-nine feet and fifty-eight hundredths of one foot (149.58') to a point on the Easterly lot line of Seventh Avenue; thence in a Northerly direction along the Easterly lot line of Seventh Avenue, forming a right angle with the last described line, a distance of fifty feet (50') to the place of BEGINNING.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 4135 7th Avenue, Temple, PA 19560

TAX PARCEL #66530916922900

ACCOUNT: 66198650

SEE Deed Book 5037, Page 0858

Sold as the property of: Ruth Gonzalez and Alberto L. Gonzalez

No. 16-5627

Judgment Amount: \$188,219.77  
Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

PURPART NO. 1

ALL THAT CERTAIN lot or piece of ground together with the two and one-half story brick house and two story cement store and apartment building and all other buildings and structures thereon erected, located at the southwest corner of First and Adams Streets in the Borough of Birdsboro, County of Berks and Commonwealth of Pennsylvania, and Numbered 402 West First

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Street, more particularly bounded and described as follows, to wit:

BEGINNING AT A POINT, being the southwest corner of First and Adams Street; thence extending southwardly along said Adams Street as Apple Alley, thence westwardly along said alley thirty feet (30 feet) to property now or late of Harry Schwartz and wife, thence along said property now or late of Harry Schwartz and wife, northwardly parallel to Adams Street one hundred and forty two feet (142 feet) to the southerly side of First Street, thence eastwardly along the southerly side of First Street thirty feet (30 feet) to the place of beginning.

PURPART NO. 2

ALL THAT CERTAIN lot or piece of ground upon which is erected a one-story frame addition to the dwelling known as No. 402 W. First Street, Borough of Birdsboro, Berks County, Pennsylvania, as shown on the property plan prepared by Frank Garbini, Registered Surveyor, dated December 21, 1978, bounded and described as follows, to wit:

ON the northern boundary of the one-story frame encroachment at the property of the grantors, a distance of 4.70 feet, on the western boundary of the piece being conveyed and property of the grantors, a distance of 32.12 feet, on the southern boundary of the property being conveyed and the property of the grantors, a distance of 4.82 feet; and on the East by property of the grantees and of grantors along the property line as shown on the abovementioned plan.

THE AREA DESCRIBED consists of the shaded portion on the plan of Frank Garbini and an additional one foot along the northwestern and southwestern boundaries as hereinabove described, said plan being attached to Deed Book Volume 1807, Page 969.

PIN #5344-09-05-3012

TITLE TO SAID PREMISES is vested in Terry L. Sheha and Jennifer L. Sheha, tenants by the entirety, by Deed from Terry L. Sheha, dated 02/07/2002, recorded 03/18/2002, in Book 3499, Page 1908.

BEING KNOWN AS 402 West First Street, Birdsboro, PA 19508-2243.

Residential property

TAX PARCEL NO: 31534409053012

TAX ACCOUNT: 31001980

SEE Deed Book 3499 Page 1908

To be sold as the property of Terry L. Sheha, Jennifer L. Sheha.

No. 17-00476

Judgment: \$127,913.35

Attorney: Michael S. Bloom, Esq.

Legal Description

ALL THAT CERTAIN lot or piece of ground together with the dwelling house thereon erected lying on the Southern side of Beach Street, a 53 feet wide street, between Foster Lane and Poinciani Avenue, being known as No. 616 Beach Street, said lot being known as Lot No. 20 of

Hair's Acres, Section No. 4 plan of lots, dated February 28, 1962, laid out by the estate of E. Deborah Hain, and recorded in Berks County Records in Plan Book Volume 29, Page 21, situate in the Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the Southern building line of Beach Street, being a corner of Lot No. 21 of said plan of lots; thence extending in an Easterly direction along said building line of Beach Street, by a line making a right angle with the line to be described last, a distance of 80.00 feet to a point; thence leaving said building line of Beach Street and extending in a Southerly direction along Lot No. 19 of said plan of lots, belonging now or late of the estate of E. Deborah Hain, deceased, by a line making a right angle with the said building line of Beach Street, a distance of 130.00 feet to a point, a corner of Lots Numbered 19, 34 and 33 of said plan of lots; thence extending in a Westerly direction along said Lot No. 33, belonging now or late to the aforesaid estate of E. Deborah Hain, deceased, by a line making a right angle with the last described line, a distance of 80.00 feet to a point, a corner of Lots Numbered 33, 32 and 21 of said plan of lots; thence extending in a Northerly direction along said Lot No. 21 belonging now or late to the said estate of E. Deborah Hain, deceased, by a line making a right angle with the last described line, a distance of 130.00 feet to the place of beginning.

BEING THE SAME PREMISES which John R. Eichen and Larry H. Mullen by Deed dated 11/25/1981 and recorded 12/4/1981 in Berks County in Deed Book 1809 Page 646 conveyed unto John R. Eichen and Larry H. Mullen, in fee.

AND THE SAID John R. Eichen died on 4/9/1991.

AND THE SAID Larry H. Mullen died on 12/25/2015 leaving a Will probated and registered at Berks County as Will No. 06-15-1858, wherein he appointed H. Donald Mullen as Executor, to whom Letters Testamentary were granted on 12/30/2015.

BEING Tax ID/Parcel No. 66530917204012 Pin No. 5309-17-20-4012.

BEING 616 Beach Street, Reading, PA 19605

To be sold as the property of Larry H. Mullen, deceased.

No. 17-01949

Judgment Amount: \$299,606.67

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece, of ground situate in Longswamp Township, Berks County, Pennsylvania, bounded and described according to a final plan of Countryside Estates Subdivision, drawn by Weiser Engineering Consultants, dated April 18, 2002 and last revised October 24, 2002, said plan recorded in Berks County in Plan Book 260, Page 24, as follows, to wit:

BEGINNING at a point or curve on the

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Northwesterly side of the cul-de-sac at the terminus of Deerfield Lane, said point being a corner of Lot No. 3 on said plan, thence extending from said point of beginning along Lot No. 3 North 12 degrees 28 minutes 04 seconds West 704.97 feet to a point in line of lands now or late of William R. Piano and Marsha E. Piano, thence extending along said lands the two following courses and distances (1) South 87 degrees 55 minutes 35 seconds East 532.03 feet to a point, a corner and (2) South 19 degrees 52 minutes 40 seconds East 221.42 feet to a point in line of lands now or late of Ronald Briel and Linda Bnel, thence extending along said lands the three following courses and distances (1) South 52 degrees 42 minutes 10 seconds West 40.90 feet to a point, a corner (2) South 22 degrees 04 minutes 00 seconds East 370.76 feet to a point, a corner and (3) South 55 degrees 37 minutes 51 seconds East 391.78 feet to a point, a corner of lands now or late of Robert D. Jessum, thence extending along said lands the two following courses and distances (1) South 89 degrees 21 minutes 36 seconds West 355.97 feet to a point, a corner, and (2) South 83 degrees 48 minutes 15 seconds West 480.00 feet to a point on the Easterly side of Deerfield Lane (44 feet wide), thence extending along same North 06 degrees 11 minutes 45 seconds West 40.00 feet to a point of curve on the Easterly side of the cul-de-sac at the terminus of Deerfield Lane, thence extending Northwardly and Northeastwardly along the Easterly and Southeasterly side of said cul-de-sac along the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 21.73 feet to a point of reverse curve on the Southeasterly side of said cul-de-sac thence extending Northeastwardly, Northwardly, Northwestwardly, Westwardly and Southwestwardly along the Southeasterly, Easterly, Northeasterly, Northerly and Northwesterly side of said cul-de-sac along the arc of a circle curving to the left having a radius of 70.00 feet the arc distance of 195.67 feet to the first mentioned point and place of BEGINNING.

BEING LOT NO. 4 as shown on the abovementioned plan.

ALSO ALL THAT CERTAIN tract or piece of ground designated as the bed of Deerfield Lane as shown on the final plan of Countryside Estates Subdivision, drawn by Weiser Engineering Consultants, dated April 18, 2002 and last revised October 24, 2002 said plan recorded in Berks County in Plan Book 260 Page 24, said premises situate in Longswamp Township, Berks County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northwesterly side of Greiss Street, said point being a corner of lands now or late of Robert D. Jessum, thence extending from said point of beginning and crossing the head of Deerfield Lane South 83 degrees 48 minutes 15 seconds West 84.00 feet to a point of curve, a corner of Lot No.

5 on said plan, thence extending along same Northeastwardly and Northwardly along the arc of a circle curving to the left having a radius of 20.00 feet the arc distance of 31.41 feet to a point of tangent on the Westerly side of Deerfield Lane, thence extending along Lot No. 5 and partly along Lot No. 3 North 06 degrees 11 minutes 45 seconds West 335.08 feet to a point of curve on the Westerly side of the cul-de-sac at the terminus of Deerfield Lane, thence extending Northwardly and Northwestwardly along the Westerly and Southwestwardly side of said cul-de-sac along the arc of a circle curving to the left having a radius of 20.00 feet the arc distance of 21.68 feet to a point of reverse curve on the Southwestwardly side of said cul-de-sac, thence extending Northwardly, Northwardly, Northeastwardly, Eastwardly, Southeastwardly, Southwardly and Southwestwardly along the Southwestwardly, Westerly, Northwestwardly, Northerly, Northeasterly, Easterly and Southeasterly side of said cul-de-sac along the arc of a circle curving to the right having a radius of 70.00 feet the arc distance of 370.75 feet to a point of reverse curve on the Southeasterly side of said cul-de-sac, thence extending Southwestwardly and Southwardly along the Southeastwardly and Easterly side of said cul-de-sac along the arc of a circle curving to the left having a radius of 20.00 feet the arc distance of 21.73 feet to a point of tangent in line of Lot No. 4 on said plan, thence extending partly along same and along lands now or late of Robert D. Jessum South 06 degrees 11 minutes 45 seconds East 355.00 feet to a point of curve in line of lands now or late of Robert D. Jessum, thence extending Southwardly and Southeastwardly along the arc of a circle curving to the left having a radius of 20.00 feet the arc distance of 31.41 feet to the first mentioned point and place of Beginning.

BEING THE BED OF Deerfield Lane as shown on the abovementioned plan.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 23 Greiss Street a/k/a 23 Deerfield Lane, Altburtis, PA 18011

TAX PARCEL #59547100594859

ACCOUNT: 59000193

SEE Deed Book 5388, Page 81

Sold as the property of: Patricia M. Bilane a/k/a Patricia Bilane

No. 17-03822

Judgment Amount: \$71,508.18

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

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

ALL THAT CERTAIN two-story brick dwelling House No. 119 and the lot or plot of ground upon which the same is erected, situate on the East side of New Holland Avenue, in the Borough of Shillington County of Berks and Commonwealth of Pennsylvania, bounded and



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described as follows to wit:

BEGINNING at a point in the eastern line of New Holland Avenue at a point in the division line between Lots Nos. 63 and 64, thence eastwardly along said division line 197 feet 10 inches to the West side of Thorn Alley, thence northwardly along the West line of said Thorn Alley 30 feet to the middle of Lot No. 62, thence westwardly along the centerline of Lot 62, 197 feet 10 inches to the East side of New Holland Avenue, thence southwestwardly along said New Holland Avenue 30 feet to the place of beginning, being Lot No. 63 and 10 feet of Lot No. 62 on plan of building lots laid out by James G. Lash, said plan being recorded in Berks County Records at Reading in Plan Book Volume 2, Page 22.

PARCEL NO. 4395-07-67-7520

119 New Holland Avenue  
Shillington, PA 19607

TITLE TO SAID PREMISES is vested in Janice Guitson, f/k/a Janice Kosmoski, by Deed from Michael A. Kosmoski and Janice Kosmoski, n/k/a Janice Guitson, h/w, dated 10/28/2004, recorded 02/02/2005, in Book 4526, Page 1258.

BEING KNOWN AS 119 New Holland Avenue, Shillington, PA 19607-2541.

Residential property

TAX PARCEL NO: 77-43 95-07-67-7520

TAX ACCOUNT: 77036300

SEE Deed Book 4526 Page 1258

To be sold as the property of Janice Guitson f/k/a Janice Kosmoski.

No. 17-03870

Judgment Amount: \$80,285.29

Attorney: KML Law Group, P.C.

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 Twentieth Street and being Numbered 8 Twentieth Street, in the Borough of Mt. Penn, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the North by property now or late of Mary M. Geiser; on the East by said Twentieth Street; on the South by property now or late of Frank J. Goreski; and on the West by a twenty feet wide alley.

CONTAINING in front or width on said Twentieth Street fifteen feet, more or less, and in depth on equal width eighty feet, more or less, to said twenty feet wide alley.

TOGETHER with the free and uninterrupted right, liberty and privilege of using the said twenty feet wide alley adjoining the herein described premises to the rear, in common with the owners and occupiers of the land adjacent to said alley.

HAVING ERECTED THEREON A DWELLING KNOWN AS 8 South 20th Street; Mount Penn, Pennsylvania.

THEREON ERECTED A DWELLING

HOUSE KNOWN AS: 8 South 20th Street, Reading, PA 19606

TAX PARCEL #64531607673651

ACCOUNT: 64000400

SEE Deed Book/Page

Instrument Number 2010021151

Sold as the property of: Michael A. Colon

No. 17-03997

Judgment Amount: \$69,162.84

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and lot of ground situate on the West side of South Thirteenth Street between Chestnut and Spruce Street, Number 248 in the City of Reading, County of Berks and State of Pennsylvania.

ON the North by property now or late of Ada B. Christian;

ON the East by said Thirteenth Street;

ON the South by property now or late of Bertha L. Tegg; and

ON the West by a ten feet wide alley.

CONTAINING in front fifteen feet and in depth of an equal width one hundred ten feet.

TITLE TO SAID PREMISES IS VESTED IN Awilda E. Perez, by Deed from Manuel J. Jara and Matthew R. Kelly, a/k/a, Matthew R. Kelley, dated 09/05/2008, recorded 09/08/2008, in Book 05413, Page 1744.

AWILDAE. PEREZ A/K/A AWILDA PEREZ died on 11/30/2015, and upon information and belief, her surviving heirs are Norma Iris Ortega and Ralph Lopez.

BEING KNOWN AS 248 South 13th Street, Reading, PA 19602-2048.

Residential property

TAX PARCEL NO: 10-5316-30-28-1614

TAX ACCOUNT: 10211055

SEE Deed Book 05413, Page 1744

To be sold as the property of Ralph Lopez, in his capacity as heir of Awilda E. Perez a/k/a Awilda Perez, deceased, Norma Iris Ortega, in her capacity as heir of Awilda E. Perez a/k/a Awilda Perez, deceased, unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Awilda E. Perez a/k/a Awilda Perez, deceased.

No. 17-13207

Judgment Amount: \$12,303.25

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 North Tenth Street, between Amity and Union Streets, and Numbered Fifteen Hundred and Forty-Nine, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and

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described as follows, to wit:

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

ON the East by a twenty (20) feet wide alley, known as Hickory Alley;

ON the South by property now or late of Charles Zacharias; and

ON the West by said North Tenth Street.

CONTAINING in front on said North Tenth Street, North and South, fifteen (15) feet and in depth of equal width, extending to said Hickory Alley, one hundred (100) feet.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1549 North 10th Street, Reading, PA 19604

TAX PARCEL #17531729086743

ACCOUNT: 17153000

SEE Deed Book 2242, Page 1093

Sold as the property of: Michael S. Werich

No. 17-15225

Judgment Amount: \$95,490.04

Attorney: Phelan Hallinan Diamond & Jones,

LLP

**LEGAL DESCRIPTION**

ALL THAT CERTAIN two-story semi detached stucco dwelling house and the lot or piece of ground upon which the same is erected, situate on the East side of North Thirteenth Street, between Marion and Perry Streets, being No. 1209 North Thirteenth Street, 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 Eastern building line of said North Thirteenth Street, one hundred twenty feet (120') North of the Northeast corner of North Thirteenth and Marion Streets; thence East one hundred feet (100') to a fifteen feet (15') wide alley; thence North along the same thirty feet (30') to a point; thence extending West one hundred feet (100') to a point in the Eastern building line of said North Thirteenth Street; thence South along the same thirty feet (30') to the place of Beginning.

TITLE TO SAID PREMISES is vested in Ramon Alvarez, by Deed from Jeffrey D. Huntzinger, dated 01/13/2005, recorded 04/20/2005, in Book 4563, Page 875.

BEING KNOWN AS 1209 North 13th Street, Reading, PA 19604-2018.

Residential property

TAX PARCEL NO: 17-5317-38-26-2985

TAX ACCOUNT: 17208400

SEE Deed Book 4563, Page 875

To be sold as the property of Ramon Alvarez.

No. 17-15357

Judgment: \$319,265.48

Attorney: Martha E. Von Rosenstiel, Esquire

**LEGAL DESCRIPTION**

**PREMISES A**

ALL THAT CERTAIN tract or parcel of

woodland, with the improvements thereon erected, and being situate in the Township of Ruscombmanor, County of Berks, and Commonwealth of Pennsylvania, and being more fully bounded and described in accordance with a plan of survey being identified as Plan No. 5-2156-N, dated April 9, 1973, prepared by A. E. Naylor, Registered Surveyor, as follows, to wit:

BEGINNING at an iron pin, a corner of land now or late of Elmer Cronrath, Jr.; thence extending along land now or late of Elmer Cronrath, Jr., North 20 degrees 02 minutes West, crossing the right of way to the Metropolitan Edison Company, a distance of 610.50 feet to an iron pin; thence extending along land now or late of Daniel Herbein, and along lands now or late of Wilson Schlegel and Albert Schlegel, North 72 degrees 14 minutes 10 seconds East, a distance of 690.41 feet to a stone pile; thence extending along land now or late of Elmer Cronrath, Jr. South 20 degrees zero minutes East, recrossing the right of way of the Metropolitan Edison Company, a distance of 645.50 feet to an iron pin on the Northerly side of a right of way, leading from the Pricetown Road to the herein described premises; thence extending partly along the Northerly side of said right of way, and along land now or late of Robert I. Weidner and Elizabeth M. Weidner, his wife, and along land now or late of Elmer Cronrath, Jr. South 75 degrees 08 minutes West, a distance of 692.30 feet to the place of BEGINNING.

CONTAINING in area 9.94 acres of land, more or less.

BEING THE SAME PREMISES which Bradley A. Teeters and Elizabeth M. Teeters, by Deed dated 4/9/2013 recorded 4/22/13 as Instrument #2013016542 conveyed unto Bradley A. Teeters.

**PREMISES B**

ALL THAT CERTAIN strip or parcel of land, with the improvements thereon erected, and being situate on the Northerly side of Pennsylvania State Highway Legislative Route No. 06113, known as the Pricetown Road leading from Pricetown to New Jerusalem, in the Township of Ruscombmanor, County of Berks, and Commonwealth of Pennsylvania, and being more fully bounded and described in accordance with a plan of survey being identified as Plan No. 5-2156-N, dated April 9, 1973, prepared by A. E. Naylor, Registered Surveyor, as follows, to wit:

BEGINNING at an iron pin, a corner of land now or late of Paul O. Weidner and Larue R. Weidner, his wife, and in line of land now or late of Elmer Cronrath, Jr., thence extending along land now or late of Paul O. Weidner and Larue R. Weidner, his wife, the two (2) following courses and distances: (1) South 20 degrees 49 minutes 30 seconds East, a distance of 328.29 feet to a point, (2) South 22 degrees zero minutes East, a distance of 245.00 feet to a spike in the center line of Pennsylvania State Highway Legislative Route No. 6113, known as the Pricetown Road,

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thence extending along land belonging to James A. Ketterer and Emma T. Ketterer, his wife, the five (5) following courses and distances: (1) along the center line of Pennsylvania State Highway Legislative Route No. 6113, known as the Pricetown Road, South 69 degrees zero minutes 30 seconds West, a distance of 32.62 feet to a spike, (2) leaving the center line of Pennsylvania State Highway Legislative Route No. 6113, known as the Pricetown Road, North 19 degrees 02 minutes 45 seconds West, a distance of 244.75 feet to a point, (3) North 27 degrees 44 minutes 31 seconds West, a distance of 314.92 feet to a point, (4) South 74 degrees 22 minutes 40 seconds West, a distance of 308.63 feet to a point, (5) North 19 degrees 59 minutes West, a distance of 20.52 feet to an iron pin in line of land belonging to Furman N. Wescott and Ethel J. Wescott, his wife and along land now or late of Elmer Cronrath, Jr., North 74 degrees 15 minutes 10 seconds East, a distance of 366.42 feet to the place of beginning.

BEING THE SAME PREMISES which Bradley A. Teeters and Elizabeth M. Teeters, by Deed dated 4/9/13 recorded 4/22/13 as Instrument #2013016542 conveyed unto Bradley A. Teeters.

To be sold as the property of Bradley A. Teeters and Elizabeth M. Teeters

No. 17-17389

Judgment: \$125,851.22

Attorney: Meredith H. Wooters, Esquire

Scott A. Dieterick, Esquire

Kimberly A. Bonner, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

Justin F. Kobeski, Esquire

Matthew P. Curry, Esquire

Cristina L. Connor, Esquire

Holly N. Wolf, Esquire

Karina Velter, Esquire

LEGAL DESCRIPTION

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

BEGINNING AT A POINT on the Southeasterly lot line of Hampden Boulevard, (eighty feet (80') wide) Northeastwardly a distance of three hundred sixteen feet and eighty-nine hundredths of one foot (316.89') from the point of curvature at the Northeastery end of the curve, having a radius of twenty feet (20'), connecting said Southeasterly lot line of

Hampden Boulevard with the Northeastery lot line of Reservoir Road, (sixty feet (60') wide), thence extending in a Northeastery direction, along the Southeasterly lot line of Hampden Boulevard, a distance of seventy-two feet and fifty hundredths of one foot (72.50') to a point; thence extending in a Southeasterly direction, along Lot No. 7, forming a right angle with the Southeasterly lot line of Hampden Boulevard, a distance of two hundred nine feet and fifty-four hundredths of one foot (209.54') to a point, thence extending in a Southwesterly direction, partly along Lot No. 36, and partly along Lot No. 37, forming a right angle with the last described line, a distance of seventy-two foot and fifty hundredths of one foot (72.50') to a point; thence extending in a Northwesterly direction, along Lot No. 5, forming a right angle with the last described line, a distance of two hundred nine feet and fifty-four hundredths of one foot (209.54') to the place of beginning, the last described line forming a right angle with the Southeasterly lot line of Hampden Boulevard.

BEING THE SAME PROPERTY conveyed to David J. Reynolds who acquired title by virtue of a Deed from Gerald W. Gallagher and Burghilde Gallagher, husband and wife, dated February 8, 2002, recorded February 12, 2002, at Document Number 09568, and recorded in Book 3481, Page 2333, Office of the Recorder of Deeds, Berks County, Pennsylvania.

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

PARCEL NO: 66531815526992

ACCOUNT: 66286000

SEE Deed Book Volume 3481, Page 2333

To be sold as the property of David J. Reynolds

No. 17-17751

Judgment Amount: \$213,449.76

Attorney: Phelan Hallinan Diamond & Jones,

LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the improvements erected thereon, being House No. 106 Mountain Boulevard in the Borough of Wernersville, County of Berks, and Commonwealth of Pennsylvania, and known as Lot No. 6, Block 'B' on the plan of 'Bryn Mawr Estates, Section 1' recorded in Plan Book 31, Page 53, Berks County Records, and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the southwest line of Mountain Boulevard, said point being on the division line between Lot No. 6 and Lot No. 5; thence along Lot No. 5 in the southwesterly direction, the distance of 134.81 feet to a point in line of land now or late of Eisenhauer Imported Cars, Inc.; thence along the same in a northwesterly direction, by a line making an interior angle of 107 degrees 42 minutes 14 seconds with the last described line, the distance of 73.19 feet to a point; thence continuing along

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same in a northeasterly direction by a line making an interior angle of 117 degrees 50 minutes 30 seconds with the last described line, the distance of 68.98 feet to Lot No. 7; thence along same in a northeasterly direction, by a line making an interior angle of 111 degrees 55 minutes 21 seconds with the last described line, the distance of 132.45 feet to a point on the southwest line of Mountain Boulevard; thence along same in a southeasterly direction on a radius of 178.00 feet, curving to the left, the arc distance of 70.00 feet to Lot No. 5, being the place of BEGINNING.

TITLE TO SAID PREMISES is vested in Steven Allen and Mary Allen, husband and wife, by Deed from Judy Iannuzzelli and Michael Iannuzzelli, husband and wife, dated 06/05/2007, recorded 06/13/2007, in Book 5156, Page 1242, Instrument No. 2007035855.

BEING KNOWN AS 106 Mountain Boulevard, Wernersville, PA 19565.

Residential property

TAX PARCEL NO: 90436605187834

TAX ACCOUNT: 90017293

SEE Deed Book 5156 Page 1242

To be sold as the property of Steven Allen a/k/a Steven E. Allen, Mary Allen a/k/a Mary B. Allen.

No. 17-18402

Judgment: \$171,064.31

Attorney: Daniel T. Lutz, Esquire

ALL THAT CERTAIN two-story brick dwelling house and the lot or piece of ground upon which same is erected, situated on the South side of Washington Street, between Franklin and Walnut Streets, in the Borough of Fleetwood, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

ON the North by said Washington Street,

ON the South by property now or late of David F. Mell and wife,

ON the South by Myrtle Alley, and

ON the West by property of Oscar T. Gehns Estate.

CONTAINING in front along Washington Street twenty-six (26) feet and in depth to said Myrtle Alley on the South one hundred seventy-six (176) feet.

BEING KNOWN AS 10 East Washington Street, Fleetwood, PA 19522

BEING TAX I.D. #44543116745510

BEING THE SAME PREMISES in which Suzanne Miller and Keith J. Miller, husband and wife, by Deed dated 03/15/2008, recorded 03/26/2008 in the Office of the Recorder of Deeds in the County of Berks, Commonwealth of Pennsylvania, recorded in Deed Book 05325, Page 0808 and at Instrument No. 2008014488, granted and conveyed unto Suzanne Miller.

TAX PARCEL NO 44543116745510

BEING KNOWN AS 10 East Washington Street, Fleetwood, PA 19522

Residential Property

To be sold as the property of Suzanne Miller

No. 17-18480

Judgment: \$200,019.47

Attorney: Daniel T. Lutz, Esquire

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

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

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

BEING PARCEL #25630909063737

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

TAX PARCEL NO 25630909063737

BEING KNOWN AS 410 North Church Street, Bally, PA 19503

Residential Property

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

No. 17-19726

Judgment Amount: \$101,771.68

Attorney: Joseph L. Haines, Esquire

ALL THAT CERTAIN two-story brick cement covered dwelling house, together with the lot or piece of ground upon which the same is erected, situate on the East side of Raymond Avenue, between Hoffer and Ormont Avenue, being Number 2219 Raymond Avenue, Northmont, in the City of Reading, County of Berks and State of Pennsylvania, said lot of ground consisting of and being the Northern ten feet (10') of Lot Number 504 and the Southern thirteen feet (13') of Lot Number 505 on the map or plan of "Northmont", as laid out by David B. Hoffer, said map or plan of "Northmont", as laid out by David B. Hoffer, said map or plan being recorded in Office of the Recorder of Deeds for Berks County, Pennsylvania, in Plan Book Volume 5, Page 1, and said lot or piece of ground being more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Eastern building line of said Raymond Avenue, said point being a distance of one hundred eighty-seven feet (187') South of and from the Southeastern building corner of Raymond Avenue and Ormont Avenue,

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thence East and at right angles to said Raymond Avenue, along the remaining portion of said Lot No. 505 on said plan, a distance of one hundred twenty feet (120') to a point in the Western line of a fourteen feet (14') wide alley; thence South, and at right angles to the last described line, along the said Western line of said fourteen feet (14') wide alley; thence South a distance of twenty-three feet (23') to a point in line of property now or late of J. Herbert Bright and Claudine L. Bright, his wife, being the remaining portion of said Lot Number 504 on said plan; thence West along the same and at right angles to the last described line, by a line passing through the middle of a party wall dividing the herein described premises from premises Number 2217 Raymond Avenue, being said property now or late of J. Herbert Bright and Claudine L. Bright, his wife, a distance of one hundred twenty feet (120') to a point in the said Eastern building line of said Raymond Avenue, and at right angles to the said last described line, a distance of twenty-three feet (23') to a point, said point being the place of beginning.

CONTAINING in front on said Raymond Avenue, in width or breadth, twenty-three feet (23') and in depth or length of equal width or breadth one hundred twenty feet (120') to said fourteen feet (14') wide alley.

BEING THE SAME PREMISES which Our City-Reading, Inc., by Deed dated May 27, 2005 and recorded in the Office of the Recorder of Deeds of Berks County on July 8, 2005 in Deed Book Volume 4621, Page 0851, et seq., granted and conveyed unto Susan E. D'Angelo.

KNOWN AS: 2219 Raymond Avenue, Reading, PA 19605

TAX PARCEL ID: 17530816922563

ACCOUNT: 17608250

To be sold as the property of Susan E. D'Angelo a/k/a Susan E. Rivera

No. 17-21736

Judgment Amount: \$266,355.65

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Jefferson Township, Berks County, Commonwealth of Pennsylvania, bounded and described according to a final plan of The Meadows at Heidelberg, Section 2, drawn by Fry Surveying, Inc., dated July 20, 2000 and last revised September 21, 2000, said plan recorded in Berks County in Plan Book Volume 250, Page 17, as follows, to wit:

BEGINNING at a point of curve on the southeasterly side of Dogwood Drive (50 feet wide) said point being a corner of Lot No. 55 on said plan; thence extending from said point of beginning along Lot No. 55 South 60 degrees 50 minutes 48 seconds East 200.08 feet to a point in line of Lot No. 34 on the plan of Jefferson Heights, Section 1; thence extending along same South 07 degrees 08 minutes 35 seconds West

43.12 feet to a point a corner of Lot No. 57 on said plan; thence extending along same South 84 degrees 55 minutes 09 seconds West 203.93 feet to a point of curve on the easterly side of Dogwood Drive; thence extending northwardly and northeastwardly along the easterly and southeasterly side of Dogwood Drive along the arc of a circle curving to the right having a radius of 275.00 feet the arc distance of 164.31 feet to the first mentioned point and place of BEGINNING.

CONTAINING 21,095 square feet of land.

BEING Lot No. 56 as shown on the abovementioned plan.

UNDER AND SUBJECT TO the Declaration of Covenants, Restrictions, Easements, Charges, and Liens for Jefferson Heights Subdivision also known now as Meadows at Heidelberg recorded in Record Book 3233 Page 1612, Berks County Records.

TITLE TO SAID PREMISES is vested in Mamidi Cole and Mohamed L. Cole, w/h, by Deed from Forino Co., L.P., a Pennsylvania Limited Partnership, by its Attorney-in-Fact, John G. Smith, dated 07/12/2004, recorded 08/30/2004, in Book 4138, Page 988.

BEING KNOWN AS 128 Dogwood Drive Lot 56, Bernville, PA 19506-9401.

Residential property

TAX PARCEL NO: 53444000915991

TAX ACCOUNT: 53000195

TAX ACCOUNT: Scase.parcelNumber2

SEE Deed Book 4138 Page 988

To be sold as the property of Mamidi Cole, Mohamed L. Cole.

No. 17-21803

Judgment: \$243,821.60

Attorney: Daniel T. Lutz, Esquire

ALL THAT CERTAIN lot or piece of ground situate in Colebrookdale Township, Berks County, Commonwealth of Pennsylvania, being Lot No. 408 bounded and described according to a subdivision plan of Presidential Estates, drawn by F. X. Ball Associates, Inc., Consulting Engineers and Surveyors, dated November 28, 1973, and last revised August 16, 1974, said plan recorded in Berks County in Plan Volume 44, Page 25 follows:

BEGINNING at a point on the Northwesterly side of Eisenhower Drive (50 feet wide) said point being measured the two following courses and distances from a point of curve on the Northeasterly side of Estate Road (1) leaving Estate Road along the arc of ac circle curving to the left having a radius of 15 feet the arc distance of 23.56 feet to a point of tangent on the Northwesterly side of Eisenhower Drive, and (2) North 41 degrees 30 minutes 37 seconds East 65.00 feet to the point of beginning, said point being a corner of Lot 41 B on said plan.

BEING Lot No. 40 B as shown on abovementioned plan.

BEING Parcel No. 38-5386-12-97-8241

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BEING KNOWN AS: 13 Eisenhower Drive, Boyertown, PA 19512

BEING THE SAME PREMISES in which Ryan Known and Candice Elaine Donnelly-Knox, by Deed dated 11/18/2016 and recorded 11/22/2016, in and for the County of Berks, Commonwealth of Pennsylvania at Instrument No. 2016041880, granted and conveyed unto Candice Elaine Donnelly-Knox.

TAX PARCEL NO. 38-5386-12-97-8241

BEING KNOWN AS 13 Eisenhower Drive, Boyertown, PA 19512

Residential Property

To be sold as the property of Candice Elaine Donnelly-Knox

No. 17-4865

Judgment Amount: \$203,047.66

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

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

BEGINNING at a point Southwesterly side of Capri Lane (53 feet wide), said point being a corner of Lot No. 56 on said plan; thence extending from said point of beginning along Lot No. 56 South 48 degrees 19 minutes 26 seconds West 125.00 feet to a point in line of Lot No. 40 on said plan; thence extending partly along same and partly along Lot No. 41 North 41 degrees 40 minutes 34 seconds West 84.00 feet to a point, a corner of Lot No. 54 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 Capri Lane; thence extending along same South 41 degrees 40 minutes 34 seconds East 54.00 feet to the first mentioned point and place of Beginning.

CONTAINING 10,500 square feet of land.

BEING Lot No. 55 as shown on the above-mentioned plan.

TITLE TO SAID PREMISES is vested in Walki Arisme and Natacha Arisme, h/w, by Deed from Fiorino Grande, dated 07/18/2004, recorded 09/01/2004, in Book 4140, Page 971.

BEING KNOWN AS 212 Capri Lane, Blandon, PA 19510-9483.

Residential property

TAX PARCEL NO: 61542117115501

TAX ACCOUNT: 61001279

SEE Deed Book 4140 Page 971

To be sold as the property of Walki Arisme, Natacha Arisme.

No. 18-00115

Judgment Amount: \$139,609.91

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

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

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

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

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

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

Residential property

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

TAX ACCOUNT: 33009400

SEE Deed Book 33660, Page 584

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

No. 18-00451

Judgment Amount: \$8,389.20

Attorney: Brandon S. Harter, Esquire

ALL THAT CERTAIN lot or piece of ground with the townhouse erected thereon erected situate in the Exeter Township, Berks County, Pennsylvania, bounded and described according

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to a plan of Phase No. 1 Sanitary Sewer System Plan of Wingspread P.R.D., drawn by Motley Engineering Co., Consulting Engineers, dated November 5, 1985 and last revised February 5, 1986, as follows to wit:

BEGINNING at the point on the Northerly side of Warwick Court (of irregular width) said point being a corner of Lot No. 24 on said plan; thence extending from said point of beginning along Lot No. 24 North 0 45' 0" West 105.72 feet to a point in line of Common Space Area No. 1 on said plan, thence extending along same North 83 26' 20" East 20.10' to a point, a corner of Lot 26 on said plan, thence extending along same South 0 45' 0" East 101.75 feet to a point on the Northerly side of Warwick Court, thence extending along same South 89 15' 0" West 20 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 25  
PIN 43533617115801

BEING THE SAME PREMISES which Philemon M. Canakis and Janell L. Canakis, husband and wife, by Deed dated 11/27/2006 and recorded 12/11/2006 in the Office for the Recorder of Deeds in and for the County of Berks, and Commonwealth of Pennsylvania in Record Book 5031, Page 751, granted and conveyed unto Brenda A. Del Rosario.

To be sold as property of: Brenda A. Del Rosario

No. 18-01330

Judgment Amount: \$125,255.17  
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, together with the two-story, stucco dwelling house erected thereon, being No. 2174 Reading Avenue, situate at the Southeast corner of Reading and West Lawn Avenues (being Lot No. 1 and part of Lot No. 2 on plan of lots laid out by George Neizel and dated May 1923), in the Village of West Lawn, Spring Township, Berks County, Pennsylvania, said lot bounded and described as follows:

BEGINNING AT A POINT being the Southeast corner of said Reading and West Lawn Avenues; thence East along said Reading Avenue forty feet eight and three-quarters inches (40' 8-3/4") to a point in Lot No. 2 of said plan, property now or formerly of Ray Lerch; thence South along said property now or formerly of Ray Lerch one hundred forty feet (140') to a point in the North side of a fifteen feet (15') wide alley; thence West along said alley thirty-four feet ten and one-half inches (34' 10-1/2") to a point in the East side of said West Lawn Avenue; thence North along said West Lawn Avenue one hundred forty feet one and one-half inches (140' 1-1/2") to a point being the place of BEGINNING.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 2174 Reading Avenue, West Lawn, PA 19609

TAX PARCEL #80439609064452  
ACCOUNT: 80132200  
SEE Deed Book/Page  
Instrument Number 2016040793  
Sold as the property of: Roger Tapia

No. 18-01810

Judgment Amount: \$123,633.72  
Attorney: Robert Crawley, Esq.  
ID No. 319712

FULL LEGAL DESCRIPTION

ALL THOSE CERTAIN lots or piece of ground situate in the Township of Cumru, County of Berks and Commonwealth of Pennsylvania, being Lot No. 29A and the Westerly twenty-five feet (25') of Lot No. 30 on a plan of lots laid out by Lawson C. Dietrich and F.N. Benfield for John Frederick Kilmer and Lillian P. Kilmer, his wife, in May 1948, bounded and described as follows:

ON the East by the remaining twenty-five feet (25') of Lot No. 30:

ON the North by other lands of John Frederick Kilmer and Lillian F. Kilmer, his wife:

ON the West by Lot No. 29 and

ON the South by a public road leading from the Borough of Shillington to the highway between Reading and Lancaster.

CONTAINING IN FRONT along said public road seventy-five feet (75') and in depth of equal width two hundred feet (200') more or less.

BEING THE SAME PROPERTY conveyed to Ralph J. Pietrobone and Diane L. Pietrobone in Deed dated 9/17/73, recorded 9/19/73 in Book 1639 and Page 4 in the County of Berks and Commonwealth of Pennsylvania.

COMMONLY KNOWN AS 792 Fairmont Avenue, Mohnton PA 19540

PARCEL ID: 39-4395-10-25-6313

BY VIRTUE OF DEATH OF Diane L. Pietrobone on 2/16/13, Ralph J. Pietrobone became the sole owner of the premises as surviving tenant by the entireties.

To be sold as the property of: Ralph J. Pietrobone

No. 18-02145

Judgment Amount: \$165,090.49  
Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN piece, parcel or tract of land.

SITUATE along the Southwesterly side of Grant Street between East 39th Street and East 40th Street being the 2 Southeasterly lots as shown on a plan of property belonging to Theofilos Eleckes and Mary Eleckes, his wife.

SITUATE in the Township of Exeter, County of Berks and Commonwealth of Pennsylvania, said plan having been prepared by George W. Knehr, Registered Professional Surveyor, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the Southwesterly

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side of Grant Street, 60 feet wide street, as shown on aforesaid plan, said point being 317.61 feet in a Southeasterly direction from a marble stone in the Southwesterly side of Grant Street and in line of the Southwesterly projection of the Northwesterly side of East 39th Street; thence continuing in a Southeasterly direction along the Southwesterly side of Grant Street, the distance of 180.00 feet to a point; thence in a Southwesterly direction along the land now or formerly of Dominic Maurer, Inc., by a line making a right angles with the last described line the distance of 120.00 feet to a point; thence in a Northwesterly direction along the land now or formerly of James Bucci and Samuel Marino by a line making a right angles with the last described line the distance of 180.00 feet to a point; thence in a Northeasterly direction along land formerly of Theofilos and Mary Eclekes by a line making a right angles with the last described line the distance of 120.00 feet to the place of beginning. The angle between the last described line and the first described line being a right angles.

**THEREON ERECTED A DWELLING HOUSE KNOWN AS:** 3910 Grant Street, Reading, PA 19606

TAX PARCEL #43532614436425

ACCOUNT: 43016289

SEE Deed Book 2858, Page 1489

Sold as the property of: Amber Colon solely in her capacity as heir of William R. Colon, deceased, Tammy Colon solely in her capacity as heir of William R. Colon deceased and the unknown heirs of William R. Colon deceased

of Howard B. Schmeck and Rebecca Schmeck, his wife; thence along said last mentioned property in a northward direction, a distance of one hundred fifty feet (150') to a point in line of property now or late of Howard B. Schmeck and Rebecca Schmeck, his wife; thence along the last mentioned property in a Western direction, a distance of one hundred forty feet (140') to said public road; thence along the Eastern line of said public road in a Southward direction, a distance of one hundred fifty feet (150') to the place of beginning.

CONTAINING seventy-seven (77) perches, more or less.

**BEING THE SAME PREMISES** which Federal Home Loan Mortgage Corporation, by its Attorney-in-Fact, Powers Kirm & Javardian, LLC, by Deed dated 4/29/2014 and recorded 5/8/2014 in the Office for the Recorder of Deeds in and for the County of Berks, and Commonwealth of Pennsylvania in Instrument No. 2014014336, granted and conveyed unto Joseph Vazquez.

**BEING THE SAME PROPERTY** conveyed to Vincent S. Berlin who acquired title by virtue of a Deed from Joseph Vazquez, dated August 22, 2014, recorded August 25, 2014, at 2014, Page 027491, Berks County, Pennsylvania Records.

**HAVING ERECTED THEREON** a dwelling house known as 117 Old Spies Church Road a/k/a 161 Old Spies Church Road, Reading, PA 19606.

PARCEL NO.: 23532708891789

ACCOUNT: 23043450

SEE Deed Book Volume 2014, Page 027491

To be sold as the property of Vincent S. Berlin

No. 18-03213

Judgment: \$103,711.01

Attorney: Meredith H. Wooters, Esquire

Scott A. Dieterick, Esquire

Kimberly A. Bonner, Esquire

Kimberly J. Hong, Esquire

Michael E. Carleton, Esquire

Justin F. Kobeski, Esquire

Matthew P. Curry, Esquire

Cristina L. Connor, Esquire

Holly N. Wolf, Esquire

Karina Velter, Esquire

**LEGAL DESCRIPTION**

**ALL THAT CERTAIN** tract or piece of land situate on the East side of a public road leading from Reading to Spies Church, in the Township of Lower Alsace, County of Berks, and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to wit:

**BEGINNING AT A POINT** in the Eastern line of a public road leading from Reading, Pennsylvania, to Spies Church; thence along the Northern line of property now or late of William L. Moser and Bertha B. Moser, his wife, and property now or late of Howard B. Schmeck and Rebecca Schmeck, his wife, in an eastward direction, a distance of one hundred forty feet (140') to a point in line of property now or late

No. 18-03675

Judgment Amount: \$150,823.17

Attorney: Phelan Hallinan Diamond & Jones,

LLP

**LEGAL DESCRIPTION**

**ALL THAT CERTAIN** lot or piece of ground, together with the two-story brick dwelling erected, situate on the Southerly side of Second Street, between Holland Avenue and Franklin Street, in the Borough of Shillington, County of Berks and State of Pennsylvania, more fully bounded and described as follows, to wit:

**BEGINNING** at a point on the Southerly lot line of Second Street (sixty feet wide, as shown on the topographical survey of the Borough of Shillington); Westward a distance of 112.49 feet from the intersection of the Southerly lot line of Second Street with the Westerly lot line of Franklin Street, (fifty feet wide, as shown on the aforesaid topographical survey); thence along property now or late of the Berks County Trust Company, the two following distances and directions: (1) in a Southerly direction, forming an interior angle of 87 degrees 10 minutes with the Southerly lot line of Second Street, a distance of 101.18 feet to a point; (2) in a Westerly direction, forming an interior angle of 92 degrees 50 minutes with the last described line, a distance of 50 feet to a point; thence along property now or



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late of Amanda R. Case, in a Northerly direction forming a right angle with the last described line, a distance of 101.06 feet to a point; thence in an Easterly direction, along the Southerly lot line of Second Street, forming a right angle with the last described line, a distance of 55 feet to the place of BEGINNING.

PIN 77439507771516

TITLE TO SAID PREMISES is vested in Hector Diaz, by Deed from Margaret J. Hertzog, dated 10/03/2016, recorded 10/06/2016, Instrument No. 2016035556.

BEING KNOWN AS 58 2nd Street, Reading, PA 19607-2702.

Residential property

TAX PARCEL NO: 77439507771516

TAX ACCOUNT: 77001650

SEE Deed Instrument: 2016035556

To be sold as the property of Hector Diaz.

No. 18-03680

Judgment Amount: \$48,397.20

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story brick dwelling house and lot or piece of ground upon which the same is erected, situate on the western side of Hampden Boulevard, between Douglass and Windsor Streets, being Number 842 Hampden Boulevard, in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northwestern building line of Hampden Boulevard, said point being twenty-eight feet eight inches (28' 8") South of the ten feet (10') wide alley South of Windsor Street: thence in a northwesterly direction along property now or late of James R. Becker and Elizabeth L. Becker, his wife, and at right angles to Hampden Boulevard, a distance of sixty-five feet six and one-half inches (65' 06-1/2") to a point on the southern side of the aforementioned ten feet (10') wide alley; thence in an westerly direction along the southern side of the aforementioned ten feet (10') wide alley and forming an interior angle of one hundred and fifty-six degrees twenty-two and one-half minutes (156° 22-1/2') with the last described line, a distance of ten feet four inches (10' 04") to the southeastern side of fifteen feet (15') wide alley; thence to the southwesterly direction along the southeastern side of the aforementioned fifteen feet (15') wide alley and forming an interior angle of one hundred and thirteen degrees thirty-seven and one-half minutes (113° 37-1/2") with the last described line a distance of ten feet three-eighths inches (10' 3/8") to a point; thence in a southeasterly direction along the property now or late of Solomon S. Rickenbach and at right angles to the last described line, a distance of seventy-five feet (75') to a point on the northwestern building line of Hampden Boulevard; thence in a northeasterly direction along the northwestern

building line of Hampden Boulevard and at right angles to the last described line, a distance of fourteen two inches (14' 02") to the place of BEGINNING.

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 842 Hampden Boulevard, Reading, PA 19604

TAX PARCEL #12531746159000

ACCOUNT: 12418350

SEE Deed Book 3883, Page 1897

Sold as the property of: Nicholas Fick

No. 18-10774

Judgment Amount: \$134,095.66

Attorney: Phelan Hallinan Diamond & Jones,

LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground lying on the Eastern side of Poinciani Avenue, a 53 feet wide street, North of Edison Drive and Edison Court, said lot being known as Lot No. 88 as shown on Hain's Acres, Section No. 4 plan of lots, dated February 28, 1962, laid out by the E. Deborah Hain Estate, and recorded in Berks County Records in Plan Book Volume 29, Page 21, situate in the Township of Muhlenberg, County of Berks and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the curve of the Eastern building line of Poinciani Avenue, being a corner of Lot No. 87 of said plan of lots; thence extending in a Northerly direction along said building line of Poinciani Avenue, being along the arc of a curve deflecting to the right having a radius of 524.09 feet a central angle of nine degrees eight minutes thirty seconds (9° 08' 30") a distance along the arc of eighty-three and sixty-two one-hundredths feet (83.62') to a point; thence leaving said building line of Poinciani Avenue and extending in an Easterly direction along Lot No. 89 of said plan of lots belonging to John A. Rusnock and Jacqueline A. Rusnock, his wife, by a line radial to the curve in the said building line of Poinciani Avenue a distance of one hundred thirty-seven and seventy-nine one-hundredths feet (137.79') to a point in line of Lot No. 82 of said plan of lots; thence extending in a Southerly direction partly along Lots Numbered 82 and 83 of said plan of lots belonging to the E. Deborah Hain Estate by a line making an interior angle of ninety-five degrees forty minutes thirty-six seconds (95° 40' 36") with the last described line a distance of sixty-one and forty-nine one-hundredths feet (61.49') to a point, a corner of aforementioned Lot No. 87; thence extending in a Westerly direction along said Lot No. 87 belonging to Joseph W. Owens and Pauline A. Owens, his wife, by a line making an interior angle of ninety-three degrees twenty-seven minutes fifty-four seconds (93° 27' 54") with the last described line a distance of one hundred thirty-eight and ninety-eight one-hundredths feet (138.98') to the place of BEGINNING.

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CONTAINING in area 10,095.68 square feet.  
 TITLE TO SAID PREMISES is vested in Mary R Lutz, a widow, by Deed from Mary R Lutz, Trustee of the Kenneth J Lutz and Mary R Lutz Revocable Living Trust Agreement dated 08/24/2002, dated 04/01/2009, recorded 09/16/2009, Instrument No. 2009044100.

MARY R. LUTZ a/k/a MARY REBECCA LUTZ died on 12/07/2017, and upon information and belief, her surviving heirs are Becky Watkins and Cindy Sheirich.

BEING KNOWN AS 3419 Poinciana Avenue, Reading, PA 19605-1551.

Residential property  
 TAX PARCEL NO: 66530806298718  
 TAX ACCOUNT: 66114215  
 SEE Deed Instrument 2009044100

To be sold as the property of Becky Watkins, in her capacity as heir of Mary R. Lutz a/k/a Mary Rebecca Lutz, deceased, Cindy Sheirich, in her capacity as heir of Mary R. Lutz a/k/a Mary Rebecca Lutz, deceased, unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Mary R. Lutz a/k/a Mary Rebecca Lutz, deceased.

No. 18-11244

Judgment Amount: \$55,708.17

Attorney: Daniel Jones, Esquire

Legal Description

ALL THAT CERTAIN piece or parcel, situate in the Borough of Laureldale, County of Berks, and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit:

BOUNDED on the North by property now or late of Lewis Gass; on the East by property now or late of Luisa Keller; on the South by the said Frush Valley Road; and on the West by property now or late of Jacob A. Seidel.

CONTAINING in front, East and West, fifty-six feet, and in depth, North and South, four hundred feet, more or less.

HAVING ERECTED THEREON a residential dwelling.

BEING THE SAME PREMISES as Rodney W. English, by Deed dated August 15, 2003, and recorded on September 9, 2003, by the Berks County Recorder of Deeds in Deed Book 3861, Page 1059, as Instrument No. 69557, granted and conveyed unto Virginia Burton, an individual.

BEING KNOWN AND NUMBERED AS 1413 Frush Valley Road, Laureldale, PA 19605.

MAP PIN: 531917023048  
 ACCOUNT: 57064900

To be sold as the property of: Virginia Burton

No. 18-11345

Judgment Amount: \$46,325.99

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground together with the two (2) story and attic semi-detached brick dwelling house erected thereon, situate on the Southern side of and known as No. 26 Hahn Street, between North Church Street and Summit Street, in the Borough of Mohnton, County of Berks and Commonwealth of Pennsylvania, bounded on the North by the aforesaid Mohn Street, on the East by No. 32 Mohn Street, reside property belonging to the estate of Wesley O. Mohn, deceased, about being conveyed to Howard E. Baker and Pearle O. Baker, his wife on the South by property belonging to Adam K. Lausch and Elizabeth S. Lausch, his wife, and on the West by No. 24 Mohn Street, being other property belonging to Minnie A. Mohn and being more fully bounded and described as follows, to wit:

BEGINNING AT THE CORNER marked by a cross cut in concrete, in the Southern topographical building line of Mohn Street, a distance of 246 feet 0-7/8 inches Eastwardly from the Southeastern topographical building corner of the intersection of the aforesaid Mohn Street and Church Street, thence along the Southern topographical building line of the aforesaid Mohn Street, North 61 degrees 38 minutes East a distance of 33 feet 0 inches to a corner marked by a drill hole cut in concrete thence leaving the aforesaid Mohn Street and along Lot No. 32 Mohn Street residue property belonging to the Estate of Wesley O. Mohn deceased about being conveyed to Howard E. Baker and Pearle O. Baker, his wife, South 28 degrees 38 minutes East of 63 feet 6-1/4 inches to a corner in line of property belonging to Adam K. Lausch and Elizabeth B. Lausch, his wife, thence along the same South 59 degrees 04 minutes West a distance of 33 feet 0-3/8 inches to a corner, thence along No. 24 Mohn Street, other property of Minnie A. Mohn, passing though the center line of the party wall between the dwellings North 28 degrees 30 minutes West a distance of 65 feet 0 inches to the place of Beginning.

TITLE TO SAID PREMISES is vested in Herbert L. Murry and Carole D. Murry, h/w, by Deed from Kevin M. Styer and Valorie Styer, h/w, dated 06/19/1992, recorded 06/29/1992, in Book 2318, Page 1302.

BEING KNOWN AS 26 East Mohn Street, Mohnton, PA 19540-1711.

Residential property  
 TAX PARCEL NO: 65439518218517  
 TAX ACCOUNT: 65037700  
 SEE Deed Book 2318 Page 1302

To be sold as the property of Carole D. Murry, Herbert L. Murry, Jr. a/k/a Herbert L. Murry.

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No. 18-12025

Judgment Amount: \$62,752.47

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN two-story frame dwelling house and lot or piece of ground situate on the West side of the Kutztown Road in the Township of Muhlenberg, now the Borough of Laureldale, County of Berks and State of Pennsylvania, bounded and described as follows, to wit:

ON the North by property of Paul A Benner,

ON the South by property now or late of Sarah Leinbach,

ON the East by said Kutztown Road, and

ON the West by property now or late of Daniel N. Fulton.

CONTAINING in front along said Kutztown Road a width of thirty-one feet six inches (31' 06") more or less and in the rear along said property of Daniel M. Fulton a width of fifty feet six inches (50' 06") more or less and in depth along said property of Paul A Benner one hundred and one feet four inches (101' 04") more or less, and in depth along said property of Sarah Leinbach one hundred sixty-nine feet six inches (169' 06") more or less.

TITLE TO SAID PREMISES is vested in David D. Reber, by Deed from Mildred R. Scianna a/k/a Carmela Scianna, widow, dated 10/11/1990, recorded 10/12/1990, in Book 2171, Page 968.

BEING KNOWN AS 3522 Kutztown Road, Reading, PA 19605-1840.

Residential property

TAX PARCEL NO: 57530920905202

TAX ACCOUNT: 57089200

SEE Deed Book 2171, Page 968

To be sold as the property of David D. Reber.

No. 18-12121

Judgment: \$133,283.14

Attorney: Edward J. McKee, Esquire

ALL THAT CERTAIN lot or piece of ground together with the one-story frame bungalow with rubberoid shingle roof, erected thereon, being known as 502 Lockheed Avenue; also known as Lot No. 4, as shown on the plan of Riveredge Acres, laid out by Anne Milliken Cullum and surveyed by Earle M. Frankenhause, Sr., Registered Professional Engineer of Reading, Pennsylvania, in June 1947, recorded in the Recorder of Deeds Office of Berks County, Pennsylvania, in Plan Book 9, at Page 52, situate on the southerly side of Lockheed Avenue 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 lot line of Lockheed Avenue (50') feet wide on the division line between Lot No. 3 and Lot No. 4, on said plan of Riveredge Acres; thence extending

in a southerly direction along Lots Nos. 3 and 2, forming an interior angle of eighty five degrees fifty two minutes (85 degrees 52') with the southerly lot line of Lockheed Avenue, a distance of one hundred and twenty feet (120') to a point; thence extending in an easterly direction along Lot No. 5, forming an interior angle of ninety four degrees eight minutes (94 degrees 8') with the last described line, a distance of sixty-four and thirty-five hundredths feet (64.35') to a point; thence extending in a northerly direction along Lot No. 6, forming a right angle with the last described line, a distance of one hundred and nineteen and sixty-nine hundredths feet (119.69') to a point on the southern lot line of Lockheed Avenue; thence extending in a westerly direction along the southerly lot line of Lockheed Avenue forming a right angle with the last described line a distance of seventy three feet (73') to the place of BEGINNING.

TOGETHER WITH all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of her, the said grantor, as well at law as in equity, of, in and to the same.

FREE SIMPLE TITLE vested in Pastor Caballery, Sr., a single man by Deed from Sandra L. Hauger, a single woman, dated 4/6/2017, recorded 4/10/2017, in the Berks County Clerk's Office in Deed Instrument No. 2017012526.

PARCEL NO. 27439820915589

BEING KNOWN AS 502 Lockheed Avenue, Reading, PA 19601

To be sold as the property of Pastor Caballery, Sr.

No. 18-12221

Judgment: \$214,165.04

Attorney: Meredith H. Wooters, Esquire

Scott A. Dieterick, Esquire

Kimberly A. Bonner, Esquire

Kimberly J. Hong, Esquire

Justin F. Kobeski, Esquire

Cristina L. Connor, Esquire

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Exeter Township, Berks County, Pennsylvania, bounded and described according to a final plan of Grist Mill Farms, drawn by Spotts, Stevens & McCoy, Inc., Engineers, Planners, Scientists, dated December 22, 1986 and revised January 20, 1987, said plan recorded in Berks County in Plan Book 152, Page 63, as follows, to wit:

BEGINNING AT A POINT on the Southwesterly side of Sycamore Drive (50 feet wide), said point being a corner of Lot No. 65 on said plan; thence extending from said point

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of beginning along Lot No. 65 and crossing the Northeastly side of a 20 feet wide drainage easement South 24 degrees 32 minutes 37 seconds West 125.00 feet to a point, a corner of Lot No. 69 on said plan, said point being in the being in the bed of the 20 feet wide drainage easement; thence extending along Lot No. 69 and along the bed of the 20 feet wide drainage easement North 65 degrees 27 minutes 23 seconds West 90 feet to point, a corner of Lot No. 67 on said plan, thence extending along same and recrossing the Northeastly side of the 20 feet wide drainage easement North 24 degrees 32 minutes 37 seconds East 125.00 feet to a point on the Southwesterly side of Sycamore Drive, thence extending along same South 65 degrees 27 minutes 23 seconds East 90 feet to the East mentioned point and place of beginning. Being Lot No. 66 as shown on the abovementioned plan.

BEING THE SAME PROPERTY conveyed to Marie Delice who acquired title by virtue of a Deed from Josette Delice, dated August 6, 2013, recorded August 9, 2013, at Instrument Number 2013034335, as re-recorded on September 11, 2013, at Instrument Number 2013038913, Office of the Recorder of Deeds, Berks County, Pennsylvania.

HAVING ERECTED THEREON A DWELLING HOUSE KNOWN AS 56 Sycamore Drive, Reading, PA 19606.

PARCEL NO.: 43532616737494

ACCOUNT: 43521164

SEE Deed Book Volume 152, Page 63

To be sold as the property of Marie Delice

No. 18-12549

Judgment Amount: \$204,072.45

Attorney: KML Law Group, P.C.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Spring Township, Berks County, Pennsylvania, bounded and described according to a final plan of Oak View Estates II, drawn by Fry Surveying, Inc., Surveyors and Planners, dated December 14, 1998 and last revised March 3, 1999, said plan recorded in Berks County in Plan Book 235 Page 43, as follows, to wit:

BEGINNING AT A POINT on the southwesterly side of Mohegan Drive (53 feet wide), said point being a corner of Lot No. 70 on said plan; thence extending from said point of beginning along Lot No. 70 South 48 degrees 12 minutes West 120.00 feet to a point in line of lands now or late of Pennsylvania Power & Light Company; thence extending along said lands North 41 degrees 48 minutes West 87.50 feet to a point, a corner of Lot No. 72 on said plan; thence extending along same North 48 degrees 12 minutes East 120.00 feet to a point on the southwesterly side of Mohegan Drive; thence extending along same South 41 degrees 48 minutes East 87.50 feet to the first mentioned point and place of beginning.

CONTAINING 10,500 square feet of land.

BEING Lot 71 as shown on the abovementioned plan.

SUBJECT TO a 20 feet wide drainage easement extending along rear of premises.

UNDER AND SUBJECT TO the declaration of covenants, conditions, and restrictions covering development known as Oak View Estates II, subdivision recorded in Record Book 3131 Page 792, Berks County Records

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 3412 Mohegan Drive, Sinking Spring, PA 19608

TAX PARCEL #80438617015396

ACCOUNT: 80001514

SEE Deed Book 3791, Page 1738

Sold as the property of: Rick S. Dierolf and Tyna Y. Dierolf

No. 18-12757

Judgment: \$339,936.53

Attorney: McCabe, Weisberg & Conway, LLC

TAX I.D. #51437501176948

ALL THAT CERTAIN lot or piece of ground situate in South Heidelberg Township, Berks County, Commonwealth of Pennsylvania, bounded and described according to a final plan of Heidelberg Run West drawn by Vitillo Group, Inc., dated June 13, 1997 and last revised September 17, 1998, said plan recorded in Berks County in Plan Book 231, Page 37, as follows, to wit:

BEGINNING AT A POINT of tangent on the northwesterly side of East Clearview Drive (54 feet wide) said point being the arc distance of 15.71 feet measured along the arc of a circle curving to the right having a radius of 10.00 feet from a point of curve on the southwesterly side of Brentwood Drive (54 feet wide); thence extending from said point of beginning along the northwesterly side of East Clearview Drive South 21 degrees 18 minutes 56 seconds West 100.19 feet to a point a corner of Lot No. 289 on said plan; thence extending along the same North 68 degrees 41 minutes 04 seconds West 124.99 feet to a point in line of Lot No. 294 on said plan; thence extending partly along same and along open space North 21 degrees 18 minutes 19 seconds East 63.92 feet to a point a corner of open space on said plan; thence extending along same North 39 degrees 16 minutes 01 seconds East 57.70 feet to a point of curve on the southwesterly side of Brentwood Drive; thence extending along same of the two (2) following courses and distances: (1) southeastwardly along the arc of a circle curving to the left having a radius of 177.00 feet the arc distance of 55.46 feet to a point of tangent; and (2) South 68 degrees 41 minutes 04 seconds East 42.67 feet to a point of curve on the southwesterly side of Brentwood Drive; thence leaving the southwesterly side of Brentwood Drive along the arc of a circle to the right having a radius of 10.00 feet the arc distance of 15.71 feet to the first mentioned point and place of beginning.

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CONTAINING 0.312 acres of land.

BEING Lot No. 288 as shown on the abovementioned plan.

BEING KNOWN AS: 201 East Clearview Drive, Reading, Pennsylvania 19608.

TITLE TO SAID PREMISES is vested in Julie G. Santarosa and Richard Santarosa, by Deed from Forino Co., L.P. a Pennsylvania Limited Partnership, successor by name change and merger to Forino Developers Co., dated August 26, 2003 and recorded September 24, 2003 in Deed Book 3880, Page 0235.

To be sold as the property of Julie G. Santarosa and Richard Santarosa

No. 18-13397

Judgment Amount: \$123,858.88

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or tract of land with the improvements thereon erected, situate in the Township of Lower Heidelberg, County of Berks, and Commonwealth of Pennsylvania, bounded and described according to a plan and survey thereof made by Spotts, Stevens and McCoy, Inc., Surveyors, dated May 19, 1979 and last revised May 11, 1982, and known as Saddlebrook Village II, as follows, to wit:

BEGINNING at a point on the northwesterly side of Elm Street (as shown on said plan) at the distance of 30.8 feet measured on the arc of a circle curving to the right having a radius of 20.00 feet from a point on the southeasterly side of Saddlebrook Drive (60 feet wide); thence along said side of Elm Street South 20 degrees 05 minutes 40 seconds West 91.25 feet to a point of curve; thence still along same on the arc of a circle curving to the right having a radius of 487.86 feet the arc distance of 36.06 feet to a point; thence North 58 degrees 43 minutes 40 seconds West 68.98 feet to a point; thence along Lot No. 10 North 25 degrees 34 minutes 07 seconds East 136.73 feet to a point on said side of Saddlebrook Drive; thence along same on the arc of a circle curving to the left having a radius of 520.00 feet the arc distance of 33.56 feet to a point of tangent; thence South 68 degrees 08 minutes 27 seconds East 3.08 feet to a point of curve; thence on the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 30.8 feet to the point and place of beginning.

BEING Lot No. 11 Block K on said plan.

TITLE TO SAID PREMISES is vested in Ryan O. Landes, by Deed from Steven C. Hiester and Judy L. Hiester, husband and wife, dated 10/31/2000, recorded 11/08/2000, in Book 3262, Page 254.

BEING KNOWN AS 202 Saddlebrook Drive, Wernersville, PA 19565-9601.

Residential property  
TAX PARCEL NO: 49-4366-06-49-9018  
TAX ACCOUNT: 49016910  
SEE Deed Book 3262, Page 254

To be sold as the property of Ryan O. Landes.

No. 18-03556

Judgment: \$46,763.99

Attorney: McCabe, Weisberg & Conway, LLC  
TAX I.D. #14-5307-5175-5020

ALL THAT CERTAIN two-story brick dwelling house with mansard roof and the lot or piece of ground whereon the same is erected, situate on the West side of Madison Avenue, between Douglass and Windsor Streets, being No. 842 Madison Avenue in the City of Reading, County of Berks and Commonwealth of Pennsylvania, bounded and described as follows:

ON the North by property now or late of Luther W. Lord;

ON the South by property now or late of Newton Mory;

ON the East by Madison Avenue; and

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

CONTAINING IN FRONT on Madison Avenue fourteen feet three inches (14' 3") and in depth of equal width one hundred and five feet (105').

BEING KNOWN AS: 842 Madison Avenue, Reading, Pennsylvania 19601.

TITLE TO SAID PREMISES is vested in Fidia Lafaurie a/k/a Fidia H. Lafaurie by Deed from Jose L. Garcia dated March 14, 2007 and recorded March 22, 2007 in Deed Book 05098, Page 0081

To be sold as the property of Fidia Lafaurie a/k/a Fidia H. Lafaurie

No. 18-2370

Judgment Amount: \$301,994.01

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel of ground, situate in the Township of Amity, County of Berks and Commonwealth of Pennsylvania, Phase 1, Highmeadow Estates, as shown on plat entitled, 'Revised Plan of Record, Final Subdivision and Land Development Plan for Phase 1, Highmeadow Estates', recorded with the Clerk's Office, Berks County, Pennsylvania in Plan Book 303 Page 286, as follows to wit:

BEING Lot #22, as shown on said plan

TITLE TO SAID PREMISES is vested in Courtney Lynn Troncelliti, a single person, by Deed from Lawrence H. Uebele, a married person, dated 02/14/2017, recorded 02/16/2017, Instrument No. 2017006120.

EDWARD ANTHONY TRONCELLITI was a co-record owner of the mortgaged premises as a joint tenant with the right of survivorship. By virtue of Edward Anthony Troncelliti's death on or about 12/02/2016, his ownership interest was automatically vested in the surviving joint tenant(s).

BEING KNOWN AS 128 North Shadybrooke Drive, a/k/a 128 S. Shadybrooke Dr., Douglassville, PA 19518-1318.

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Residential property  
TAX PARCEL NO: 24536407693936  
TAX ACCOUNT: 24001941  
SEE Deed instrument No. 2017006120  
To be sold as the property of Courtney Lynn Troncclitti, Lawrence H. Uebele.

BEING KNOWN AS 316 South Miller Street, Reading, PA 19607-2518.  
Residential property  
TAX PARCEL NO: 77439511564569  
TAX ACCOUNT: 77034260  
SEE Deed Instrument No. 2012001139  
To be sold as the property of Ryan F. Schonour.

No. 18-2740

Judgment Amount: \$120,455.57

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot known as Lot No. 39 situate on the northwestern side of South Miller Street between Kerrick Road and the development line, in the development of West Hills, Section No. 2, Borough of Shillington, County of Berks and State of Pennsylvania, bounded on the southwest by Lot No. 38, on the northwest by Lot No. 16, Development of West Hills, Section No. 1, on the northeast by Lot No. 40, and on the southeast by South Miller Street (50 ft. wide), together with the one story ranch type brick and frame dwelling with basement garage erected thereon, being more particularly known as No. 316 South Miller Street in the Borough of Shillington, County of Berks and State of Pennsylvania, and being more fully bounded and described as follows, to wit:

BEGINNING at a corner in the northwestern topographical building line of South Miller Street, said corner being a distance of three hundred six and twenty-six one-hundredths feet (306.26") from a marble stone measured in a northeasterly direction; thence leaving and making a right angle with the aforesaid South Miller Street and in a northwesterly direction along Lot No. 38, a distance of one hundred thirty-seven and fifty one-hundredths feet (137.50") to a corner in line of Lot No. 16, Development of West Hills, Section No. 1; thence in a northeasterly direction forming a right angle with the last described line and along Lot No. 16, a distance of seventy feet 170.00") to a corner; thence in a southeasterly direction forming a right angle with the last described line, along Lot No. 40, a distance of one hundred thirty-seven and fifty one-hundredths feet (137.50") to a corner in the northwestern topographical building line of South Miller Street; thence along the same, in a southwesterly direction, forming a right angle with the last described line, a distance of seventy feet (70.00) to the place of BEGINNING.

CONTAINING: nine thousand six hundred twenty-five (9,625) square feet.

MARKING A POINT OF TANGENCY in the northwestern topographical building line of South Miller Street, a short distance northeastwardly from Kerrick Road.

TITLE TO SAID PREMISES is vested in Ryan F. Schonour, by Deed from Eugene D. Diffenderfer and Katheryn H. Diffenderfer, h/w, dated 12/30/2011, recorded 01/10/2012, Instrument No. 2012001139.

No. 18-3686

Judgment Amount: \$75,220.52

Attorney: Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of land situate partly in Colebrookdale Township and partly in Washington Township, County of Berks and Commonwealth of Pennsylvania, described according to a plan of subdivision made for Joseph P. Benfield, Jr. by Rockland Surveyors, Inc. and recorded in Plan Book Volume 194, Page 13, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the bed of Franklin Road, T-615, said point being a corner of the herein described lot and land now or late of Keith Yoder & Sandra Yoder; thence along land now or late of Keith Yoder and Sandra Yoder, North 41 degrees 36 minutes 50 seconds East a distance of 1,329.90 feet to an iron pipe found; thence along land now or late of Gregory Kulp and Diane Kulp South 40 degrees 01 minute 10 seconds East a distance of 208.76 feet to an iron pin found; thence along land now or late of Gerald Ebst & Shirley Ebst South 41 degrees 30 minutes West a distance of 704.22 feet to a 5/8" rebar set; thence along Lot #1 of the herein described plan the next four courses and distances; 1) North 50 degrees 27 minutes 40 seconds West 99.18 feet to a 5/8" rebar set; 2) South 46 degrees 00 minutes West 55.12 feet to a 5/8" rebar set; 3) South 55 degrees 53 minutes 15 seconds West 221.50 feet to a 5/8" rebar set; 4) North 41 degrees 36 minutes 50 seconds East 292.33 feet; thence along the bed of Franklin Road North 79 degrees 09 minutes 25 seconds West a distance of 58.19 feet to the point and place of Beginning.

BEING Lot #2 on the above mentioned plan. AND the said property is 70% in Washington Township and 30% in Colebrookdale Township.

TITLE TO SAID PREMISES is vested in Jeffrey L. Delo and Mary C. Delo, his wife, by Deed from Joseph P. Benfield Jr., dated 06/14/1993, recorded 06/24/1993, in Book 2429, Page 508.

BEING KNOWN AS 430 Franklin Road, Bechtelsville, PA 19505-9243.

Residential property  
TAX PARCEL NO: 89538815741634  
TAX ACCOUNT: 89000321  
SEE Deed Book 2429, Page 508

To be sold as the property of Jeffrey L. Delo, Mary C. Delo.

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No. 2016-00785

Judgment Amt.: \$276,907.41

Attorney: Benjamin N. Hoen, Esquire

ALL THAT CERTAIN lot together with a dwelling house, garage and other improvements erected thereon, hereditaments and appurtenances, situate partly in the Borough of Bally, partly in Washington Township, County of Berks and Commonwealth of Pennsylvania, on the Southeasterly side of Sycamore Street, bounded and described as follows, to wit:

BEGINNING at a point in the bed of Sycamore Street, said point being the Northerly corner of the herein described lot and the Westerly corner of lands now or late of James W. Haviland and Bonnie Haviland, husband and wife, thence by the same South 60 degrees, 1 minute, 30 seconds East, 129.37 feet to a pin, a corner of lands now or late of Grant A. Reintert, thence by the same South 61 degrees, 22 minutes, 20 seconds East, 120 feet to a pin, a line of lands formerly of Alfred Vanim, thence by the same, crossing the Borough/Township Line into Washington Township, South 35 degrees, 14 minutes West, 162.13 feet to a point, a corner of lands now or late of George Fink, thence by the same passing through an iron bar on line at 238.79 feet, North 47 degrees, 45 minutes, 25 seconds West, 253.92 feet to a point in the bed of Sycamore Street, thence by the bed of Sycamore Street, recrossing said Borough/Township Line into the Borough of Bally, North 37 degrees, 24 minutes East; 105.56 feet to the point of beginning.

CONTAINING 33,278.19 square feet attend, more or less.

BEING Parcel No. 5307-56-43-6842

BEING THE SAME PREMISES which Michele L. Strauss, by Deed dated September 22, 2004, and recorded November 12, 2004, in the Office of the Recorder of Deeds in and for the County of Berks, Deed Book 4185, Page 1047, granted and conveyed Richard D. Hersh and Michele L. Hersh, husband and wife, in fee.

TAX PARCEL NO: 25-5399-02-96-8840

ACCOUNT NO: 25-032500

BEING KNOWN AS: 530 Sycamore Road, Bally, PA 19503

Residential Property.

To be sold as the property of Richard D. Hersh and Michele L. Hersh

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, January 4, 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. 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 OF DISSOLUTION  
NOTICE IS HEREBY GIVEN THAT an Out Of Existence/Withdrawal Affidavit has been submitted to the Commonwealth of Pennsylvania Department of Revenue and that the below-referenced corporation is deemed dissolved and liquidated, effective December 31, 2017, pursuant to the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania, Act of December 21, 1988.

The name of the corporation is: A.R. Adam & Son, Inc.

Allen R. Shollenberger, Esquire  
Leisawitz Heller Abramowitch Phillips, P.C.  
2755 Century Boulevard  
Wyomissing, PA 19610

**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 **RiverStewards Blend, Inc.**

The Articles of Incorporation have been filed on October 1, 2018 with an effective date of November 11, 2018.

**Jay W. Waldman, Esq.**  
**WALDMAN LAW GROUP, P.C.**  
501 N. Park Road  
Wyomissing, PA 19610

**AUDIT LIST**

**Second and Final Publication**

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

Notice of Audit of Fiduciaries Accounts

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

NOTICE is hereby given that the fiduciaries of the following estates have filed respectively, their accounts and statements of the proposed distribution in the Office of the Register of Wills or Clerk of the Orphans' Court as the case may be, in and for the County of Berks, Commonwealth

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of Pennsylvania and that these accounts will be presented to the Orphans' Court of said County at the Court House in Reading, Pennsylvania on Wednesday, December 5, 2018 at 9:00 A.M. for audit, confirmation and distribution. At that time and place parties interested and claimants against the respective estates will be heard.

- 83. BEAMESDERFER, TODD W. - Loretta A. Minear, Admx. C.T.A., Robert R. Kreitz, Esq.
- 84. BURKHOLDER, DOROTHY C. - Carol L. Pilgrim, Extx., Brian F. Boland, Esq.
- 85. HARBONIC, JOHN - Michael R. Long, Admr., Jonathan B. Batdorf, Esq.
- 86. HOFFMAN PELTZ, JUNE M., a/k/a PELTZ, JUNE S., a/k/a PELTZ, JUNE M. - Malcolm L. Hoffman, POA, Eric R. Strauss, Esq.
- 87. KISTLER, EUGENE G. a/k/a, KISTLER, E. G. - Marlene A. Padilla, Admx., Victoria Gallen Schutt, Esq.
- 88. KLINE, ROBERT L. - Denise M. Franco, Admx., James M. Polyak, Esq.
- 89. MASSARO, GLORIA E., a/k/a MASSARO, GLORIA - Gloria Gwenlyn Santillo, Admx., Brian R. Ott, Esq.
- 90. MCCARTY, THOMAS M. - Carrie A. McCarty, Extx., William R. Blumer, Esq.
- 91. RIVERA, SR., JOSE R. - Sean J. O'Brien, Admr., Sean J. O'Brien, Esq.
- 92. SHELTON VANHORN, BARBARA A., a/k/a SHELTON, BARBARA ANN, a/k/a SHELTON VANHORN, BARBARA ANN - Michelle Hall, Admx. D.B.N., Robert R. Kreitz, Esq.
- 93. TRUPP, BRIAN K. - Sharon A. Whitehouse, Extx., Brian F. Boland, Esq.
- 94. WANNER, CINDY L. - Kristy J. Wanner, Extx., Jonathan B. Batdorf, Esq.
- 95. YOHN, HELEN G. a/k/a YOHN, HELEN RUTH - Wendy Y. Hallman, Extx., Thomas D. Leidy, Esq.
- 96. YOUNG, CATHERINE L. - Shirley A. Weist and John U. Weist, Exrs., Alexa S. Antanavage, Esq.
- 97. ZERBE, DENNIS, a/k/a ZERBE, DENNIS J. - Bonita J. Zerbe, Extx., Latisha B. Schuenemann, Esq.

Last day for filing Accounts for January 2019 is December 3, 2018.

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

**CIVIL ACTION**

IN THE COURT OF  
 COMMON PLEAS  
 BERKS COUNTY, PENNSYLVANIA  
 CIVIL DIVISION  
 Docket No.: 16-18495

Wells Fargo Bank, N.A., Plaintiff  
 vs.

Debbie L O'Neill; Unknown heirs successors, assigns and all persons, firms, or associations claiming right, title or interest from or under Daniel K. O'Neill, Deceased, Defendants.

NOTICE OF SHERIFF'S SALE  
 OF REAL PROPERTY  
 PURSUANT TO PENNSYLVANIA  
 RULE OF  
 CIVIL PROCEDURE 3129

TO: Unknown heirs successors, assigns and all persons, firms, or associations claiming right, title or interest from or under Daniel K. O'Neill, Deceased, 55 West Madison Street, Mohnton, PA 19540

TAKE NOTICE: That the Sheriff's Sale of Real Property (Real Estate) will be held at the Berks County Sheriff's Office, in the 2nd Floor Auditorium of the Berks County Services Center, 633 Court Street, Reading, PA 19601 on February 8, 2019 at 10:00 A.M. prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

The LOCATION of your property to be sold is: 55 West Madison Street, Mohnton, PA 19540 The JUDGMENT under or pursuant to which your property is being sold is docketed to: No. 16-18495

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) OF THIS PROPERTY ARE: Debbie L O'Neill; Unknown heirs successors, assigns and all persons, firms, or associations claiming right, title or interest from or under Daniel K. O'Neill, Deceased

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Berks County, in the 2nd Floor Auditorium of the Berks County Services Center, 633 Court Street,



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Reading, PA 19601.

**THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.**

It has been issued because there is a Judgment against you. It may cause your property to be held, to be sold or taken to pay the Judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE.**

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

**THE LEGAL RIGHTS YOU MAY HAVE ARE:**

1. You may file a petition with the Court of Common Pleas of Berks County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Berks County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Berks County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Berks County Courthouse, 633 Court Street, Reading, PA 19601, before presentation of the petition to the Court.

Dated: 11/5/18  
Meredith H. Wooters, Esquire (307207)  
Manley Deas Kochalski LLC  
P.O. Box 165028  
Columbus, OH 43216-5028  
Telephone: 614-222-4921  
Fax: 614-220-5613  
Email: mhwooters@manleydeas.com  
Attorney for Plaintiff

**IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY, PENNSYLVANIA  
CIVIL ACTION-LAW  
NO. 18-18045**

**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**  
DITECH FINANCIAL LLC F/K/A GREEN  
TREE SERVICING LLC, Plaintiff

vs.

UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS  
OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER  
MANUERSITO R. FRAGOSO, DECEASED,  
Defendant

**NOTICE**

To UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER  
MANUERSITO R. FRAGOSO, DECEASED

You are hereby notified that on October 30, 2018, Plaintiff, DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC, 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 18045. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 652 NORTH 10TH STREET, READING, PA 19604-2586 whereupon your property would be sold by the Sheriff of BERKS County.

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

**NOTICE**

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

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

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

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

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IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY, PENNSYLVANIA  
CIVIL ACTION-LAW  
NO. 18-18007

**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**

BRANCH BANKING & TRUST COMPANY  
S/B/M NATIONAL PENN BANK S/B/M TO  
ELVERSON NATIONAL BANK, Plaintiff

vs.

KEITH A KOZIOL, Individually and in  
his capacity as Heir of MYRON L. KOZIOL,  
Deceased

ROBERT KOZIOL, in his capacity as Heir of  
MYRON L. KOZIOL, Deceased

THE UNITED STATES OF AMERICA C/O  
THE UNITED STATES ATTORNEY FOR THE  
EASTERN DISTRICT OF PA

UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND AL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER MYRON  
L. KOZIOL, DECEASED, Defendants

**NOTICE**

To UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER MYRON  
L. KOZIOL, DECEASED

You are hereby notified that on October  
26, 2018, Plaintiff, BRANCH BANKING &  
TRUST COMPANY S/B/M NATIONAL PENN  
BANK S/B/M TO ELVERSON NATIONAL  
BANK, filed a Mortgage Foreclosure Complaint  
endorsed with a Notice to Defend, against you  
in the Court of Common Pleas of BERKS  
County Pennsylvania, docketed to No. 18  
18007. Wherein Plaintiff seeks to foreclose on  
the mortgage secured on your property located  
at 830 HARTMAN AVENUE, TEMPLE, PA  
19560-1242 whereupon your property would be  
sold by the Sheriff of BERKS County.

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

**NOTICE**

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

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

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

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

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY, PENNSYLVANIA  
CIVIL ACTION-LAW  
NO. 18-18096

**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**

LOANDEPOT.COM, LLC, Plaintiff

vs.

SARAH RUDIN A/K/A SARAH A. RUDIN,  
in her capacity as Co-Administrator and Heir  
of the Estate of SUZANNE M. LENKIEWICZ

RUSSELL E. FARBIARZ, ESQ. A/K/A  
RUSSELL FARBIARZ, ESQ, in his capacity as  
Co-Administrator of the Estate of SUZANNE  
M. LENKIEWICZ

GARY LENKIEWICZ, in his capacity as Heir  
of the Estate of SUZANNE M. LENKIEWICZ

SAMUEL RUDIN, in his capacity as Heir  
of the Estate of SUZANNE M. LENKIEWICZ

UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER SUZANNE  
M. LENKIEWICZ, DECEASED, Defendants

**NOTICE**

To UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER SUZANNE  
M. LENKIEWICZ, DECEASED

You are hereby notified that on November 1,  
2018, Plaintiff, LOANDEPOT.COM, LLC, 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 18096. Wherein Plaintiff  
seeks to foreclose on the mortgage secured  
on your property located at 402 NORTH  
5TH STREET, HAMBURG, PA 19526-1110  
whereupon your property would be sold by the  
Sheriff of BERKS County.

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

**NOTICE**

If you wish to defend, you must enter a written  
appearance personally or by attorney and file your  
defenses or objections in writing with the court.

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You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

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

Court of Common Pleas of  
Berks County, Pennsylvania  
No. 10-07934

City of Reading  
vs.

Clarice R. Morrison

Notice is given that the above was named as Defendant in a civil action by plaintiff to recover 2003 trash fees for property located at 762 Schuylkill Avenue, Reading, PA, Tax Parcel No. 15-5307-56-34-8660. A Writ of Scire Facias for \$812.14 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. 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 Plaintiff. You may lose money, 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 TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

Lawyers' Referral Service of the  
Berks County Bar Assn.  
544 Court St.  
Reading, PA 19601  
610.375.4591  
www.berksbar.com  
Portnoff Law Associates, Ltd.  
P.O. Box 391

Norristown, PA 19404  
866.211.9466

Court of Common Pleas  
Berks County  
Civil Action-Law  
No. 18-15039

Notice of Action in Mortgage Foreclosure  
Pennsylvania Housing Finance Agency,  
Plaintiff  
vs.

The Unknown Heirs of Wilfredo Ramos-Morales Deceased, Mortgagor and Real Owner,  
Defendant(s)

To: The Unknown Heirs of Wilfredo Ramos-Morales Deceased, Mortgagor and Real Owner, Defendant(s), whose last known address is 351 Cedar Street, Reading, PA 19601. 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, PA, docketed to No. 18-15039, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 351 Cedar Street, Reading, PA 19601, whereupon your property will be sold by the Sheriff of Berks County.

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

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

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

Berks County Bar Assn.  
544 Court St.  
Reading, PA 19601  
610.375.4591  
Michael T. McKeever, Atty. for Plaintiff  
KML Law Group, P.C.

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Ste. 5000, Mellon Independence Center  
701 Market St.  
Phila., PA 19106  
215.627.1322

IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY, PENNSYLVANIA  
NO. 18-13481

CIVIL ACTION-LAW  
JURY TRIAL DEMANDED

RICHARD BYERLY, SR., and PATRICIA  
BYERLY, individually and as husband and wife,  
Plaintiffs

vs.

ROBERT CLARK and GRAG-A-CAB, INC.,  
Defendants

**NOTICE**  
**CIVIL ACTION**  
**MOTOR VEHICLE**

TO: Defendant, Robert Clark

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 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's Referral Service of the  
Berks County Bar Association**

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

**ZACHARY D. CAMPBELL, ESQUIRE**

Metzger, Wickersham, Knauss & Erb, P.C.  
Attorney I.D. No. 93177

2321 Paxton Church Road  
P.O. Box 69200  
Harrisburg, PA 17106-9200

(717) 238-8187  
(717) 234-9478 (fax)  
zdc@mwke.com

Attorney for Plaintiffs

**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**

**BELMONT, ELIZABETH J., dec'd.**

Late of 38 Winged Foot Drive,  
Cumru Township.  
Executrix: MARY A. OWENS,  
1100 E. Wyomissing Boulevard, Apt. 13D,  
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

**CASE, GRACE L., dec'd.**

Late of Borough of Wyomissing.  
Executrix: STÉPHANIE L. MILLS,  
c/o ATTORNEY: MICHAEL L. MIXELL,  
ESQ.,

BARLEY SNYDER LLP,  
50 N. 5th Street, 2nd Fl.,  
P.O. Box 942,  
Reading, PA 19603-0942

**CHUDNOVSKY, JAMES D., dec'd.**

Late of 44 W. Fairview Street,  
Borough of Mohnton.  
Administratrix: NANCY CHUDNOVSKY,  
44 W. Fairview Street,  
Mohnton, PA 19540.

ATTORNEY: WILLIAM F. COLBY, JR.,  
ESQ.,

BARLEY SNYDER,  
50 N. 5th Street, 2nd Fl.,  
P.O. Box 942,  
Reading, PA 19603-0942

**KANTNER, PAUL R. also known as**

**KANTNER, PAUL R., SR., dec'd.**

Late of Borough of Wernersville.  
Executrix: JILL ANN MANGAN,  
160 Rutt Road,  
Bangor, PA 18013.

ATTORNEY: FREDERICK K. HATT,  
ESQ.,

HATT LEGAL, LLC,  
200 Spring Ridge Drive, Suite 102-A,  
Wyomissing, PA 19610

**KELLER, NORMAN, C., SR., dec'd.**

Late of 850 Carsonia Ave.,  
Lower Alsace Township.

Executor: CHARLES H. KELLER,

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3025 Maple Ave.,  
Reading, PA 19605

**KIFFER, AUDREY A., dec'd.**

Late of 23 Schweitz Road,  
Fleetwood.  
Executrix: ELLEN KIFFER,  
c/o O'Keefe, Miller & Thielen, P.C.,  
22 E. Main Street,  
Fleetwood, PA 19522.  
ATTORNEY: JACOB T. THIELEN, ESQ.,  
O'KEEFE, MILLER & THIELEN, P.C.,  
22 E. Main Street,  
Fleetwood, PA 19522

**MARTINEZ, MILAGROS ZAMBRANA, dec'd.**

Late of 1017 Liggett Avenue, Reading.  
Administrator: ONIEL QUINONES, SR.,  
1027 Liggett Avenue,  
Reading PA 19611.  
ATTORNEY: MICHAEL C. BOLAND,  
ESQ.,

147 North 5th Street, Suite 1,  
Reading, PA 19601

**MCANALLY, GENEVIEVE C., dec'd.**

Late of 2510 Prospect Avenue,  
Reading.  
Executrix: KATHLEEN A. STRONG,  
579 Church Lane Road,  
Reading, PA 19606.  
ATTORNEY: ROBERT D.  
KATZENMOYER, ESQ.,  
2309 Perkiomen Avenue,  
Reading, PA 19606

**MCDEVITT, FREIDA FERN also known as MCDEVITT, FREIDA F. and MCDEVITT, FREIDA, dec'd.**

Late of 4 Larchwood Road,  
Borough of Wyomissing.  
Executrix: BETH M. MOYER WARFEL,  
111 Schoolhouse Road,  
Lancaster, PA 17603.  
ATTORNEY: PATRICIA H. FRANKEL,  
ESQ.,  
The Highlands, Apt. 257,  
2000 Cambridge Avenue,  
Wyomissing, PA 19610

**MORRISON, RONALD JARVIS, JR., dec'd.**

Late of 301 South Arthur Dr.,  
Sinking Spring.  
Executrix: TRACY RUBLE,  
93 Watch Hill Dr.,  
Scituate, MA 02066

**NAGLE, FRANK W. also known as NAGLE, FRANK WARREN, dec'd.**

Late of 1 Bridle Lane,  
Mohnton, Cumru Township.  
Executrices: KIMBERLY MARIE NAGLE,  
1 Bridle Lane,  
Mohnton, PA 19540 and  
ROBIN LYNN WENTZEL KEMP,  
28 Darlin Drive,  
Reading, PA 19609.  
ATTORNEY: REBECCA BATDORF

STONE, ESQ.,

301 East Lancaster Avenue,  
Shillington, PA 19607

**ROOT, REGINALD JAY, dec'd.**

Late of Borough of Albutis.  
Executrix: TINA L. MOYER,  
c/o ATTORNEY: JOSEPH J. PIPERATO,  
III, ESQUIRE,  
Piperato Law Office, LLC,  
3894 Courtney Street, Suite 105,  
Bethlehem, PA 18017

**SANDERS, MARY ELLEN, dec'd.**

Late of Amity Township.  
Executor: FRANCIS A. SANDERS, JR.,  
715 Hester Ave.,  
Normal, IL 61761.  
ATTORNEY: JOHN A. KOURY, JR., ESQ.,  
O'DONNELL, WEISS & MATTEL, P.C.,  
41 E. High Street,  
Pottstown, PA 19464

**STAABY, LARS B., dec'd.**

Late of 6 South Sixth Street,  
Borough of Womelsdorf.  
Executor: DAVID L. STAABY,  
c/o ATTORNEY: ANDREW S. GEORGE,  
ESQ.,  
KOZLOFF STOUTD,  
2640 Westview Drive,  
Wyomissing, PA 19610

**STIELY, ARLENE E., dec'd.**

Late of 14 West Gaul Street,  
Borough of Wernersville.  
Executrix: JANICE E. STIELY,  
14 West Gaul Street,  
Wernersville, PA 19565.  
ATTORNEY: JONATHAN B. BATDORF,  
ESQ.,  
317 East Lancaster Avenue,  
Shillington, PA 19607

**UHLER, ROBERT G., dec'd.**

Late of 5104 Kachel Road,  
Mohnton.  
Executrix: LISA M. REINOEHL,  
5106 Kachel Road,  
Mohnton, PA 19540.  
ATTORNEY: REBECCA BATDORF  
STONE, ESQ.,  
301 East Lancaster Avenue,  
Shillington, PA 19607

**URBAN, SALLY A., dec'd.**

Late of 541 Summit Avenue,  
City of Reading.  
Executrix: JANE URBAN,  
545 Summit Avenue,  
Reading, PA 19611.  
ATTORNEY: REBECCA BATDORF  
STONE, ESQ.,  
301 East Lancaster Avenue,  
Shillington, PA 19607

**Second Publication****BAUSHER, ERNEST M., dec'd.**

Late of Maiden creek Township.  
Executor: RONALD M. BAUSHER,

11/29/2018

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414 Nichols Street,  
Leesport, PA 19533.  
ATTORNEY: SCOTT C. PAINTER, ESQ.,  
906 Penn Avenue,  
P.O. Box 6269,  
Wyomissing, PA 19610

**BOZARD, WILLIAM CURTIS, JR. also known as**  
**BOZARD, WILLIAM C., JR., dec'd.**  
Late of Tilden Township.  
Administrator: MICHAEL J. CRIMMINS,  
133 Pheasant Ct.,  
Hamburg, PA 19526.  
ATTORNEY: JOHN B. ZONARICH, ESQ.,  
Skarlatos Zonarich, LLC,  
17 S. 2nd St. 6th Fl.,  
Harrisburg, PA 17101-2039

**BROWN, LOUISE M., dec'd.**  
Late of Exeter Township.  
Executrix: IRMA L. MOSELEY,  
4951 Dunham Drive,  
Reading, PA 19606.  
ATTORNEY: VICTORIA A. GALLEN  
SCHUTT, ESQ.,  
ROLAND STOCK, LLC,  
627 North Fourth Street,  
P.O. Box 902,  
Reading, PA 19603

**CAPLES, BONNIE E., dec'd.**  
Late of 476 Eagle Road,  
Richmond Township.  
Executrix: LISA B. (CAPLES) SMITH,  
c/o Law Office of Alan S. Readinger.  
ATTORNEY: ALAN S. READINGER,  
ESQ.,  
645 Penn Street, Suite 501,  
Reading, PA 19601

**DELONG, MABEL, dec'd.**  
Late of 1 S. Home Avenue,  
Topton.  
Administratrix: WENDY J. ASHBY, ESQ.,  
314 West Broad Street, Suite 118,  
Quakertown, PA 18951

**ECKERT, CHARLES L., dec'd.**  
Late of 20 Sunset Court,  
Sinking Spring,  
Lower Heidelberg Township.  
Executrices: LINDA CORCORAN and  
LAURA THOMPSON,  
c/o ATTORNEY: BRIAN F. BOLAND,  
ESQ.,  
KOZLOFF STOUTD,  
2640 Westview Drive,  
Wyomissing, PA 19610

**ECKERT, JOAN R. also known as**  
**ECKERT, JOAN ROSE, dec'd.**  
Late of 20 Sunset Court,  
Sinking Spring,  
Lower Heidelberg Township.  
Executrices: LINDA CORCORAN and  
LAURA THOMPSON,  
c/o ATTORNEY: BRIAN F. BOLAND,  
ESQ.,  
KOZLOFF STOUTD,

2640 Westview Drive,  
Wyomissing, PA 19610

**FOX, EARL R. also known as**  
**FOX, EARL RANDALL, dec'd.**  
Late of Borough of Fleetwood.  
Executrix: SANDRA J. FOX,  
226 Walnuttown Road,  
Fleetwood, PA 19522.  
ATTORNEY: RICHARD L.  
GESCHWINDT, ESQ.,  
203 East Noble Avenue,  
Shoemakersville, PA 19555

**FRANCIS, DANIEL LEE, dec'd.**  
Late of Borough of Birdsboro.  
Administratrix: DONNA M. RUBENDALL,  
208 John Glenn Avenue,  
Reading, PA 19607.  
ATTORNEY: TIMOTHY B. BITLER,  
ESQ.,  
3115 Main Street,  
Birdsboro, PA 19508-8319

**HAFER, ROBERT O., dec'd.**  
Late of 2978 West Philadelphia Avenue,  
Oley Township.  
Executor: RICHARD BITTING,  
115 Meadowlark Road,  
Reading, PA 19606.  
ATTORNEY: BRIAN R. OTT, ESQ.,  
BARLEY SNYDER,  
50 N. 5th Street, 2nd Fl.,  
P.O. Box 942,  
Reading, PA 19603-0942

**HESS, DANIELLA V., dec'd.**  
Late of City of Reading.  
Executor: ANDREW T. SHEAFFER,  
146 Northridge Drive,  
Landisville, PA 17538.  
ATTORNEY: ELIZABETH ROBERTS  
FIORINI, ESQ.,  
Fiorini Law, P.C.,  
1150 W. Penn Avenue,  
Womelsdorf, PA 19567

**KOHL, KENNETH A., dec'd.**  
Late of 820 Philadelphia Avenue,  
Cumru Township.  
Executor: GARY L. KOHL.  
c/o ATTORNEY: BRIAN F. BOLAND,  
ESQ.,  
KOZLOFF STOUTD,  
2640 Westview Drive,  
Wyomissing, PA 19610

**KOWALSKI, GARY S., dec'd.**  
Late of 405 Summit Avenue,  
Shillington.  
Executrix: MARGARET A. MARINO,  
c/o RONALD S. STEENBURG,  
United Tax Service,  
1617 Swamp Pike,  
Gilbertsville, PA 19525

**KUCZALA, FREDERICK S., dec'd.**  
Late of City of Reading.  
Executor: CHARLES C. ATEN, JR.,  
340 Snyder Road,  
Reading, PA 19605.

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ATTORNEY: VICTORIA A. GALLEN  
SCHUTT, ESQ.,  
ROLAND STOCK, LLC,  
627 North Fourth Street,  
P.O. Box 902,  
Reading, PA 19603

**MAGDA, CHARLES T., dec'd.**

Late of Borough of Hamburg.  
Executrices: KIMBERLY M. HERRING,  
509 Hillside Court,  
Hamburg, PA 19526 and  
KATHY A. BROOKER,  
13338 Emerk Court,  
Centerville, VA 20120.  
ATTORNEY: ALLEN R.  
SHOLLENBERGER, ESQ.,  
LEISAWITZ HELLER ABRAMOWITZ  
PHILLIPS, P.C.,  
2755 Century Boulevard,  
Wyomissing, PA 19610

**MCDONOUGH, SAMUEL H., SR., dec'd.**

Late of Spring Township.  
Executor: RICHARD L. HENRY,  
116 Leisure Court,  
Wyomissing, PA 19610.  
ATTORNEY: SCOTT C. PAINTER, ESQ.,  
906 Penn Avenue,  
P.O. Box 6269,  
Wyomissing, PA 19610

**RAKOWIECKI, GERALDINE M., dec'd.**

Late of South Heidelberg Township.  
Executor: TIMOTHY A. RAKOWIECKI,  
144 Butternut Court,  
Reading, PA 19608.  
ATTORNEY: ELIZABETH ROBERTS  
FIORINI, ESQ.,  
Fiorini Law, P.C.,  
1150 W. Penn Avenue,  
Womelsdorf, PA 19567

**SOUPIK, JOSEPH B., JR., dec'd.**

Late of Douglass Township.  
Administrator: JOSEPH B. SOUPIK, SR.,  
409 Kleman Road, Gilbertsville, PA 19525.  
ATTORNEY: THOMAS L. HOFFMAN,  
ESQ.,  
Wells, Hoffman, Holloway & Medvesky,  
LLP,  
635 E. High Street,  
P.O. Box 657,  
Pottstown, PA 19464

**STOUDT, LUCILLE N. also known as**

**STOUDT, LUCILLE M., dec'd.**  
Late of The Heritage, 300 Tranquility Lane,  
Cumru Township.  
Executrix: KIRSTIN H. MYERS,  
124 Windsor Drive,  
Ephrata, PA 17522.  
ATTORNEY: ROBERT R. KREITZ, ESQ.,  
ROLAND STOCK, LLC,  
627 North Fourth Street,  
P.O. Box 902,  
Reading, PA 19603

**TABAKELIS, RUTH K., dec'd.**

Late of Caernarvon Township.

Executor: STEPHEN L. KREISER,  
c/o Kling & Deibler, LLP,  
131 West Main Street,  
New Holland, PA 17557.  
ATTORNEY: PATRICK A. DEIBLER,  
ESQ.,

Kling & Deibler, LLP

**TARULLO, DONALD J., dec'd.**

Late of Borough of Wyomissing.  
Administratrix: REBECCA TARULLO,  
c/o ATTORNEY: CHRISTINE M.  
TROTTINI, ESQ.,  
49 South Main Street, Suite 105,  
Pittston, PA 18640

**TROUTMAN, HARVEY M., dec'd.**

Late of 635 High Boulevard,  
Borough of Kenhorst.  
Executor: JOHN M. TROUTMAN,  
c/o ATTORNEY: J. WILLIAM WIDING,  
III, ESQ.,

KOZLOFF STOUDT,  
2640 Westview Drive,  
Wyomissing, PA 19610

**WEBB, EVERETT M., dec'd.**

Late of 1781 Gravel Hill Drive,  
Spring Township.  
Executrix: CAROLYN S. WEBB,  
c/o ATTORNEY: BRIAN F. BOLAND,  
ESQ.,

KOZLOFF STOUDT,  
2640 Westview Drive,  
Wyomissing, PA 19610

**WERNER, NEIL O. also known as  
WERNER, NEIL OWEN, dec'd.**

Late of 100 N. Park Road,  
Borough of Wyomissing.  
Executrix: KRISTA A. STAFFORD,  
c/o ATTORNEY: J. WILLIAM WIDING,  
III, ESQ.,

KOZLOFF STOUDT,  
2640 Westview Drive,  
Wyomissing, PA 19610

**WERT, KATHLEEN V., dec'd.**

Late of Borough of Mohnton.  
Executor: TIMOTHY A. WERT,  
28 Cook Street,  
Ashley, PA 18706.  
ATTORNEY: FREDERICK M. NICE,  
ESQ.,

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

**YOUSE, ROBERT N., dec'd.**

Late of 5204 Casa Grande Road,  
Muhlenberg Township.  
Executrix: JACQUELYN M.  
SCHLESSMAN,  
5204 Casa Grande Road,  
Temple, PA 19560.  
ATTORNEY: ROBIN S. LEVENGOD,  
ESQ.,  
1136 Penn Avenue,  
Wyomissing, PA 19610

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**Third and Final Publication****BORNEMAN, LEON U., dec'd.**

Late of Amity Township.  
 Executor: JAMES SCHWEITZER,  
 16 Lawndale Rd.,  
 Reading, PA 19610.  
 ATTORNEY: JOHN A. KOURY, JR., ESQ.,  
 O'DONNELL, WEISS & MATTEI, P.C.,  
 41 E. High Street,  
 Pottstown, PA 19464

**CARL, GOLDIE A., dec'd.**

Late of 1142 State Street,  
 Mertztown.  
 Executor: RICHARD G. CARL,  
 1142 State Street,  
 Mertztown, PA 19539.  
 ATTORNEY: JOHN T. FORRY, ESQ.,  
 FORRY ULLMAN,  
 540 Court Street,  
 P.O. Box 542,  
 Reading, PA 19603

**CLAPPER, ELIZABETH N., dec'd.**

Late of Borough of Hamburg.  
 Executor: MARK CLAPPER,  
 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

**DUNKEL, RICHARD E., dec'd.**

Late of Maiden Creek Township.  
 Executors: LARRY HECK,  
 2250 Northmont Boulevard,  
 Reading, PA 19605 and  
 LINDA PRINGLE,  
 3210 State Hill Road,  
 Sinking Spring, PA 19608.  
 ATTORNEY: VICTORIA A. GALLEN  
 SCHUTT, ESQ.,  
 ROLAND STOCK, LLC,  
 627 North Fourth Street,  
 P.O. Box 902,  
 Reading, PA 19603

**ELLIS, WILLIAM PAUL, dec'd.**

Late of 22 S. Reading Ave., #3,  
 Boyertown.  
 Executor: SEAN P. ELLIS,  
 3818 Woodlawn Court,  
 Alexandria, VA 22304.  
 ATTORNEY: MARK D. HIPPE, ESQ.,  
 Mette, Evans & Woodside,  
 3401 N. Front Street, 2nd Fl.,  
 P.O. Box 5950,  
 Harrisburg, PA 17110

**HARVEY, TIMOTHY MARK, dec'd.**

Late of 611 Allegheny Road,  
 Brecknock Township.  
 Administratrix: MARIA L. HARVEY,  
 131 West Main Street,  
 New Holland, PA 17557.

ATTORNEY: LINDA KLING, ESQ.,  
 131 West Main Street,  
 New Holland, PA 17557

**JENNINGS, DAVID C., dec'd.**

Late of 622 Rittenhouse Drive, Reading.  
 Administrator: JAMES BILLMAN,  
 907 Neversink Street,  
 Reading, PA 19606

**KEFFER, JOYCE M. and KEFFER, DENNIS H., dec'd.**

Both Late of 280 Pennwyn Place,  
 Cumru Township.  
 Executrix: DENNETTE J. KELLER,  
 1661 Long Run Road,  
 Schuylkill Haven, PA 17972.  
 ATTORNEY: ZACHARY A. MOREY,  
 ESQ.,  
 536 Court Street,  
 Reading, PA 19601

**LAMPARELLA, MICHAEL G., SR., dec'd.**

Late of 502 Snyder Road, Reading.  
 Executor: MICHAEL G. LAMPARELLA,  
 JR.,  
 708 Maria Avenue,  
 Sinking Spring, PA 19608.  
 ATTORNEY: JACK G. MANCUSO, ESQ.,  
 BRUMBACH, MANCUSO & FEGLEY,  
 P.C.,  
 11 East Lancaster Avenue,  
 P.O. Box 500,  
 Shillington, PA 19607-0500

**LONG, MARY JANE N., dec'd.**

Late of Borough of Boyertown.  
 Executor: BRIAN J. KRIEBEL,  
 136 N. Reading Ave.,  
 Boyertown, PA 19512.  
 ATTORNEY: JEFFREY C. KARVER,  
 ESQ.,  
 BOYD & KARVER, P.C.,  
 7 East Philadelphia Avenue,  
 Boyertown, PA 19512

**SHER, ROBERT B., SR. dec'd.**

Late of 325 Mine Lane, Oley.  
 Executors: ROBERT B. SHER, JR. and  
 JAMES E. SHER, ESQUIRE,  
 15019 Kutztown Road,  
 Kutztown, PA 19530

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

Late of 480 Barclay Street,  
 Mertztown.  
 Executor: RUSSELL SMITH,  
 c/o O'Keefe, Miller & Thielen, P.C.,  
 22 E. Main Street,  
 Fleetwood, PA 19522.  
 ATTORNEY: JACOB T. THIELEN, ESQ.,  
 O'KEEFE, MILLER & THIELEN, P.C.,  
 22 E. Main Street,  
 Fleetwood, PA 19522

**WAWRZONEK, GENEVIEVE V. dec'd.**

Late of City of Reading.  
 Executor: JOSEPH E. WAWRZONEK,  
 43 Ridge Drive,  
 Fleetwood, PA 19522.  
 ATTORNEY: BARBARA KERN



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DIETRICH, ESQ.,  
22 Hilgert Avenue,  
Reading, PA 19607

**FICTITIOUS NAME**

*NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act of Assembly, No. 295, approved December 16, 1982, effective March 16, 1983, of intention to file in the office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, a Certificate for the conduct of a business in Berks County, Pennsylvania under the assumed or fictitious name, style or designation:*

**Affordable Insurance Center** with its principal place of business at 320 Abington Drive #6, Wyomissing, PA 19610.

The name and address of the person owning or interested in said business is: The DeAngelo Company LLC, 320 Abington Drive #6, Wyomissing, PA 19610.

The application was Filed on November 6, 2018.

**The DeAngelo Company LLC**  
320 Abington Drive #6  
Wyomissing, PA 19610

**DeAngelo Insurance & Financial Services** with its principal place of business at 320 Abington Drive #6, Wyomissing, PA 19610.

The name and address of the person owning or interested in said business is: The DeAngelo Company LLC, 320 Abington Drive #6, Wyomissing, PA 19610.

The application was Filed on November 14, 2018.

**The DeAngelo Company LLC**  
320 Abington Drive #6  
Wyomissing, PA 19610

**DeAngelo Insurance Group** with its principal place of business at 320 Abington Drive #6, Wyomissing, PA 19610.

The name and address of the person owning or interested in said business is: The DeAngelo Company LLC, 320 Abington Drive #6, Wyomissing, PA 19610.

The application was Filed on November 6, 2018.

**The DeAngelo Company LLC**  
320 Abington Drive #6  
Wyomissing, PA 19610

**Geri-care** with its principal place of business at 32 Hipple Lane, Bernville, PA 19506.

The name and address of the person owning or interested in said business is: Lori Magrowki, 32 Hipple Lane, Bernville, PA 19506.

The application was Filed on October 25,

2018.

**Osmer S. Deming, Esq.**  
**DEMING LAW OFFICE, LLC**  
38 North 6th Street  
Reading, PA 19601

**I KNOW A GUY HANDYMAN SERVICES** with its principal place of business at 183 Ziegler Road, Leesport, PA 19533.

The application was Filed on October 22, 2018.

**John M. Stott, Esq.**  
**BRUMBACH, MANCUSO & FEGLEY, P.C.**  
11 East Lancaster Avenue  
P.O. Box 500  
Shillington, PA 19607

**Revaluation Safety Services** with its principal place of business at 425 Southfield Dr., Oley, PA 19547.

The name and address of the person owning or interested in said business is: MKI Safety Group, Inc., 425 Southfield Dr., Oley, PA 19547.

The application was Filed on October 26, 2018.

**Barley Snyder LLP**  
50 N. 5th Street, 2nd Fl.  
Reading, PA 19603

**TRUST NOTICES**

**Third and Final Publication**

**NOTICE** is hereby given of the administration of the Eugene R. Rothenberger Trust, dated 4/16/1998. Decedent, settlor of the trust, late of Boyertown, Berks County, PA, died on Sept. 11, 2018. All persons having claims against the decedent are requested to make known the same, and all persons indebted to the decedent are required to make payment without delay to the attorney:

Michelle L. Sanginiti, Esq.  
166 Allendale Rd.  
King of Prussia, PA 19406