

## SHERIFF'S SALES

*By virtue of various writs issued out of the Court of Common Pleas of Montgomery County, Pa. to me directed will be sold at public sale on January 29, 2020 at 1:00 o'clock P.M. prevailing time, in Court Room "A", Court House, Swede and Airy Streets, in the Borough of Norristown, said County, the following described Real Estate.*

### To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on February 26, 2020 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

All properties to be sold by **SEAN P. KILKENNY, SHERIFF**.

### Third and Final Publication

10-17528

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Knock N Knoll, located at 1118 Easton Road, in **Upper Moreland Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963 P.L. 196, by the recording in the Montgomery County Recorder of Deeds Office of a Declaration dated September 21, 1976 and recorded on September 24, 1976 in Deed Book 4143, Page 468 and a Code of Regulations, dated September 21, 1976 and recorded on September 24, 1976 in Deed Book 4143, Page 502 and Declaration Plan dated August 24, 1976 and recorded on September 24, 1976 in Condominium Plan Book 4, Page 70, being and designated on Declaration Plan, as Unit No. 42, as more fully described in such Declaration Plan and Declaration.

TOGETHER with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 2.08%.

Parcel Number: 59-00-10421-41-9.

Location of property: 42 Knock N Knoll Circle, Willow Grove, PA 19090.

The improvements thereon are: Condo townhouse.

Seized and taken in execution as the property of **Linda Vandy** at the suit of School District of Upper Moreland Township. Debt: \$3,944.45.

**Portnoff Law Associates, Ltd.**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$4,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

11-02501

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Montgomery Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision of Montgomery Crossing Phase 1, prepared for the Cutler Group, Inc., by Urwiller and Walter, Inc., Summerytown, Pennsylvania, dated July 1, 1989 and last revised February 7, 1995 said plan Recorded in the Office of the Recorder of Deeds at Norristown, Montgomery County, Pennsylvania in Plan Book A-55 Page 318, described as follows, to wit:

BEGINNING at a point of tangent on the southwesterly side of Tudor Drive (50 feet wide) said point being measured on the arc of a circle curving right having a radius of 20.00 feet and the Arc distance of 31.02 feet from a point of curve on the southeasterly side of Hanover Avenue (50 feet wide) thence extending from the said point of beginning along the said side of Tudor Drive South 44 degrees 49 minutes 24 seconds East 95.59 feet to a point of corner of Lot #207 as shown on the above mentioned plan, thence extending along the aforesaid lot South 44 degrees 00 minutes 54 seconds West 121.00 feet to a point, a common corner of the aforesaid Lot #207 and Lot #209 as shown on the above mentioned plan; thence extending along the aforesaid Lot #209 North 45 degrees 59 minutes 06 seconds West 115.98 feet to a point East to a point on the Southeasterly side of Hanover Avenue; thence extending along the same the 2 following Courses and distances: (1) North 44 degrees 00 minutes 55 seconds East 102.94 feet to a point of curve; and (2) on the arc of a circle curving to right having a radius of 20.00 feet and the arc distance of 31.82 feet to the first mentioned point of tangent and place of beginning.

BEING the same property conveyed to Denise Houser, her heirs and assigns, as sole owner, her personal representatives and assigns who acquired title by virtue of a deed from The Cutler Group, Inc., a Pennsylvania Corporation, dated February 9, 1999, recorded March 26, 1999, at Deed Book 5264, Page 1662, Instrument Number 006192, Montgomery County, Pennsylvania Records.

Parcel Number: 46-00-01037-30-3.

Location of property: 120 Hanover Avenue, North Wales, PA 19454.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Denise Houser** at the suit of U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2006-WFHE4. Debt: \$689,038.49.

**Manley Deas Kochalski LLC**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

12-05205

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, being Lot No. 44 Section "0" on Plan of Lots of the International Development Company, Inc. and recorded in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 962, Page 600, bounded and described, as follows, to wit:

BEGINNING at a point of intersection of the North side of Horsham Road and the East side of Carton Street; thence extending Northeastwardly along said side of Carton Street 56.61 feet to a point; thence extending on a line curving to the right 22.84 feet to a point in the Southerly side of Carton Street; thence extending along same Northeastwardly 67.39 feet to a point and corner of Lot No. 43 on said plan; thence extending along said Lot No. 43 Southwestwardly 100.52 feet to a point on the Northeastly side of Horsham Road; thence extending along said side of Horsham Road 75 feet to the first mentioned point and place of beginning.

BEING the same premises which Counties Investment Corporation by its Deed dated October 25, 2000, and recorded December 15, 2000, in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania, in Book 5342, Page 1440, granted and conveyed unto Rafeeq Ahmed.

ALSO BEING THE SAME PREMISES which Rafeeq Ahmed, by his Deed dated June 18, 2002, and recorded July 25, 2002, in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania, in Book 5417, Page 1236, granted and conveyed unto Rafeeq Ahmed and Suraiya Ahmed, husband and wife.

ALSO BEING THE SAME PREMISES which Rafeeq Ahmed and Suraiya Ahmed, husband and wife, by their Deed dated July 8, 2011, and recorded July 13, 2011, in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania, in Book 5807, Page 226, granted and conveyed unto Rafeeq Ahmed.

Parcel Number: 59-00-09553-00-9.

Location of property: 2625 Horsham Road, Hatboro, PA 19040.

The improvements thereon are: A single-family dwelling.

Seized and taken in execution as the property of **Rafeeq Ahmed** at the suit of Asset Management 19, LLC. Debt: \$177,360.36.

**Norris, McLaughlin, P.A.**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

12-05493

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey of Properties made for the Curtis-Bailey Company on October 18, 1954, by Reeder and Magarity, Professional Engineers, Upper Darby, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Northeast side of Bonnet Lane 50 feet wide at the distance of 310 feet measured along same South 48 degrees 08 minutes East from its intersection with the Southeast side of Orchard Way (50 feet wide) (both lines produced).

CONTAINING in front or breadth on the said Bonnet Lane 70 feet measured along same South 48 degrees 08 minutes East from the said beginning point and extending of that width in length or depth North 41 degrees 52 minute East between parallel lines at right angles to the said Bonnet Lane 125 feet.

TITLE TO SAID PREMISES IS VESTED IN Edward Dalesandro and Rosemary O'Donnell, as Joint Tenants with the Right of Survivorship, their Heirs and Assigns, by Deed from Bryan Shapiro and Lynne A. Eichorn, dated 07/12/2004, recorded 08/03/2004, in Book 5520, Page 40.

Parcel Number: 59-00-01273-00-9.

Location of property: 128 Bonnet Lane, Hatboro, PA 19040-4521.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Edward J. Dalesandro and Rosemary A. O'Donnell a/k/a Rosemary A. Dalesandro a/k/a Rosemary O'Donnell** at the suit of LSF9 Master Participation Trust. Debt: \$356,389.40.

**Phelan Hallinan Diamond & Jones, LLP**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

12-19853

ALL THOSE TWO CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania. Being lots numbers two hundred and twenty-seven and two hundred and twenty-eight (#227 and #228) on the revised plan of the lots of Edge Hill Land Association.

SITUATE on the Southeastly side of Girard Avenue at the distance of four hundred and ninety-four feet two and five-eighths inches Northeastwardly from the Northeastly side of Maple Avenue, in the Township of Upper Dublin, County of Montgomery, State of Pennsylvania.

CONTAINING in front or breadth on the said Girard Avenue Fifty feet (each lot twenty-five feet) and extending in length or depth Southeastwardly between parallel lines at right angles to said Girard Avenue one hundred and ten feet.

Parcel Number: 54-00-07240-00-5.

Location of property: 147 Girard Avenue, Upper Dublin, PA.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Jacqueline Green, Administratrix of Estate of Mary L. Hendrick** at the suit of School District of Upper Dublin Township. Debt: \$4,222.22.

**Portnoff Law Associates, Ltd.**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$4,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

13-01952

ALL THAT CERTAIN brick message, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, on the North side of Third Street between York and Hanover Streets, bounded and described, as follows, to wit:

BEGINNING at an iron pin on the Northerly side of East Third Street (50.00 feet wide), thence along the Easterly side of McClellan Alley, (20.00 feet wide), North 35 degrees 08 minutes east, 87.21 feet to an iron pin; thence South 53 degrees 13 minutes East, 45.23 feet to a point, a corner of remaining lands of the Grantor; thence along the same the three following courses and distances to wit: South 35 degrees 08 minutes West, 22.99 feet to a point, North 54 degrees 52 minutes West, 1.50 feet to a nail, and South 35 degrees 08 minutes West 62.92 feet to an iron pin on the Northerly side of East Third Street; thence along the same North 54 degrees 52 minutes West, 43.72 feet to the place of beginning.

CONTAINING 3,819.89 square feet of land, be the same more or less.

Parcel Number: 16-00-29380-00-7.

Location of property: 121 East Third Street, Pottstown, PA 19464.

The improvements thereon are: Retail - Office - Apartments - Multi-Use.

Seized and taken in execution as the property of **Joseph B. Christie and Kathleen M. Christie** at the suit of Pottstown Borough Authority and Borough of Pottstown. Debt: \$9,067.25.

**Portnoff Law Associates, Ltd.**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$4,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

13-22710

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described according to a plan of "The Woods at Sprögels Run" made by Yerkes Associates, Inc. dated 1/18/1991 and last revised 12/15/1993 and recorded in Plan Book A-54, Page 362 as follows, to wit:

BEGINNING at a point on the Southeasterly side terminus cul-de-sac of Fox Hollow Circle (of variable width) at a corner of this and Lot No. 40 as shown on the above mentioned plan; thence extending from said point of beginning and along Lot 40 South 60 degrees 50 minutes 52 seconds East 159.20 feet to a point a corner in line of land now or late of Joseph V. and Antoinette D. Montoro; thence extending along the same South 45 degrees 58 minutes 33 seconds West 129.01 feet to a point a corner in line of land now or late of Mark Spatz; thence extending partly along the same and partly along land now or late of Gary I. Hess North 44 degrees 45 minutes Qest 162.00 feet to a point a corner on the Southeasterly side cul-de-sac of Fox Hollow Circle; thence extending along the same the two following courses and distances as follows, to wit: (1) North 45 degrees 15 minutes 00 seconds East 37.77 feet to a point of curve; and (2) on the arc of a circle curving to the left having a radius of 50.00 feet the arc distance of 41.4 feet to a point being the first mentioned point and place of beginning.

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

Parcel Number: 42-00-01324-14-6.

Location of property: 89 Fox Hollow Circle, Lower Pottsgrove, PA.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **David M. Glaze** at the suit of Lower Pottsgrove Township Municipal Authority. Debt: \$2,100.56.

**Portnoff Law Associates, Ltd.**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$4,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

13-29473

ALL THAT CERTAIN lot or piece of land with the buildings and improvements to be erected thereon, situate in **Lower Salford Township**, Montgomery County, Pennsylvania, bounded and described according to Subdivision Plans entitled "Lederach Golf Course", drawn by Van Cleef Engineering Associates as being recorded in Plan Book A-61 pages 376-379, Plan Book 22 pages 186-189 and Plan Book 22 pages 190-193, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Championship Drive (50 feet wide) a corner of Lot 28 on said Plan, thence from said beginning point, along the Southeasterly side of Championship Drive on the arc of a circle curving to the right having a radius of 1050.00 feet, crossing the bed of a 20 feet wide storm sewer easement, 110.05 feet to a point a corner of Lot 26 on said Plan, thence along line of Lot 26, South 42 degrees 34 minutes 14 seconds East 150.00 feet to a point in line of Open Space, thence along line of said Open Space South 44 degrees 25 minutes 37 seconds West recrossing the bed of 20 feet wide Storm Sewer Easement 94.29 feet to a point, thence through the bed of said 20 feet wide Storm Sewer Easement being also along line of Lot 28, North 48 degrees 34 minutes 32 seconds West 150.48 feet to a point on the Southeasterly side of Championship Drive the first mentioned point and place of beginning.

BEING Lot 27 as shown on said Plan.

BEING PART of the same premises which Eva S Hoffman, deceased, etc , by Deed dated 9/4/2003 and recorded 9/5/2003 at Norristown, Pennsylvania in Deed Book 5471, Page 2199, granted and conveyed unto Heritage-Lower Salford, L.P., in fee.

AND ALSO BEING PART of the same premises which H. Thomas Wentz, Jr., by Deed dated 9/9/2003 and recorded 9/12/2003 at Norristown, Pennsylvania in Deed Book 5472, Page 2137, granted and conveyed unto Heritage-Lower Salford, L.P., in fee.

TITLE TO SAID PREMISES IS VESTED IN David Henderson and Cecial Nicole Henderson, H/W, by Deed from Heritage-Lower Salford, L.P., a Pennsylvania Limited Partnership, Acting Herein by its General Partner HBG Lower Salford, Inc., its Sole General Partner, a Corporation by David Brandshain, Vice President, dated 05/30/2006, recorded 07/11/2006, in Book 5807, Page 1810.

Parcel Number: 50-00-00428-06-2.

Location of property: 512 Championship Drive, Harleysville, PA 19438-2177.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David Henderson and Cecial Nicole Henderson** at the suit of U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EMX7. Debt: \$577,813.90.

**Phelan, Hallinan, Diamond & Jones, LLP**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

13-32043

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, Montgomery County, Pennsylvania bounded and described according to a Subdivision Plan of Estates at Faraway Farm West made for The Cutler Group, Inc., made by Bursich Associates, Inc. dated 07/31/2000 last revised 11/28/2001 and recorded in Plan Book A-60, Pages 357 to 359, as follows, to wit:

BEGINNING at a point on the Northerly side of Buckwalter Road, said point being a corner of this and Lot No. 19 as shown on said plan; thence extending from said beginning point and along said side of Buckwalter Road, on an arc of a curve, curving to the left, having a radius of 525.00, the arc distance of 112.18 feet to a point corner of Lot No. 21; thence extending along Lot No. 21 North 13 degrees, 30 minutes, 13 seconds West, 493.43 feet to a point a corner in line of lands now or late Joseph and Pamela Rakowski, Jr.; thence extending along the same North 42 degrees, 34 minutes, 25 seconds East, 58.23 feet to a point a corner of lands now or late of Jon R. and Dorothy L. Pichelman; thence extending along the same South 54 degrees, 35 minutes, 02 seconds East, 219.28 to a point a corner of Lot No. 19; thence extending along Lot No. 19 South 01 degrees, 24 minutes, 40 seconds East, 380.74 feet to said beginning point.

BEING Lot No. 20 on said plan.

BEING THE SAME PREMISES which The Cutler Group, Inc. by deed dated 2/27/2004 and recorded 3/11/2004 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 05499 at Page 1805, granted and conveyed unto Malama K. Chibwe.

Parcel Number: 61-00-00783-22-7.

Location of property: 135 Buckwalter Road, Royersford, PA 19468.

The improvements thereon are: A single-family residential dwelling.

Seized and taken in execution as the property of **Malama K. Chibwe** at the suit of U.S. Bank National Association, not in its Individual Capacity, but solely as Trustee of The NRZ Inventory Trust. Debt: \$396,182.57.

**KML Law Group, P.C.**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,520. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

14-29707

ALL THOSE FOUR CERTAIN contiguous lots or pieces of ground, situate in **Horsham Township**, Montgomery County, Pennsylvania, described according to a plan thereof made by William T. Muldrew, Surveyor and Regulator, Jenkintown, PA, April 9, 1921 and recorded at Norristown, Pennsylvania in Deed Book 830, Page 600, as follows, to wit:

BEGINNING at a point being the intersection of the middle line of Upland Avenue (40 feet wide) with the middle line of Edgely Avenue (40 feet wide).

CONTAINING together in front or breadth Northwestward on the middle line of Upland Avenue, one hundred feet (Lot No. 693 having a front of forty feet including therein the Northwestern most one-half part of the Bed of Edgely Avenue and Lots Nos. 694, 695 and 696 each having a front of twenty feet); and extending together of that width in length or depth Southwestward between lines parallel with and also along the said middle line of Edgely Avenue one hundred forty feet.

BEING Lots Nos. 693, 694, 695 and 696 on said plan.

TITLE TO SAID PREMISES VESTED IN Mark P. Eble and Michelle A. Eble, his wife by Deed from Joseph C. O'Brien and Evelyn L. O'Brien, his wife dated 03/31/1995 and recorded on 04/13/1995 in the Montgomery County Recorder of Deeds in/at Deed Book 5110, Page 60219.

Parcel Number: 36-00-11272-00-5.

Location of property: 155 Upland Avenue, Horsham, PA 19044.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mark P. Eble and Michele A. Eble** at the suit of U.S. Bank, N.A. Successor Trustee to LaSalle Bank, National Association, on Behalf of the Holders of Bear Stearns Asset-Backed Securities I Trust 2006-HE10, Asset-Backed Certificates, Series 2006-HE10. Debt: \$379,631.30.

**Milstead & Associates, LLC**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

14-33250

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in **Whitpain Township**, Montgomery County, Pennsylvania, bounded and described, as follows:

BEGINNING at a stake set for a corner of this land of Benjamin F. Hendricks on the Easterly side of a certain 33 feet wide street called Oak Lane and laid out and opened for public use called Maple Street; thence along the Easterly side of Oak Lane North 34 degrees, 40 minutes East, 45.00 feet to a stake set for a corner of this and land of Benjamin F. Hendricks; thence along the line of said Hendricks land, South 55 degrees, 5 minutes East, 150.00 feet to a stake set for a corner of this and land of Benjamin F. Hendricks; thence along the line of said Hendricks land South 34 degrees, 40 minutes West, 45.00 feet to a stake set for a corner of this and land intended to be conveyed to Ellery B. Shoemaker; thence along the line of land to be conveyed to said Shoemaker; thence along the line of land to be conveyed to said Shoemaker, North 55 degrees, 5 minutes West, 150.00 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Johnson S. Mulbah, by Deed from Andrew M. Cuomo, Secretary of Housing and Urban Development of Washington, DC, by their Attorney in Fact, Dale Albertelli, dated 12/27/2000, recorded 01/05/2001 in Book 5345, Page 717.

Parcel Number: 66-00-04918-00-2.

Location of property: 215 Oak Street, Ambler, PA 19002.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Johnson S. Mulbah** at the suit of U.S. Bank, National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corporation, Home Equity Asset Trust 2006-1, Home Equity Pass-Through Certificates, Series 2006-1. Debt: \$128,781.76.

**Phelan, Hallinan, Diamond & Jones, LLP**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

15-04831

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Providence Township**, Montgomery County, Pennsylvania, bounded and described according to a plan of Village Green, made by Yerkes Engineering Company, Registered Professional Engineer, Bryn Mawr, Pennsylvania on November 7, 1966 revised on July 17, 1967 which plan is recorded in the Office of the Recorder of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book No. A-12, Page 50, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Deerfield Drive fifty feet wide, which point is at the arc distance of thirty-seven and sixty-eight one-hundredths feet measured along the arc of a curve, curving to the right, having a radius of twenty-five feet from a point of curve on the Northeasterly side of Martha Lane fifty feet wide; thence extending from said beginning point and along the said Southeasterly side of Deerfield Drive North 20 degrees, 38 minutes, 30 seconds East, the distance of one hundred twelve feet to a point; thence extending along line of Lot No. 146 on said plan South sixty-nine degrees, twenty-one minutes, thirty seconds East the distance of one hundred forty-nine and forty-two one-hundredths feet to a point; thence extending along line of Lot Nos. 84 and 85 on said plan South thirty-five degrees, twenty minutes, twenty seconds West, the distance of one hundred forty-seven and forty-one one-hundredths feet to a point on the Northeasterly side of Martha Lane, aforesaid; thence extending along the said side of Martha Lane, North sixty-five degrees, forty-three minutes West, the distance of eighty-eight and seventy-nine one-hundredths feet to a point of curve; thence extending along the arc of a curve, curving to the right having a radius of twenty-five feet, the arc distance of thirty-seven and sixty-eight one-hundredths feet to the first mentioned point and place of beginning.

BEING known and designated as Lot No. 147 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Susan Woolbert and Martin Woolbert, by Deed from Robert M. Bokunewicz and Christina H. Bokunewicz, his wife, dated 05/06/2005, recorded 05/24/2005 in Book 5555, Page 559.

Parcel Number: 43-00-02971-00-1.

Location of property: 520 Deerfield Drive, Norristown, PA 19403-1202.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Martin Woolbert and Susan Woolbert** at the suit of Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, Not Individually but as Trustee for Pretium Mortgage Acquisition Trust. Debt: \$330,697.50.

**Phelan, Hallinan, Diamond & Jones, LLP**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

15-05757

ALL THAT CERTAIN unit, designated as Unit Number 1610 being a Unit in the Meadows Condominium, situate in **Upper Providence Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA. C.S. 3101 et seq. as designated in the Declaration of Condominiums of The Meadows, being date January 4, 1984, and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania on January 12, 1984, and Plats and Plans for Condominium bearing date January 4, 1984, and recorded as Exhibit 'C' of the Declaration of Condominium in The Meadows Condominium in Deed Book 4727, Page 1766.

TOGETHER with all right, title and interest, being .27% undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

AND the Grantor represents and warrants to the said Grantee(s) that said Grantor has complied with the provisions of Section 3410(b) of the said Pennsylvania Uniform Condominium Act.

BEING THE SAME PREMISES WHICH The Meadows Three, a Pennsylvania Limited Partnership, by its sole General Partner, Egypt Road Corporation, a Pennsylvania Corporation, by Deed dated January 5, 1984, and recorded in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 4728, Page 637 granted and conveyed until David V. Turnbo and E. Kim Turnbo, his wife.

Parcel Number: 61-00-01662-78-8.

Location of property: 1610 Meadowview Lane, Mont Clare, PA 19453.

The improvements thereon are: Residential Real Estate - Condominium Garden Style - Private Entrance 1-3S.

Seized and taken in execution as the property of **Linda D. Roscoe** at the suit of Meadows Condominium Association. Debt: \$26,846.77.

**Clemons, Richter & Reiss, P.C.**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$4,520. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

15-10549

ALL THAT CERTAIN lot or piece of ground, together with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania.

BEGINNING at a point in the center line of East Avenue (thirty-three feet wide) at the distance of four hundred thirty-three and five one-hundredths feet measured Southeastwardly along the center line of East Avenue from the point of intersection which the said center line makes with the Easterly side of Limekiln Turnpike (fifty feet wide), being a corner of this and ground now or late of Nicholas Melair; thence along said center line of East Avenue, South seventy-seven degrees, thirty-five minutes, no seconds, East thirty-nine and five-tenths feet to a point, a corner of land now or late of Antonio Delzangaro, et ux.; thence along the same South twelve degrees, twenty-five minutes, no seconds, West, one hundred thirty-eight and five-tenths feet to a point in line of land recently conveyed to Leon Melair; thence along the same, North seventy-seven degrees, thirty-five minutes, no seconds, West thirty-nine and five-tenths feet to a point; thence along land recently conveyed to Nicholas Melair, North twelve degrees, twenty-five minutes, no seconds, East one hundred thirty-eight and five-tenths feet to the first mentioned point and place of beginning.

Parcel Number: 31-00-08560-00-4.

Location of property: 522 East Avenue, Cheltenham, Pennsylvania.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **John Preston** at the suit of School District of Cheltenham Township. Debt: \$7,064.36.

**Portnoff Law Associates, Ltd.**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$4,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-01365

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in **New Hanover Township**, Montgomery County, Pennsylvania, bounded and described, as follows:

ALL THAT CERTAIN lot place or parcel of land, situate in **New Hanover Township**, Montgomery County, Pennsylvania and described as surveyed by Sanders and Thomas Associates, Consulting Engineers, Pottstown, Pennsylvania as follows to wit:

BEGINNING at a stake on the Southwesterly side of L.R. 46192 a state of Macadam Road, being a distance of 25.00 feet measured South 29 degrees West to a point in the before said road, being a distance of 52.00 feet measured South 61 degrees east from a nail and shield in the before said road and along an original property line of the subdivided tract, being a distance of 158.40 degrees from measured North 42 degrees 51 1/2 minutes East along the original location of the before said road and along an original property line of the subdivided tract to a plated stone and original corner of the subdivided tract, being a distance of 852.67 feet measured South 49 degrees 55 1/2 East along the original located of the before said road and along an original property line of the subdivided tract to a nail in the center of a concrete state road traffic route number 663.

THENCE extending from side beginning stake South 29 degrees West 212.67 feet along a common side of lot number 54 to a stake, thence extending south 56 degrees 21 minutes East 97.80 feet to a stake, thence extending North 40 degrees 04 1/2 minutes East 206.56 feet to a stake, thence extending North 49 degrees 55 1/2 minutes West 89.21 feet to a stake, thence extending North 61 degrees West 49.63 feet to the first mentioned stake and place of beginning being called lot number 53 and containing 57 hundredths of an acre.

FEE SIMPLE TITLE VESTED IN Paula R. Dwojak, by deed from, Bradley R. Robertson and Paula R. Freeman n/k/a Paula R. Dwojak, dated 04/19/2007, recorded 06/07/2007, in the Montgomery County Recorder of Deeds in Deed Book 5650, Page 735, Instrument 2007069533.

Parcel Number: 47-00-01896-00-1.

Location of property: 434 Moyer Road, Pottstown, PA 19464.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Paula R. Dwojak, by Deed from Bradley P. Robertson and Paula R. Freeman n/k/a Paula R. Dwojak, dated 04/19/2007, recorded 06/07/2007, in the Montgomery County Recorder of Deeds in Deed Book 5650, Page 735, Instrument #2007069533** at the suit of Cascade Funding Mortgage Trust 2017-1. Debt: \$227,538.47.

**Stern & Eisenberg, P.C.**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-01735

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision entitled 'Meadow View Estates' prepared for Cathlin Corporation, drawn by Robert E. Blue, Consulting Engineers, P.C., Blue Bell, Pennsylvania dated 1/9/1992 and recorded in Plan Book A-53, Pages 153 and 154, as later and last revised 5/18/1992 and recorded in Plan Book A-53, Pages 319 and 320 as follows, to wit:

BEGINNING at a point of curve on the Southeasterly side of Hood Lane (50 feet wide) said point being a corner of Lot No. 16 on the above-mentioned Plan and place of beginning; thence extending from said place of beginning and extending along Lot No. 16, South 46° 2' 30" East, 115.47 feet to a point in line of Open Space; thence extending along said Open Space, South 43° 57' 30" West, 28 feet to a point a corner of Lot No. 14; thence extending along Lot No. 14, North 46° 2' 30" West, 115 feet to a point on the Southeasterly side of Hood Lane; thence extending along the Southeasterly side of Hood Lane the two following courses and distances, viz: (1) North 43° 57' 30" East, 15.12 feet to a point of curve; and thence (2) on the arc of a circle curving to the left, having a radius of 175 feet the arc distance of 12.89 feet to a point a corner of Lot No. 16, being the first mentioned point and place of beginning.

BEING Lot No. 15 on said Plan.

UNDER AND SUBJECT, inter alia, to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in that certain Declaration for Meadowview Estates Homeowners Association, dated 11/7/1991 as recorded in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 4991, Page 390 & c., and any amendments to the said Declaration, as the same may be duly adopted from time to time.

THE GRANTEE, for and on behalf of the grantee, its heirs, personal representatives, successors and assigns by acceptance and condition of this indenture acknowledge that this conveyance is subject in every respect to the aforesaid Declaration and any and all amendments and supplements thereto; the By-Laws, rules and regulations promulgated thereunder; acknowledge the each and every provisions thereof is essential to the successful operation and management of Meadowview Estates Homeowners Association and is in the best interest and for the benefit of all owners of lots therein and covenant and agree, as a covenant running with the land, to abide by each and every provision of the aforesaid Declaration, as the same may be amended or supplemented from time to time.

TITLE TO SAID PREMISES IS VESTED IN Ronald Schwartz and Lori Schwartz, by Deed from Eleni C. Houchins, dated 8/4/1997, recorded 9/9/1997 in Book 5199, Page 82.

Parcel Number: 54-00-08680-86-9.

Location of property: 1756 Hood Lane, Ambler, PA 19002.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ronald Schwartz and Lori Schwartz** at the suit of Bank of New York as Trustee for The Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2005-16. Debt: \$445,900.34.

**Law Office of Gregory Javardian, LLC**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-13252

ALL THAT CERTAIN message and lot of piece of ground, situate in **Norristown Borough**, Montgomery County, Pennsylvania bounded and described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Kohn Street, at the distance of 57 feet, 8 inches measured Southwestwardly from Elm Street, a corner of this and land of Daniel Driscoll; thence extending Southeastwardly and through the middle of the partition wall between this and said Driscoll's house and by said Driscoll's Land 85.00 feet to an alley (20.00 feet wide); thence extending Southeastwardly along the Northwesterly side of said alley 15.00 feet to a point, a corner of this and land now or late of Michael Lawler; thence extending Northwesterly by said land and through the middle of the partition wall between this and the adjoining house 85.00 feet to Kohn Street, aforesaid; thence extending Northeastwardly along said Kohn Street 15.00 feet to the first mentioned point and place of beginning.

BEING the same premises which Thomas A. Quigley, by deed dated October 30, 2001 and recorded November 1, 2001 in Deed Book 5383, Page 2017, granted and conveyed unto Robert Stillman and Eileen Stillman, in fee.

Parcel Numbers: 13-00-18632-00-3 Premise A and 13-00-05752-00-4 Premise B.

Location of property: Premise A: 770 Kohn Street, Norristown, PA 19401 and Premise B: 313 Buttonwood Street, Norristown, PA 19401.

The improvements thereon are: Residential dwellings.

Seized and taken in execution as the property of **Robert Stillman and Eileen Stillman** at the suit of COBA, Inc., Assignee of TD Bank, N.A., Successor by Merger to Commerce Bank, N.A. Debt: \$178,037.41.

**Duane Morris, LLP**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,520. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-14191

THE LAND hereinafter referred to is situated in the City of Gladwyne, **Lower Merion Township**, Montgomery County, Pennsylvania, and is described as follows:

LOT 3 BEGINNING at an interior point being the Northwestern corner of Lot 3 said point being the five following courses and distances measured along the centerline of Waverly Road (40 feet wide); from its intersection with the centerline of Young's Ford Road (33 feet wide); North 40 degrees 39 minutes 00 seconds East 1070.12 feet to a point in line of lands now or formerly of Robert R. and Mona N Batt; (2) thence along the same leaving the bed of Waverly Road crossing over a monument to be set marking the Easterly street line of Waverly Road crossing over 45 seconds East 308.25 feet to a point; (3) North 40 degrees 39 minutes 0 seconds East 30.98 feet to a point in the bed of an asphalt driveway; (4) thence along said driveway South 34 degrees 54 minutes 45 seconds East 64.45 feet to a point in line of lands now or formerly of Myung and Youg Sim Song; (5) thence still along said driveway South 33 degrees 22 minutes 45 seconds East 18.20 feet to the beginning point; thence from said beginning point leaving said driveway and along Lot 1 and 2 South 40 degrees 39 minutes 0 seconds West 297.60 feet into a 30 foot wide sanitary sewer easement to a point in line of lands of the Shipley School; thence along the same South 49 degrees 21 minutes 0 seconds East 43.44 feet passing through said sanitary sewer easement to a point; thence recrossing said easement still along lands of Shipley School South 41 degrees 25 minutes 0 seconds West 139.91 feet to a point in line of lands now or formerly of Thomas and Victoria Richter; thence along the same South 43 degrees 34 minutes 0 seconds East 197.38 feet to a point; thence South 31 degrees 42 minutes 0 seconds East crossing over a monument to be set marking the Northwesterly street line of Monk Road (33 feet wide) 292.67 feet to a point on the centerline of Monk Road; thence along said centerline North 61 degrees 42 minutes East 50.09 feet to a point in line of lands now or formerly of David and Adriance Dayton; thence along the same leaving said centerline crossing over a monument marking the Northwesterly street line of Monk Road North 31 degrees 36 minutes 8 seconds West 264.76 feet to a point; thence North 31 degrees 41 minutes 11 seconds West 100.10 feet to a point; thence North 56 degrees 50 minutes 44 seconds East 321.78 feet to a point in line of lands now or formerly of Myung and Youg Sim Song; thence along the same North 33 degrees 22 minutes 45 seconds West 288.17 feet to the first mentioned point and place of beginning.

BEING the same premises which Marla J. Green by deed dated 5/23/2012 and recorded 7/16/2012 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5841 at Page 01927, granted and conveyed unto Marla J. Green and James Didio, husband and wife.

Parcel Number: 40-00-37892-00-3.

Location of property: 1320 Monk Road, Gladwyne, PA 19035.

The improvements thereon are: A single-family residential dwelling.

Seized and taken in execution as the property of **James Didio and Marla J. Green** at the suit of M&T Bank a/k/a Manufacturers and Traders Trust Company s/b/m to Hudson City Savings Bank. Debt: \$2,023,853.32.

**KML Law Group, P.C.**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,520. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-20861

ALL THAT CERTAIN message and lot of land known as 300 West Freedley Street, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the West side of Freedley and Juniper Streets; thence along the Northwest side of Juniper Street Southwesterly 100 feet to the Northeast side of a 20 feet wide alley; thence along the said side of said alley and at right angles to said Juniper Street Northwesterly 23 feet to a point a corner of this and other land of Herbert's Land; thence Northeasterly parallel to Juniper Street 100 feet the line passing through the middle of the partition wall between this house and the adjoining House #302 to the Southwest side of Freedley Street Southeasterly 23 feet to the place of beginning.

BEING the same premises which Rose Lee McKay, by Deed dated April 7, 2014 and recorded April 9, 2014 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5909, Page 00898, granted and conveyed unto Jacqueline E. Leonard.

Parcel Number: 13-00-12624-00-8.

Location of property: 300 West Freedley Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jacqueline E. Leonard** at the suit of Pennymac Loan Services, LLC. Debt: \$80,293.70.

**Powers Kirn, LLC**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.



16-22703

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, described in accordance with a Map of Property of Nicholas Schlufer, made by M.R. And J.B. Yerkes, Civil Engineer, Bryn Mawr, Pennsylvania, dated 5/8/1952, revised 9/23/1952, again revised 12/29/1953, as follows, to wit:

BEGINNING at a point in the center line of Baintree Road (50 feet wide) which point is measured along the center line of Baintree Road, North 67 degrees 20 minutes 30 seconds East 500 feet from the point of intersection of the center line of Baintree Road and the title line in the bed of Montgomery Avenue; thence from the beginning point and leaving the center line of Baintree Road, North 22 degrees 39 minutes 30 seconds West 224.95 feet to a point, thence extending North 67 degrees 20 minutes 30 seconds East 205.11 feet to a point in the center line of Baintree Road; thence along the center line of Baintree Road, South 22 degrees 39 minutes 30 seconds East 74.95 feet to a point of curve, thence still along the centerline of Baintree Road on the arc of a circle curving to the right and having a radius of 150 feet the arc distance of 235.02 feet (chord of said arc bearing South 22 degrees 20 minutes 30 seconds West 212.13 feet) to a point of tangent; thence still along the center line of Baintree Road, South 67 degrees 20 minutes 20 seconds West 55.11 feet to the point and place of beginning.

BEING Lot No. 7.

TOGETHER with the free and common use, right, liberty and privilege of certain driveway now existing in a Westerly direction from the Westerly boundary of the premises hereinbefore described into Montgomery Avenue as shown on the hereinbefore recited plan, as a means of ingress, egress, into and from the premises hereby conveyed until such time as the hereinbefore recited proposed 50 feet wide road, intended to be called Baintree Road bounding the premises herein conveyed to the south shall be built and completed according to plans and specifications of Lower Merion Township, it being understood and agreed that the grantees herein, their heirs and assigns shall and will when requested so to do, convey and/or dedicate to the grantor herein, his heirs and assigns other proper authority 25 feet of the premises herein conveyed running to the center of the proposed 50 feet wide road intended to be called Baintree Road, which road grantor hereby agrees shall be built and completed entirely at the cost and expense of the said grantor and also.

TOGETHER with the free and undisputed right, liberty and privilege of using the present as and electric and water service as now connected to the buildings on the premises hereby conveyed, until such time as the grantor shall build the proposed 50 feet wide road, intended to be called Baintree Road and until such time as the grantor shall furnish and install the various laterals in and along the Southerly side of said proposed 50 feet wide road, intended to be called Baintree Road to which the grantees herein, their heirs and assigns, make the necessary connection for the use of said grantees, their heirs and assigns, after which time the use of the present servicer shall cease and determine.

BEING the same property conveyed to Jarrett T. Wells and Jacqueline T. Wells, husband and wife who acquired title by virtue of a(n) Tenants by Entirety from John C. Weckerling and Stacy L. Weckerling, husband and wife, dated March 30, 2004, recorded May 10, 2004, at Document ID 2004096280, and recorded in Book 05506, Page 1200, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 40-00-03076-00-7.

Location of property: 318 Baintree Road, Bryn Mawr, PA 19010.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Jarrett T. Wells and Jacqueline T. Wells, husband and wife**, at the suit of LSF9 Master Participation Trust. Debt: \$670,056.09.

**Manley Deas Kochalski, LLC**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-23000

ALL THAT CERTAIN lot or piece of land, with the buildings thereon erected, situate in **Norristown Borough**, Montgomery County, Pennsylvania, being known as Lot No. 261 on Plan of Chain Farm, laid out by Kohn and Corson, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwest side of George Street at the distance of three hundred and eighty feet Southwestwardly from Marshall Street, a corner of Lot No. 263 now or late of David S. Walter; thence extending by said Walter's Land at right angles to George Street, Northwestwardly, the line passing through the partition wall between the house on this and that on Walter's land one hundred and fifteen feet to a twenty feet wide alley dedicated to public use forever; thence extending along the southeast side of said alley, Southwardly twenty feet to a corner of Lot No. 259, now or late of S. Anna Hitner; thence by said Hitner's Land, Southeastwardly parallel to the first line one hundred and fifteen feet to the Northwest side of George Street; and along said side of George Street Northeastwardly twenty feet to the place of beginning.

Parcel Number: 13-00-13344-00-8.

Location of property: 527 George Street, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Solomon B. Gordon and Aira Gordon** at the suit of JPMorgan Chase Bank, National Association. Debt: \$169,098.14.

**Shapiro & DeNardo**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-26343

ALL THAT CERTAIN property, situated in **Upper Dublin Township**, Montgomery County Pennsylvania, bounded and described according to a record plan of 'Goghan Tract' prepared for Brandolini Development Corporation, by Prtract Engineering, Inc., dated 10/15/1997 and last revised 10/12/1998 and recorded in the Office of the Recorder of Deeds in Plan Book A-58, Page 125, as follows, to wit:

BEGINNING at a point of curve in the cul-de-sac of Catlin Way a corner of Lot No. 4; thence extending from said point and place of beginning along Lot No. 4; thence extending from said point and place of beginning along Lot No. 4 the two following courses and distances: (1) South 73° 6' 33" East, 61.90 feet to a point; (2) South 50° 56' East crossing an existing 10 feet wide Peco easement to be extinguished to Lot No. 4 property line and also crossing a 20 feet wide general purpose easement 280.38 feet to a point, a corner of lands of Gil and Linda Schonour; thence extending along said land and also along lands of Joseph and Margaret Cardamone South 39° 4' West, 142.35 feet to a point, a corner of Lot No. 6; thence extending along said lot re-crossing said 20 feet wide general purpose easement North 46° 27' West, 340.65 feet to a point of tangent on the Southeasterly side of Catlin Way; thence extending along said side thereof the two following courses and distances: (1) North 43° 33' East, 69.80 feet to a point of curve on in the cul-de-sac of Catlin Way; thence extending along said cul-de-sac on the arc of a circle curving to the left having a radius of 50 feet the arc distance of 23.26 feet to the first mentioned point and place of beginning.

BEING Lot No. 5 on said plan.

TITLE TO SAID PREMISES IS VESTED in Howard Chinn and Deborah Chinn, by Deed from Hanover Hills, Inc., dated 11/16/2001, recorded 11/26/2001 in Book 5386, Page 1353.

Parcel Number: 54-00-03885-15-8.

Location of property: 1469 Catlin Way, Dresher, PA 19025.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Howard Chinn and Deborah Chinn** at the suit of Citizens Bank of Pennsylvania. Debt: \$377,629.84.

**Law Office of Gregory Javardian, LLC**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-26410

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lansdale Borough**, Montgomery County, Pennsylvania, known and designated as Lot #1 on a plan and survey made thereof by Herbert H. Metz, dated March 15th, 1951, as follows, to wit:

BEGINNING at a point measured North forty two degrees, thirty nine minutes West, one hundred thirty five feet from an iron pin at the intersection of the Northwesterly side of Towamencin Avenue and the Northeasterly side of Eighth Street to an iron pin along the Northeasterly side of Eighth Street; thence extending North forty two degrees, thirty nine minutes West, sixty one and eighty one-hundredths feet to an iron pin; thence extending North forty seven degrees, thirty minutes East, one hundred sixty two feet along land conveyed to Merle Lee Green and Goldie G. green, his wife to an iron pin; thence extending South forty two degrees, thirty nine minutes East, Sixty one and thirty eight one-hundredths feet to an iron pin; thence extending South forty seven degrees, twenty one minutes West, one hundred sixty two feet to the first mentioned point and place of beginning. Being Lot #1 on said plan.

BEING the same premises which Selma Richter, by Deed dated December 30, 1986, and recorded on January 7, 1987, in the Montgomery County Clerk's Register's Office in Deed Book 4825, Page 1635, conveyed unto Robert W. Bauman and Tracy L. Bauman. On or about March 3, 2015, Robert W. Bauman departed this life, leaving Tracy L. Bauman, as Sole Owner of the property by Operation of Law.

Parcel Number: 11-00-04620-00-4.

Location of property: 415 West 8th Street, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Tracy L. Bauman a/k/a Tracy L. Baumann** at the suit of Wilmington Savings Fund Society, FSB, Not in its Individual Capacity, but Solely in its Capacity as Owner Trustee of ACM Prime Alamosa 2018 Trust. Debt: \$198,013.22.

**Mattleman, Weinroth & Miller, P.C.**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-27225

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, described according to the recorded Plan of Meadow View Estates, prepared for Cathlin Corporation by Robert E. Blue, Consulting Engineers, P.C., dated February 14, 1991, last revised December 12, 1991, as Recorded in the Office of The Recorder of Deed of Montgomery County in Plan Book A-53 Pages 298, 299, 318 and 319, as follows to wit:

BEGINNING at a point on the Southeasterly side of Hood Lane (50.00 feet wide), said point being a corner of Lot No. 7 on the above mentioned Plan and place of beginning; thence extending from said place of beginning and along Lot No. 7, South 31 degrees 02 minutes 30 seconds East, 130.32 feet to a point in line of Pen Space; thence extending along Open Space, South 43 degrees 57 minutes 30 seconds West, 49.69 feet to a point a corner of Lot No. 5; thence extending along Lot No. 5, North 31 degrees 02 minutes 30 seconds West, 143.19 feet to a point on the Southeasterly side of Hood Lane; thence extending along the Southeasterly side of Hood Lane, North 58 degrees 57 minutes 30 seconds East, 48.00 feet to a point a corner of Lot No. 7; being the first mentioned point and place of beginning.

BEING the same premises which Rocco Bucci, by Deed dated December 7, 1995, and recorded on December 8, 1995, in the Montgomery County Clerk's/Register's Office in Deed Book 5133, Page 2340, conveyed unto Rocco Bucci and Carol Bucci, husband and wife.

BEING the same premises which Cathlin Corp., by Deed dated June 25, 1993, and recorded on July 6, 1993, in the Montgomery County Clerk's/Register's Office in Deed Book 5046, Page 1154, conveyed unto Rocco Bucci.

Parcel Number: 54-00-08680-77-9.

Location of property: 1720 Hood Lane, Maple Glen, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Carol Bucci and Rocco Bucci** at the suit of Bayview Loan Servicing, LLC. Debt: \$340,358.58.

**Mattleman, Weinroth, & Miller, P.C.**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-28052

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Hanover Township**, Montgomery County, Pennsylvania bounded and described according to a Plan of Record Subdivision-Phase 1A/1B (Section 9) of Northgate made by Van Cleef Engineering Associates dated 10/31/2005 last revised 11/22/2006 and recorded in Plan Book 28, Pages 247 to 260 (Page 251) as follows, to wit:

BEGINNING at a point of curve on the Southerly side of Morgan Hill Drive said point being a corner of Lot 16 as shown on the above mentioned plan; thence extending from said point of beginning along Lot 16 South 02 degrees 50 minutes 38 seconds West 105 feet to a point; thence extending North 87 degrees 09 minutes 22 seconds West 60 feet to a point a corner of Lot 14; thence extending along the same North 02 degrees 50 minutes 38 seconds East 105 feet to a point on the southerly side of Morgan Hill Drive; thence extending along the same South 87 degrees 09 minutes 22 seconds East 60 feet to the first mentioned point and place of beginning.

BEING Lot 15 as shown on the above mentioned plan.

BEING the same premises which Northgate Development Company, L.P. by deed dated 8/24/2007 and recorded 9/7/2007 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5663 at Page 1991, granted and conveyed unto Thomas R. Baker and April J. Baker, h/w.

Parcel Number: 57-00-01006-17-2.

Location of property: 1144 Morgan Hill Drive, Pennsburg, PA 18073.

The improvements thereon are: A single-family residential dwelling.

Seized and taken in execution as the property of **April J. Baker and Thomas R. Baker** at the suit of Wilmington Trust, National Association, Not in its Individual Capacity, but Solely as Trustee for MFRA Trust 2015-2. Debt: \$449,722.80.

**KML Law Group, P.C.**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,520. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-29714

ALL THAT CERTAIN lot or piece of ground situate, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania being Lot No. 31 according to a plan made for Sunnybrook, Inc. by C. Raymond Weir, Registered Professional Engineer on April 14, 1951 and recorded June 19, 1951 in the Office of the Recording of Deeds at Norristown, PA in Deed Book 2175, Page 601 which plan shown revision of Roslyn Valley No. 3 and portions of Roslyn Park, Section Nos 1 and 2 said lot being more fully bounded and described as follows:

BEGINNING at a point on the Northeasterly side of Barnes Avenue (40 feet wide) a distance of 447.04 feet measured North 68 degrees 11 minutes 5 seconds West from the intersection of the said Northeasterly side of Barnes Avenue with the Northwesterly side of Johnston Avenue (40 feet wide) (both lined produced); thence along the Northeasterly side of Barnes Avenue, North 68 degrees 11 minutes 5 seconds East 177.50 feet to a point in the bed of a certain right of way for the Township drainage (40 feet wide); thence in and along said right of way for Township drainage and along the rear of Lots No. 42 and 43 on said plan, South 68 degrees 11 minutes 5 seconds East 50 feet to a point; thence along Lot No. 30 on said plan, South 21 degrees 48 minutes 55 seconds West 177.50 feet to the first mentioned point and place of beginning.

BEING the same premises which George Bloncourt and Sara Bloncourt by Deed dated October 09, 2008 and recorded on November 19, 2008, in the Office of the Montgomery County Recorder of Deeds in Deed Book Volume 5714 at Page 01792 granted and conveyed unto George Bloncourt.

Parcel Number: 30-00-03464-00-7.

Location of property: 2637 Barnes Avenue, Abington, PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **George Bloncourt** at the suit of Christiana Trust, a Division of Wilmington Savings Fund Society, FSB, as Trustee for Normandy Mortgage Loan Trust, Series 2013-13. Debt: \$343,211.17.

**Hladik Onorato & Federman, LLP**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

17-00646

ALL THAT CERTAIN lot or piece of ground, situate in **Montgomery Township**, Montgomery County, Pennsylvania described according to a Plan of Subdivision of Estates at Windlestrae Phase II, made for The Cutler Group, Inc. and recorded in Plan Book A-59, Page 191, as follows:

BEGINNING at a point of curve on the Southeasterly side of Annabel Road (50 feet wide) a corner of this and Lot Number 33 as shown on the above mentioned plan, thence extending along Lot 33, South 71 degrees 54 minutes 53 seconds East 231.15 feet to a point; thence South 37 degrees 58 minutes 23 seconds West 192.15 feet to a point on the Northeasterly side of Goodwin's Land (50 feet wide); thence along the same the (2) two following courses and distances (1) north 52 degrees 01 minutes 37 seconds west 171.91 feet to a point of curve; (2) on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 36.83 feet to a point of reverse curve on the Southeasterly side of Annabel Road aforesaid; thence along the same on the arc of a circle curving to the left having a radius of 375.00 feet the arc distance of 93.50 feet to the first mentioned point and place of beginning.

BEING the same premises which The Cutler Group, Inc., by deed dated 7/18/2001 and recorded 12/26/2001 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5389 at Page 2026, granted and conveyed unto Louis B. Stevens and Kim D. Stevens, husband and wife.

Parcel Number: 46-00-00009-05-3.

Location of property: 122 Annabel Road, North Wales, PA 19454.

The improvements thereon are: A single-family residential dwelling.

Seized and taken in execution as the property of **Louis B. Stevens a/k/a Louis Stevens and Kim D. Stevens** at the suit of Wilmington Savings Fund Society, FSB, as Trustee of Upland Mortgage Loan Trust A. Debt: \$755,921.60.

**KML Law Group, P.C.**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,520. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

17-00992

ALL THAT CERTAIN lot or piece of ground, known and designated as Lot #74 on Plan of Lots of Perkiomen Village, Section #1, with the building and improvements thereon erected, situate in **Perkiomen Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a survey thereof made March 30, 1955 by Franklin and Lindsey, Registered Engineers, Philadelphia, Pennsylvania, as follows, to wit:

BEGINNING at a point in the Southwest side of Adrain Road (40 feet in width) at the distance of two hundred feet Southeasterly from a point of intersection of the said Southwest side of Adrain Road and the Southeast side of Barbara Lane (40 feet in width), both lines produced; thence extending along the said Southwest side of Adrain Road, South 88 degrees, 45 minutes East, eighty feet to a point, a corner of Lot #73 on said plan; thence extending along said lot, South 01 degree, 15 minutes West, one hundred fifty feet to a point, a corner of Lot #67 on said plan; thence extending along said Lot North 88 degrees, 45 minutes West, eighty feet to a point, a corner of Lot #75 on said plan; thence extending along said lot North 01 degree, 15 minutes East, one hundred fifty feet to the first mentioned point and place of beginning.

FOR INFORMATIONAL PURPOSES ONLY: The APN is shown by the County Assessor as 48-00-00160-008, source of title is Book 5319, Page 1356 (recorded 06-12-2000) 02/16/2005 14:21:47 (Elizabeth Congos).

TITLE TO SAID PREMISES IS VESTED IN Charles L. Neelman by deed from Ann Schnee, a widow by Clare Ann Schnee Attorney in Fact duly constituted and appointed by power of attorney dated February 13, 1999 dated 05/26/2000 recorded 06/12/2000 in Book 5319, Page 1356.

Parcel Number: 48-00-00160-00-8.

Location of property: 364 Adrian Road, Collegeville, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Charles L. Neelman** at the suit of Deutsche Bank National Trust Company, as Trustee for Ameritrust Mortgage Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2005-R3. Debt: \$201,566.84.

**RAS Citron, LLC**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

17-03341

ALL THAT CERTAIN lot or piece of land, situate in **Lower Providence Township**, Montgomery County, Pennsylvania, being Lot No. 41 on a Plan of Lots of Audubon Park, surveyed by Hiltner and Hitchcock, Registered Engineers, Norristown, PA in March 1927, and recorded in Deed Book 1028, Page 600, bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point at the intersection of the Southwest side of Orchard Lane 50 feet wide with the Southeast side of Park Avenue, as laid out and shown on said plan; thence extending along the Southwest side of Orchard Lane, South 43 degrees 55 minutes East 75 feet to a point, a corner of Lot No. 42 on said plan; thence along Lot No. 42, south 46 degrees 5 minutes west 150 feet to a point in line of Lot no. 40; thence along Lot No. 40, North 43 degrees 55 minutes west 75 feet to a point on the Southeast side of Park Avenue aforesaid; thence along said side of Park Avenue, North 46 degrees 5 minutes East 150 feet to the place of beginning.

BEING the same premises which Edward F. Keegan, III and Joan A. Keegan, by Deed dated 9/15/09 and recorded 9/24/09 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5744, Page 2429, granted and conveyed unto Christopher J. Friel and Erica L. Molz.

BEING Map #43060-002.

Parcel Number: 43-00-10330-00-4.

Location of property: 1004 South Park Avenue, Norristown, PA 19403.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Christopher J. Friel and Erica L. Molz** at the suit of JPMorgan Chase Bank, National Association. Debt: \$186,664.66.

**Shapiro & DeNardo**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

17-04880

ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration Plan referred to below as Elkins Park House Condominium, Hereditaments and Appurtenances, located at the Northwest corner of Old York Road and Spring Avenue, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, which Unit has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the recording in the Office of the Recorder of Deeds of Montgomery County of a Declaration of Condominium, Elkins Park House Condominium, dated June 29, 1973 and recorded in Deed Book 3874, Page 161, and any and all Amendments thereto, up to and including, the Fifth Amendment thereto dated August 6, 1986 and recorded in Deed Book 4809, Page 330 and any Amendments thereto; the Code of Regulations for said Condominium dated June 29, 1973 and recorded in Deed Book 3874, Page 190, and any and all Amendments thereto, up to and including, the Ninth Amendment thereto dated April 3, 2009 and recorded May 14, 2009 in Deed Book 5730, Page 236, and any Amendments thereto; and Condominium Plan recorded in Condominium Plan Book 2 pages 1 and 2, and any and all Revisions and Amendments thereto, up to and including the Amendment in Condominium Plan Book 8 pages 32 and 33, and any Amendments thereto, being designated on Declaration Plan as Unit 605-B, as more fully described in such Declaration of Condominium and Declaration Plan and all Amendments thereto, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration and any Amendments thereto).

BEING the same premises which Robyn L. Barrett, Executrix, by deed dated April 24, 2014, and recorded May 1, 2014 in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5911, Page 01681, granted and conveyed unto Florazell Green, in fee.

Parcel Number: 31-00-30006-86-9.

Location of property: 7900 Old York Road, Unit 605 B, Elkins Park, PA 19027.

The improvements thereon are: Residential condominium unit.

Seized and taken in execution as the property of **Florazell Green** at the suit of The Council of Elkins Park, a Condominium. Debt: \$10,551.95.

**Steven L. Sugarman & Associates**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$4,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

17-05436

ALL THAT CERTAIN message and tract of land, situate in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a survey and office draft as prepared by Ralph E. Schaver & Son, Engineering Company, dated May 25, 1973 and more fully described, as follows, to wit:

BEGINNING at a corner of lands now or late of Sophie Daniels, said point being in the bed of Orlando Road (legal width of 33.00 feet and ultimate width of 60.00 feet) leading from North Charlotte Street to North Keim Street; thence from said point of beginning along and in said Orlando Road, South 38 degrees 57 minutes 30 seconds West 189.75 feet, and South 40 degrees 57 minutes 30 seconds West 106.33 feet to a corner of other lands of the grantors, John L. Orgill and Marguerite A. Orgill, his wife, thence along the said lands, North 49 degrees 02 minutes 30 seconds West 250.00 feet to a corner and North 50 degrees 39 minutes 46 seconds East 237.94 feet to a corner on line of aforesaid lands of Sophie Daniels; thence along the same, South 43 degrees 38 minutes East 50.00 feet and North 46 degrees 15 minutes East 74.25 feet and South 46 degrees East 146.85 feet to a corner and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Erin Jo Dickey by deed from Active Realty Company Profit Sharing Plan dated June 28, 2012 and recorded July 2, 2012 in Deed Book 5840, Page 66 Instrument Number 2012063569.

Parcel Number: 60-00-02452-00-8.

Location of property: 1847 Orlando Road, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Erin Jo Dickey** at the suit of Branch Banking and Trust Company. Debt: \$210,377.43.

**McCabe, Weisberg & Conway, LLC**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

17-06687

ALL THAT CERTAIN lot or piece of ground, situate in **New Hanover Township**, Montgomery, County, Pennsylvania bounded and described according to a Subdivision Plan of Cianciulli Tract, prepared for Heritage Construction Company, by Stout, Tacconelli & Associates, Inc. Kulpsville, PA, dated 6/30/2000 and last revised 10/22/2001 and recorded in Plan Book A-60, Page 285, as follows, to wit:

BEGINNING at a point of curve on the Southwesterly side of Lomara Drive, said point being a corner of Lot No. 75 as shown on the above mentioned plan; thence extending from said point of beginning and along Lot No. 75 South 25 degrees 27 minutes 13 seconds West 105.00 feet to a point a corner of "Open Space C" as shown on said Plan; thence extending along same the two following courses and distances (1) North 56 degrees 17 minutes 45 seconds West 96.15 feet to a point; and (2) North 41 degrees 57 minutes 17 seconds East 105.00 feet to a point of curve on the Southwesterly side of Lomara Drive aforesaid; thence extending along the same on the arc of a circle curving to the left having a radius of 230.00 feet the arc distance of 66.24 feet to a point, said point being the first mentioned point and place of beginning.

BEING Lot No. 74 as shown on the above mentioned plan.

CONTAINING 8,320 square feet, more or less.

BEING the same premises which T.H. Properties, a PA Limited Partnership, by deed dated 11/7/2002 and recorded 11/22/2002 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5435, at Page 2198, granted and conveyed unto Sean Barbagallo and Julie A. Barbagallo, h/w.

Parcel Number: 47-00-00028-02-4.

Location of property: 2406 Lomara Drive, Pottstown, PA 19464.

The improvements thereon are: A single-family residential dwelling.

Seized and taken in execution as the property of **Sean Barbagallo and Julie A. Barbagallo** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-84, Mortgage Pass-Through Certificates, Series 2005-84. Debt: \$254,498.55.

**KML Law Group, P.C.**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,520. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

17-09517

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Moreland Township**, Montgomery, County, Pennsylvania, bounded and described according to a final plan subdivision known as "the Buehler Estate" made by Eastern Chadrow Associates, Inc., Registered Professional Land Surveyors dated 6/3/1998, being Recorded on 9/25/1998 in the Recorder of Deeds Office of Montgomery County of Norristown, PA, in Plan Book A58, Page 39, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Madison Road (50 feet wide) said point of beginning being South 42 degrees 19 minutes 00 seconds West, 125 feet from the Southwesterly side of Sheldon Road (50 feet wide), thence extending from said point of beginning along lands now or late of Donald and Joyce Mignona, Block 43, Unit 28, South 47 degrees 41 minutes 00 seconds East, 125 feet to a point, a concrete monument, a corner of part of lands now or late of Eugene and Katherine Brett, Block 43 Unit 72, thence extending along part of the aforesaid lands and along lands now or late of Griffith and Sara Lee Lloyd, Block 43 Unit 71, South 42 degrees 19 minutes 00 seconds West, 75 feet to a point, a corner of Lot 1, as shown on the above mentioned plan, thence extending along the aforesaid Lot North 47 degrees 41 minutes 00 Seconds West, passing through part of an existing garage and also passing through part of an existing Bituminous Drive 125 feet to an iron pin on the aforesaid Southeasterly side of Madison Road, North 42 degrees 19 minutes 00 seconds East 75 feet to a concrete monument to the first mentioned point and place of beginning.

BEING THE SAME PREMISES conveyed to Kathleen Marco, as to 1/2 interest and Steven G. Hurley and Megan A. Hurley, husband and wife as to the other 1/2 as tenants by the entireties, by deed dated 5/09/2007 and recorded 05/10/2007 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5646 at Page 2023 granted and conveyed unto Steven G. Hurley.

Parcel Number: 59-00-11749-00-9.

Location of property: 7 Madison Road, Willow Grove, PA 19090.

The improvements thereon are: A single-family residential dwelling.

Seized and taken in execution as the property of **Megan A. Hurley, Steven G. Hurley and Kathleen Marco** at the suit of U.S. Bank National Association, as Trustee on Behalf of The Holders of The Citigroup Mortgage Loan Trust Inc. Asset-Backed Pass-Through Certificates, Series 2006-FX1. Debt: \$346,657.77.

**KML Law Group, P.C.**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,520. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

17-19683

ALL THAT CERTAIN lot or piece of ground being known as Lot #222 on Plan of Brannin Farm, situate in **Cheltenham Township**, Montgomery County, Pennsylvania.

BEGINNING at a point of tangent of a radius corner on the Southwesterly side of Hewett Road (40 feet wide) said point of tangent being at the distance of 10.52 feet Southeastwardly from the point of intersection of

the Southwestwardly side of Hewett Road produced with the Southeasterly side of Mill Road (40 feet wide) produced, thence along the Southwesterly side of Hewett Road by a line curving to the right with a radius of 202.75 feet the arc distance of 59.49 feet to a point in the center line of a ten feet wide driveway (said driveway extending Southwestwardly 100 feet from the Southwestwardly side of Hewett Road), thence by a line passing through the center of said driveway and extending beyond said driveway South 55 degrees, 10 minutes, 6 seconds West the distance of 141.62 feet to a point, thence North 46 degrees, 19 minutes, 48 seconds West 40 feet to a point in the aforesaid Southeasterly side of Mill Road; thence along the said Southeasterly side of Mill Road North 43 degrees, 40 minutes, 12 seconds East the distance of 140.72 feet to a point of curve, thence by a line curving to the right with a radius of 10 feet the arc distance of 16.23 feet to a point of tangent. Together with the buildings and improvements thereon erected.

ALSO UNDER AND SUBJECT to the mutual right, liberty and privilege of the above mentioned 10 feet wide driveway as and for a driveway and passageway at all times hereafter and forever by the owners, occupiers and tenants of properties abutting thereon.

AND ALSO ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania and described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Mill Road also known as Rices Mill Road at the distance of 465.07 feet more or less Northeastwardly from the center line of Waverly Road, thence extending along the said side of the said Mill Road North 43 degrees, 40 minutes, 12 seconds East, 30 feet more or less to a point, thence extending South 46 degrees, 19 minutes, 48 seconds East partly along ground of William Gretz, 3d, 95 feet more or less to a point, thence extending Southwest about 35.05 feet to a point, thence extending North 46 degrees, 19 minutes, 48 seconds West along ground now or late of Margaret M. Grigg 112.93 feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to certain restrictions and conditions as appear of record.

Parcel Number: 31-00-14272-00-7.

Location of property: 222 Hewett Road, Cheltenham, PA 19095.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Stephen Hastings Mulvey, Executor of the Estate of Dorothy H. Mulvey and David Scott Mulvey, Executor of the Estate of Dorothy H. Mulvey** at the suit of Cheltenham School District. Debt: \$10,611.56.

**Portnoff Law Associates, Ltd.**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$4,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

17-20323

ALL THAT CERTAIN piece or parcel of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania and described according to a Certain Plan thereof known as Plan of Property at Elkins Park made for Donald Spiller, by George B. Mebus, Inc., Engineers, dated July 18, 1968, as follows, to wit:

BEGINNING at a point on the original center line of Ashbourne Road (33 feet wide, but since widened 7.5 feet on the Northeastly side to its present width of 40.5 feet), said point being at the distance of 315.90 feet measured North 74 degrees 37 minutes West from a point of intersection which the said center line of Ashbourne Road makes with the center line of Mill Road (33 feet wide); thence from the place of beginning and along the original center line of Ashbourne Road North 74 degrees 37 minutes West 85.00 feet to a point; thence North 15 degrees 23 minutes East and partly crossing the bed of Ashbourne Road 200.00 feet to a point; thence South 74 degrees 37 minutes East 35.00 feet to a point; thence South 15 degrees 23 minutes West and partly recrossing the bed of Ashbourne Road 200.00 feet to a point on the original center line of Ashbourne Road the place of beginning.

BEING THE SAME PREMISES which Donald G. Spiller, Trustee of the Donald G. Spiller Revocable Living Trust by deed dated 12/14/2005 and recorded 1/30/2006 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5588 at Page 1291, granted and conveyed unto Donald G. Spiller, a single man.

Parcel Number: 31-00-00721-00-4.

Location of property: 1313 Ashbourne Road a/k/a 313 Ashbourne Road, Elkins Park, PA 19027.

The improvements thereon are: A duplex.

Seized and taken in execution as the property of **Donald Spiller a/k/a Donald G. Spiller** at the suit of Nationstar Mortgage, LLC d/b/a Champion Mortgage Company. Debt: \$329,970.02.

**KML Law Group, P.C.**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,520. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

17-22674

ALL THAT CERTAIN lot or piece of land, with the buildings thereon erected, situate in the **Conshohocken Borough**, Montgomery County, Pennsylvania, bounded and described as follows, viz:

BEGINNING at a stake on the Northerly side of Elm Street, at the distance of 250 feet Westerly from Cherry Street, being a point in the middle of the partition wall of this and the adjoining property now or late of Elizabeth M. McCarter; thence through the middle of said partition wall Northerly parallel with Cherry Street 90 feet to an alley 20 feet wide; thence along the Southerly side of said alley Westerly 14 feet to a stake a corner of land now or late of Sarah Ann Mason; thence by and along said land Southerly and through the middle of the partition wall of this and the said Mason House, 90 feet to Elm Street aforesaid, and along the Northerly side thereof Easterly 14 feet to the place of beginning.

BEING the same premises which Charmaine P. Smith aka Charmaine Boynes by deed dated 10/31/1997 and recorded 12/23/1997, in the Office for the Recorder of Deeds, etc., in and for the County of Montgomery in Record Book Volume 5211 Page 369, granted and conveyed unto Oethan Scott.

Parcel Number: 05-00-02004-00-7.

Location of property: 354 East Elm Street, Conshohocken, PA 19428.

The improvements thereon are: Single-family residential dwelling

Seized and taken in execution as the property of **Oethan Scott Jr.** at the suit of Wilmington Trust, National Association, Not in its Individual Capacity, but Solely as Trustee For MFRA Trust 2015-1. Debt: \$203,834.39.

**KML Law Group, P.C.**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF.**

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,520. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

17-29339

ALL THAT CERTAIN Unit, in the property known, named and identified, in the declaration plan referred to as 100 Centre Avenue Condominium, located at West Marshall Street, **West Norriton Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of The Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the recording in the Office for the Recording of Deeds, at Montgomery County, a Declaration dated February 15, 1980 and recorded on May 5, 1980, in Deed Book 4523, Page 519, and an Amendment thereto dated November 24, 1980 and recorded November 26, 1980, in Deed Book 4584, Page 98, and the Declaration Plan dated May 3, 1979 and recorded on May 5, 1980, in Condominium Plan Book 8 Pages 1, 2 and 3, and a Code of Regulations dated December 27, 1979 and recorded on May 5, 1980, in Deed Book 4523, Page 552, and an Amendment thereto dated November 24, 1980 and recorded November 26, 1980, in Deed Book, 4584 Page 100.

BEING and designated on such Declaration Plan as Unit 412, as more fully described in such Declaration Plan and Declaration.

TOGETHER with a proportionate undivided interest in the Common Elements (as defined in such Declaration) as recited above.

UNDERAND SUBJECT to certain rights, easements, conditions, covenants and restrictions as may now appear of record.

TITLE TO SAID PREMISES IS VESTED IN Alana Campbell by deed from Mark C. Miller and Gina Pringle dated March 16, 2007 and recorded March 27, 2007 in Deed Book 5640, Page 2340, Instrument Number 2007037647.

Parcel Number: 63-00-04865-09-4.

Location of property: 412 Centre Avenue a/k/a 100 Centre Avenue, Condominium, Unit 412, Norristown, PA 19403.

The improvements thereon are: Residential condominium dwelling.

Seized and taken in execution as the property of **Alana Campbell** at the suit of LoanCare, LLC. Debt: \$98,459.77.

**McCabe, Weisberg & Conway, LLC**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF.**

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-02844

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Plan of "Oak Shade" Section I, made by Charles E. Shoemaker, Registered Professional Engineer, dated February 22, 1958 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, PA in Plan Book A-4, Page 94, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Marco Road (50 feet wide) said point being the two following courses and distances from a point of curve on the Southwesterly side of Oak Shade Avenue (50 feet wide); leaving Oak Shade Avenue on the arc of a circle curving to the left having a radius of 20 feet the arc distance of 33.44 feet to a point of tangent on the Southeasterly side of Marco Road (50 feet wide); (2) South 42 degrees, 25 minutes, 00 seconds West along the Southeasterly side of Marco Road 144.26 feet to the point of beginning; thence extending from said point of beginning South 48 degrees, 35 minutes, 00 seconds East 150 feet to a point in line of land now or late of Edna E. McCullough; thence extending along the same South 41 degrees, 25 minutes, 00 seconds West, 100 feet to a point a corner of Lot #41 on the above mentioned plan; thence extending along the same North 48 degrees, 35 minutes, 00 seconds West, 150 feet to a point on the Southeasterly side of Marco Road; thence extending North 41 degrees, 25 minutes, 00 seconds East along the Southeasterly side of Marco Road 100 feet to the first mentioned point and place of beginning.

BEING Lot #40 as shown on the above mentioned plan.

BEING the same premises which Chung Ki Paik and Young Joo Paik, by Deed dated November 11, 2002 and recorded November 22, 2002 in Deed Book 5435, Page 2237, granted and conveyed unto Young Joo Paik and James H. Paik in fee.

Parcel Number: 30-00-41768-00-7.

Location of property: 221 Marco Road, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Young Joo Paik a/k/a Young J. Paik and James H. Paik** at the suit of COBA, Inc., assignee of TD Bank, N.A. Debt: \$371,339.22.

**Duane Morris, LLP**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF.**

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,520. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.



18-03243

ALL THAT CERTAIN brick message and lot of land, situate on the Northeast corner of High and Adams Streets, in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at the Northeast corner of High and Adams Streets; thence Northwardly along the East line of Adams Street, one hundred fifty feet to the center of a twenty feet wide private alley; thence Eastwardly along the same fifty feet to land now or late of Helen E. Corbett Brooke; thence Southwardly along the same, one hundred fifty feet to the North line of High Street aforesaid; thence Westwardly along the same fifty feet, to the place of beginning.

BEING the same premises conveyed to Richard L. Weber by deed of Doris H. Drumheller, Executrix of the Estate of Herbert L. Drumheller, deceased, dated April 10, 1997 and recorded in Montgomery County Recorder of Deeds Office in Book No. 4834, Page 2078.

Parcel Number: 16-00-15068-00-9.

Location of property: 631 East High Street, Pottstown, PA 19464.

The improvements thereon are: Commercial-Retail, Office, Apartments, Multi-Use.

Seized and taken in execution as the property of **The Estate of Richard L. Weber, deceased, by and through its Executor, Scott F. Breidenbach** at the suit of Sovereign Bank, now by Assignment, Noble Opportunity Fund I, L.P., now by further Assignment, Frontier Capital Group, LTD. Debt: \$156,469.18 plus accrued interest & costs.

**Hourigan, Kluger & Quinn, P.C.**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-03557

ALL THAT CERTAIN lot or piece of land, with brick messages thereon erected, situate in the Village of Mont Clare, **Upper Providence Township**, Montgomery County, Pennsylvania, and bounded and described, as follows:

BEGINNING at a point in the centerline of Walnut Street, a corner of lands now or late of Clarence Redmond, thence in a Southwesterly direction along the Southeast side of said Redmond's Lands 210 1/2 feet to the Northeast side of Berm Bank of the Schuylkill Navigation Company's Land thence along said Berm Bank in a Southeasterly direction 21 feet 6 inches, more or less to a corner of lands now or late of Furman Hallman; thence along the Northwest side of said Latter Lands, and passing through the brick partition wall dividing the dwelling on the said Hallmans Land from the like adjoining dwelling on the hereby conveyed premises in a Northeasterly direction 210 feet to the center line of Walnut Street aforesaid thence in a Northwesterly direction, along the centerline of said street, 21 feet 6 inches to the place of beginning.

BEING THE SAME PREMISES which Donna L. Peck by deed dated 3/30/2007 and recorded 4/13/2007 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5642 at Page 2606, granted and conveyed unto Tina L. White.

Parcel Number: 61-00-05494-00-7.

Location of property: 142 Walnut Street, Phoenixville, PA 19453.

The improvements thereon are: A Single-family residential dwelling.

Seized and taken in execution as the property of **Tina L. White** at the suit of Bayview Loan Servicing, LLC. Debt: \$163,210.99.

**KML Law Group, P.C.**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,520. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-03721

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, situate in **Hatfield Township**, Montgomery County, Pa., and described according to a Plan of Lots made for Valley Gardens, Inc., by Herbert H. Metz, Inc., Reg. Engineer dated March 25, 1958 as follows, to wit:

BEGINNING at a point on the Northeasterly side of Garden Road (50 feet wide) said point being the three following courses and distances from a point of curve on the Northwesterly side of Walnut Street (41.5 feet wide) (1) leaving Walnut Street on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 31.42 feet to a point of tangent on the Northeasterly side of Garden Road (2) North 46 degrees 54 minutes 30 seconds West along the Northeasterly side of Garden Road 245 feet to a point of curve on the same and (3) Northwestwardly along the Northeasterly side of Garden Road on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 45 feet to the place of beginning; thence extending from said point of beginning Northwestwardly and Westwardly partly along the Northeasterly and partly along the Northerly sides of Garden Road on the arc of a circle curving to the left having a radius of 175.00 feet crossing a certain 15 feet wide drainage easement the arc distance of 100 feet to a point on the Westerly side of said Easement; thence extending North 04 degrees 23 minutes West along the Westerly side of the aforesaid Easement 332.96 feet to a point an angle in the said Easement; thence extending North 43 degrees 06 minutes East along the Northwesterly side of said Easement 60 feet to a point; thence extending South 46 degrees 54 minutes East re-crossing the aforesaid 15 feet wide Drainage Easement 268.28 feet to a point; thence extending South 28 degrees 21 minutes 30 seconds West 242.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 9 as shown on the above-mentioned plan.

BEING THE SAME PREMISES which Milton Oscar by Deed dated 09/16/1993 and recorded 09/29/1993 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5056 Page 125, granted and conveyed unto Mark A. Oscar.

Parcel Number: 35-00-03967-00-3.

Location of property: 1554 Garden Road, Lansdale, PA 19446.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Milton Oscar, by Deed dated 09/16/1993 and recorded 09/29/1993 in the Office of the Recorder of Deeds, in and for Montgomery County in Deed Book 5056 Page 125, granted and conveyed unto Mark A. Oscar** at the suit of PHH Mortgage Corporation. Debt: \$248,669.60.

**Stern & Eisenberg, P.C.**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-05195

ALL THAT CERTAIN tract or piece of ground, being Lot No. 57, with the dwelling house thereon erected, situate in **Douglass Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan by A.G. Newbold, P.E., and recorded in Plan Book A-24, Page 41, as follows:

BEGINNING at a point on the Westerly side of Elm Street, said point being 222.26 feet distant from the intersection of the Westerly boundary line of said street and the Northerly boundary line of Spruce Street East measured North 30 degrees 45 minutes East; thence by Lot No. 58 North 50 degrees 22 minutes West (direction erroneously missing from prior deed) 138.82 feet to a point; thence by land now or late of Errol M. Kring North 36 degrees 12 minutes 30 seconds East 252.33 feet to a point; thence by the Westerly boundary line of Elm Street the three remaining courses and distances: (1) South 04 degrees West 87.66 feet to a point; (2) South 02 degrees 25 minutes West 155.28 feet to a point; (3) South 30 degrees 55 minutes (erroneously stated as 65 minutes) West 57.67 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Scott D. Birli and Cindy L. Birli, husband and wife, as Tenants by the Entirety, by deed from James R. Uppole and Elizabeth G. Uppole, husband and wife, dated 04/08/2008, recorded 04/25/2008, in Book 5690, Page 831.

Parcel Number: 32-00-01560-00-1.

Location of property: 241 Elm Street, Gilbertsville, PA 19525-9426.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Scott D. Birli and Cindy L. Birli** at the suit of PNC Bank, National Association, Successor by Merger to National City Mortgage, a Division of National City Bank. Debt: \$216,404.31.

**Phelan Hallinan Diamond & Jones, LLP**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-07270

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Abington Township**, Montgomery County, Pennsylvania, described according to a certain plan thereof known as Plan of Carnation Homes, made for Dominic LaRosa by Charles E. Shoemaker, Registered Professional Engineer, dated 11/28/1961, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, PA in Plan Book A-6 page 115, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Carnation Avenue (50 feet wide) which point being the two following courses and distances from a point of curve on the Southeasterly side of Smith Avenue (50 feet wide): (1) leaving Smith Avenue on the arc of a circle curving to the right having a radius of 20 feet, the arc distance of 31.43 feet to a point of tangent on the Southwesterly side of Carnation Avenue and (2) South 47 degrees 56 minutes East along the Southwesterly side of Carnation Avenue, 126.99 feet to the point of beginning.

CONTAINING in front or breadth Southeastwardly along the Southwesterly side of Carnation Avenue 67 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to Carnation Avenue, 87 feet.

BEING the same premises which Marie Clunie Jacques, Executrix of The Estate of Michaelle Bien-Aime, Deceased and Robert Patrick Bien-Aime and Archange Harry Ben-Aime as specific Devisee under the Will of Michaelle Bien-Aime, Deceased by Deed dated 9/29/2000 and recorded 11/14/2000 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5338 at Page 735, granted and conveyed unto Cynthia Y. Chandler and Eric L. Chandler.

Parcel Number: 30-00-06472-00-5.

Location of property: 2916 Carnation Avenue, Willow Grove, PA 19090.

The improvements thereon are: A single-family residential dwelling.

Seized and taken in execution as the property of **Eric L. Chandler and Cynthia Y. Chandler** at the suit of Secretary of Veterans Affairs. Debt: \$372,995.31.

**KML Law Group, P.C.**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,520. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-07677

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Hatfield Township**, Montgomery County, Pennsylvania, described according to a record plan made for Lexington Commons Limited by Chambers Associates dated February 21, 1983 and last revised August 27, 1985 and recorded August 30, 1985 in Plan Book A-46, Pages 392 and 398 and described, as follows, to wit:

BEGINNING at a point on the Southeast side of Needham Circle said point being measured along Needham Circle the three following courses and distances from the Southernmost terminus of a round corner connecting the Southeast side of Needham Circle with the Northeast side of Roxbury Road (50 feet wide): (1) on the arc of a circle curving to the right having a radius of 10.00 feet the arc distance of 14.77 feet (2) North 11 degrees 23 minutes 48 seconds East 51.72 feet (3) the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 36.57 feet to a point a corner of Lot #69 and place of beginning.

THENCE from said place of beginning and continuing along the Southeast side of Needham Circle on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 22.07 feet to a point a corner of Lot #71.

THENCE leaving the Southeast side of Needham Circle and along Lot #71 South 90 degrees 00 minutes 00 seconds East 188.94 feet to a point a corner in line of Lot #61 and #62; thence along Lots #61 and #62 South 30 degrees 44 minutes 00 seconds West 25.59 feet to a point a corner of Lot #69; thence along Lot #69 North 90 degrees 00 minutes 00 seconds 174.25 feet to a point on the Southeast side of Needham Circle and first mentioned point and place of beginning.

BEING Lot #70 on said Plan.

UNDER AND SUBJECT to Agreements, Restrictions and Easements of Record.

BEING the same premises which Nicholas F. Changelo and Nicole Demers-Changelo, Husband and Wife, by Deed dated 10/12/2012 and recorded 11/05/2012 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5853, Page 1019, granted and conveyed unto Brandyon Anthony Valencia and Jolene Jenkins Valencia, Husband and Wife, in fee.

Parcel Number: 35-00-07061-48-2.

Location of property: 1486 Needham Circle, Hatfield, PA 19440.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Brandyon Anthony Valencia and Jolene Jenkins Valencia** at the suit of JPMorgan Chase Bank, National Association. Debt: \$211,093.48.

**Shapiro & DeNardo**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-07703

ALL THAT CERTAIN lot or piece of ground designated as Unit No. 1801, being a Unit in Bethel Grant, a condominium located at the intersection of Morris Road, North Wales Road and Bethel Road in **Worcester Township**, Montgomery County, Pennsylvania, as designated in the Declaration of Condominiums dated 10/24/77 and recorded 10/26/77 in the Office for the Recording of Deeds of Montgomery County in Deed Book 4251, Page 172; and amendment thereto dated 3/8/82 and recorded 3/12/82 in Deed Book 4580, Page 1994, also designated on the Declaration Plan dated 5/75 and recorded in the office aforesaid in Condominium Plan Book 5, Page 32.

TOGETHER with an undivided interest in and to the common elements as fully set forth in the aforesaid Declaration of Condominium.

BEING the same premises which Michelle R. Quarles, a married person, by Deed dated November 25, 2005 and recorded on December 12, 2005 in the Office for the Recording of Deeds in Book 05582 and Page 1598 Instrument # 2005180354 conveyed unto Michelle R. Quarles And James Quarles, husband and wife.

Parcel Number: 67-00-02133-00-5.

Location of property: 1801 Maple Circle, Lansdale, PA 19446.

The improvements thereon are: Residential real estate to condominium townhouse.

Seized and taken in execution as the property of **James F. Quarles and Michelle R. Quarles** at the suit of Cascade Funding Mortgage Trust 2017-1. Debt: \$325,216.97.

**Stern & Eisenberg**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-13560

The land referred to herein below is situated in Montgomery County, Pennsylvania, in Deed Book 5825, at Page 1263 and is described as follows:

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, marked No. 24 on a certain plan of lots in **Jenkintown Borough**, Montgomery County, Pennsylvania (formerly known as the Village of Jenkintown) as laid out by William C. Kent (a copy of which having been filed in the Office of the Recording of Deeds) at Norristown, Montgomery County, Pennsylvania.

BEGINNING at a corner of this and Lot No. 22 on said plan on the easterly side of Cedar Avenue (Street); thence extending in a northerly direction along the east side of Cedar Avenue (Street) 50 feet to a corner of Lot No. 26 on said plan; thence along the same at right angles to said Avenue (Street) in an easterly direction 126 feet, 1 inch to a corner in the line of land now or late of Harriet Manypenny; thence along the same in a southerly direction 50 feet, 3 inches to a corner of Lot No. 22 on said plan; thence along said lot parallel to the second described course in a westerly direction 124 feet, 9 inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Steven A. Thompson, by Deed from Rafael Feldman, dated 12/05/2011, recorded 01/19/2012, in Book 5825, Page 1263.

Parcel Number: 10-00-00164-00-6.

Location of property: 434 Cedar Street, Jenkintown, PA 19046-2721.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Steven A. Thompson** at the suit of Nations Lending Corporation, an Ohio Corporation. Debt: \$211,065.00.

**Phelan Hallinan Diamond & Jones, LLP**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-13849

ALL THAT CERTAIN message and tract or piece of land, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, described according to a survey thereof made on 8/14/1920, by Herbert H. Metz, Surveyor and Regulator, as follows:

BEGINNING at a stake set for a corner in the Limekiln Turnpike 12-1/2 feet from the fence, thence North 22 degrees 40 minutes West, 69.69 feet to a point; thence North 27 degrees 10 minutes West, 2.20 feet to a point; thence North 55 degrees 30 minutes East, 161.50 feet to a point; thence South 45 degrees 38 minutes East, 40.50 feet to a point; thence South 46 degrees 4 minutes West, 186.43 feet to the place of beginning.

BOUNDED on the Northerly and Easterly side thereof, by land now or late of Jamestown Methodist Episcopal Church, on the Southerly side thereof by land now or late of Samuel Engel and on the Westerly side thereof by the said Limekiln Turnpike.

Parcel Number: 54-00-10066-00-5.

Location of property: 1502 N. Limekiln Pike, Dresher, PA 19025.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Maribeth Lubitsky** at the suit of School District of Upper Dublin. Debt: \$5,862.91.

**Portnoff Law Associates, Ltd.**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$4,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-16387

ALL THAT CERTAIN message and lot known as lot #96 on a plan of 97 lots known as "The Ideal Bungalow Lots", situate in **Lower Frederick Township**, Montgomery County, Pennsylvania, bounded, limited and described as follows, to wit:

BEGINNING at an iron pin, a corner of this, the land of now or late Mille Gatty and Lot #95; thence along Lot #95, North twenty one degrees, thirty minutes West, ninety feet to a stake, a corner on the Southerly side of Fourth Avenue; thence along the said side of Fourth Avenue, North sixty four degrees, thirty minutes East eighty six feet to a stake, a corner of lot #97; thence along lot #97, South twenty two degrees thirty minutes East ninety feet to a stake, a corner; thence along the land of now or late Mille Gatty, South sixty four degrees thirty minutes West, eighty-six and seven tenths feet to the place of beginning.

CONTAINING seven thousand, seven hundred and seventy two square feet of land.

TOGETHER with the right of user in and to the dug water well located partly on the lot above described and partly upon the ground belonging to the adjoining piece of ground touching the said lot herein described as its Southwest corner in common with the right of user of the said dug well in common with the owners of the said adjoining lots or pieces of ground.

Parcel Number: 38-00-00265-00-3.

Location of property: 4 Fourth Avenue, Schwenksville, PA 19473.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Harry Long** at the suit of Perkiomen Valley School District. Debt: \$5,183.58.

**Portnoff Law Associates, Ltd.**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$4,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-17102

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, bounded and described according to a survey and plan thereof made by William T. Muldrew, Civil Engineer, Jenkintown, PA., on May 7, 1929, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Church Road (33 feet wide) at the distance of 253.79 feet Northwest of the point of curve of the Northerly radius corner of Church Road and Ogontz Avenue (50 feet wide); thence along the Northeasterly side of said Church Road North 41 degrees 7 minutes 30 seconds West 50 feet to a corner; thence North 48 degrees 52 minutes 30 seconds East partly along the Southeasterly side of a 10 feet wide right-of-way and crossing a 10 feet wide right-of-way 181.45 feet to a corner on the Westerly side of Tacony Creek; thence along the same South 15 degrees 7 minutes 30 seconds East 55.63 feet to a corner; thence South 48 degrees 52 minutes 30 seconds West crossing a 10 feet wide right-of-way 157.06 feet to the place of beginning.

EXCEPTING out this for the use of this and adjoining owners a certain 10 feet wide right-of-way across the rear of this lot. Together with the right and use of a certain 10 feet wide right-of-way running along the Northwest side of the above described premises and extending into Church Road the Southeast side thereof being described above.

BEING the same property conveyed to John W. Leonard and Shawna Leonard who acquired title by virtue of a deed from Jimmie Baker, Jr., and Barrie G. Baker, dated January 25, 2007, recorded February 16, 2007, at Instrument Number 2007020720, and recorded in Book 5635, Page 02495, Office of the Recorder of Deeds, Montgomery County, Pennsylvania. Parcel Number: 31-00-06298-00-7.

Location of property: 537 East Church Road, Elkins Park, PA 19027.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **John Leonard a/k/a John W. Leonard and Shawna Leonard** at the suit of LNV Corporation. Debt: \$577,728.79.

**Manley Deas Kochalski, LLC**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-17703

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan, Sunnyside Farms Partnership by Bursich Associates, Inc., dated 7/24/90, last revised 8/1/98 and recorded in Plan Book A58, pages 146 and 147 as follows, to wit:

BEGINNING at a point on the Southwesterly side of Whitespire Circle (50 feet wide) a corner of this and Lot No. 57 on said plan; thence extending from said point of Beginning and along the Southwesterly side of Whitespire Circle, aforesaid, South 34 degrees 08 minutes 25 seconds West 80.00 feet to a point, a corner of Lot No. 59 on said plan; thence extending along the same North 55 degrees 51 minutes 35 seconds West 141.63 feet to a point in line of lands now or late Norman C. and Jeanne S. Leopard; thence continuing along the same and along lands now or late Nick J. Baresky, North 39 degrees 09 minutes 36 seconds East 80.31 feet to a point, a corner of Lot No. 57, aforesaid; thence extending along the same, South 55 degrees 51 minutes 35 seconds East 134.60 feet to the first mentioned point and place of beginning.

BEING Lot No. 58 on said plan.

THIS document does not sell, convey, transfer, include, or insure the title to the coal and right of support underneath the surface land described or referred to herein and the owner or owners of such coal may have the complete right to remove all of such coal and, in that connection, damage may result to the surface of the land and any house, building or other structure on or in such land. The inclusion of this notice does not enlarge, restrict or modify any legal rights, or estates otherwise created, transferred, excepted or reserved by this instrument.

BEING the same property conveyed to Franklin B. Edwards who acquired title by virtue of a deed from Household Finance Consumer Discount Company, dated September 11, 2009, recorded October 5, 2009, at Instrument Number 2009106027, and recorded in Book 5745, Page 02878, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 60-00-02994-74-4.

Location of property: 1285 Whitespire Circle, Pottstown, PA 19464.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Franklin B. Edwards, a/k/a Franklin B. Edward** at the suit of Fifth Third Bank. Debt: \$233,179.91.

**Manley Deas Kochalski LLC**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-18420

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan made of part of Baederwood made by George B. Mebus, Inc., Engineers, Glenside, Pennsylvania, on October 14, 1955, and last revised August 13, 1956, as follows, to wit:

BEGINNING at a point on the Northwest side of Wanamaker Road (40 feet wide), which point is measured on the arc of a circle curving to the left having a radius of 3105.293 feet, the arc distance of 254.73 feet from a point, which point is measured on the arc of a circle curving to the right having a radius of 20 feet, the arc distance of 43.40 feet from a point on the Southwest side of Baeder Road (formerly Wharton) (60 feet wide); thence extending along the Northwest side of Wanamaker Road along the arc of a circle curving to the left having a radius of 3105.293 feet, the arc distance of 32.07 feet to a point; thence extending North 27 degrees, 45 minutes, 30 seconds West, crossing the bed of a certain driveway which extends Northeastwardly; thence Southeastwardly into Wanamaker Road and Southwestwardly; thence Southeastwardly into Wanamaker Road 204.19 feet to a point on the Southeast side of a right of way for drainage; thence extending along the Southeast side of said right of way North 52 degrees, 21 minutes East 34.76 feet to a point; thence extending South 27 degrees, 10 minutes East crossing the bed of the aforesaid driveway and partly passing through the party wall between this premises and the premises adjoining on the Northeast 210.34 feet to a point on the Northwest side of Wanamaker Road, the first mentioned point and place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid driveway as and for a driveway, passageway and watercourse in common with the owners, tenants and occupiers of the other lots of ground bounding thereon and entitled to the use thereof at all times hereafter, forever. SUBJECT, however, to the proportionate part of the expense of keeping said driveway in good order and repair.

TITLE TO SAID PREMISES IS VESTED IN Janice Thomas, by Deed from Denny Tang, Dated 07/15/2003, Recorded 09/09/2003, in Book 5472, Page 327.

Parcel Number: 30-00-70220-00-4.

Location of property: 602 Wanamaker Road, Abington, PA 19046.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Janice Thomas** at the suit of Wells Fargo Bank, N.A. Successor by Merger to Wells Fargo Home Mortgage, Inc. Debt: \$164,082.33.

**Phelan Hallinan Diamond & Jones, LLP, Attorneys.**

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF.**

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-19456

ALL THAT CERTAIN lot or piece of land, situate in **Upper Providence Township**, Montgomery County, Pennsylvania, bounded and described in accordance with Subdivision Plan made for Orchard Courts, Wesco Inc, by Yerkes Engineering Co., dated May 10, 1971 and revised December 9, 1971, as follows, to wit:

BEGINNING at a point on the Southwesterly side of 50.00 feet wide right of way which point is measured along the arc of a circle curving to the right having a radius of 30.00 feet the arc distance of 57.33 feet from a point of curve on the Southeasterly side of Vaughn Road; thence extending from said point of beginning along said 50.00 feet wide right of way South 30 degrees 00 minutes East 27.73 feet to a point a corner of Lot No. 112; thence extending along the same South 60 degrees 00 minutes West 162.00 feet to a point in line of land of Paul L. McFarland; thence extending along the same North 30 degrees 00 minutes West 12.81 feet to a point on the Southeasterly side of Vaughn Road; thence extending along the same the two following courses and distances, to wit: (1) North 40 degrees 30 minutes East 129.41 feet to a point and (2) extending along the arc of a circle curving to the right having a radius of 30.00 feet the arc distance of 57.33 feet to the first mentioned point and place of beginning.

BEING Lot No. 113 on the aforesaid plan.

BEING the same property conveyed to Zachery S. Kilroy who acquired title by virtue of a deed from Jeffrey A. Hall, dated November 16, 2012, recorded December 26, 2012, at Instrument Number 2012130094, and recorded in Book 5859, Page 00423, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 61-00-04076-03-9.

Location of property: 1 Orchard Court, Royersford, PA 19468.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Zachary S. Kilroy, a/k/a Zachery S. Kilroy** at the suit of Wells Fargo Bank, N.A. Debt: \$120,453.29.

**Manley Deas Kochalski LLC, Attorneys.**

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF.**

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-19814

ALL THAT CERTAIN piece or parcel of land, and the buildings and improvements thereon, known as 1479 Village Way located in **Towamencin Township**, Montgomery County, Pennsylvania, and being more particularly described in a Deed recorded on 12/22/1998 at Book 5253, Page 1282 of the Montgomery County Land Records.

BEING the same property conveyed from Michael N. Ibrahim and Marcia B. Ibrahim to Christina L. Zick and Benjamin S. Avrach by deed recorded December 22, 1998 in Book 5253, Page 1282 in the Recorder's Office of Montgomery County, PA.

Parcel Number: 53-00-09020-00-8.

Location of property: 1479 Village Way, Lansdale, PA 19446.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Benjamin S. Avrach and Christina L. Zick** at the suit of Nationstar Mortgage LLC d/b/a Mr. Cooper. Debt: \$258,945.59.

**Shapiro & DeNardo, Attorneys.**

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF.**

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-20188

A parcel of land situated in the State of Pennsylvania, County of Montgomery, with a street location address of 493 Springdale Ave., Hatboro, PA 19040-2244, currently owned by Edward J. Murphy having a Tax Identification Number of 08-00-05449-006 and being the same property more fully described in Book/Page or Document Number 4772-365 dated 7/12/1985 and further described as L 21-22.

BEING more fully described in deed as the following:

ALL THAT CERTAIN message and two lots or pieces of land, situated in **Hatboro Borough**, Montgomery County, Pennsylvania, being into Nos. 21 and 22, Block D on a certain plan of lots made for Edward H. Bussinger and J. Raymond Bussinger by Edward Piokering, Jr., Surveyor, August 28, 1925, which plan is recorded at Norristown, PA, in Deed Book 971, Page 600 and later revised changing the same from Bonair Avenue to Terrace Reed, bounded and described according thereto as follows.

BEGINNING at a point in the Northwesterly side of Springdale Avenue (50 feet wide) at the distance of 200 feet Northeastwardly from the point of intersection of the Northeastly side of Terrace Road (50 feet wide), thence along the Northwesterly side of Springdale Avenue North 45 degrees 4 minutes West 50 feet to a corner of Lot No. 23, Block D, thence along the same North 44 degrees 56 minutes West 150 feet to a common corner with Lots Nos. 23, 11 and 10, Block D, thence by the rear of Lots Nos. 10 and 9, Block D, South 45 degrees 4 minutes West 50 feet to a common corner with Lots 9, 8 and 20, Block D, thence by Lot No. 20 Block D, South 44 degrees 56 minutes East 150 feet to the first mentioned point and place of beginning.

BEING the same premises which Florence E. Brozyno, Administratrix of the Estate of Florence Mullican a/k/a Florence E. Mullican, Deceased by Deed Dated 7/5/1985 and recorded 7/12/1985 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 4772 at Page 365, granted and conveyed unto Edward J. Murphy.

Parcel Number: 08-00-05449-00-6.

Location of property: 493 Springdale Avenue, Hatboro, PA 19040.

The improvements thereon are: A single-family residential dwelling.

Seized and taken in execution as the property of **Edward J. Murphy** at the suit of Metropolitan Life Insurance Company. Debt: \$151,999.98.

**KML Law Group, P.C.**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,520. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-20454

ALL THAT CERTAIN parcel of land located on the northerly side of Simmons Road T-448 (Legal R/W 33' - Ultimate R/W 50') situated in **Lower Frederick Township**, Montgomery County, Pennsylvania. Described according to a plan and survey as prepared by Aston Surveyors/Engineers, Inc., Boyertown, Pa., Plan No. 1918-3B dated February 22, 1995 as last revised, being Lot 1 herein. Bounded on the northeast, northwest and southwest by Lot 2 of the said plan (remaining land of Charles D. and Lois A. Rhoads) and also on the southwest by Simmons Road and on the southeast by Simmons Road and by the land of Karlin Valley Farms - Benot and Josephine Jansson, being more fully described as follows:

BEGINNING at a p.k. nail set in the centerline of Simmons Road, in the line of the land of Karlin Valley Farms - Benot and Josephine Jansson, a corner of this and Lot 2 of the said plan (remaining land of Charles D. and Lois A. Rhoads) and the terminus of an access and utility easement. Thence from the point of beginning, along Lot 2 of the said plan, the next five courses and distances to wit: (1) Leaving the centerline of Simmons Road, North 48 degrees 25 minutes 11 seconds West 21.31 feet to a concrete monument on the ultimate R/W line of the said road, a corner. The line running along the southwesterly side of the access and utility easement. (2) Leaving Simmons Road, North 07 degrees 54 minutes 52 seconds East 48.85 feet to an iron pin set, a corner. The line running along the terminus of the said easement. (3) North, 45 degrees 10 minutes 31 seconds West 219.61 feet to an iron pin set, a corner. The line running along the northeasterly side of the easement. (4) North 47 degrees 50 minutes 27 seconds East 250.35 feet to an iron pin set, a corner. (5) South 45 degrees 10 minutes 31 seconds East 240.40 feet to an iron pin set in the line of the land of Karlin Valley Farms - Benot and Josephine Jansson, a corner of this and Lot 2 of the said plan. Thence along the land of Karlin Valley Farms - Benot and Josephine Jansson, South 41 degrees 30 minutes 49 seconds West 288.31 feet to the point of beginning. The line running along a tree line and passing over a concrete monument 44.86 feet from the point of beginning.

CONTAINING 1.490 Acres more or less.

TOGETHER WITH AND SUBJECT TO A 50 foot wide future street R/W, access easement and utility easement as shown on the recorded plot plan. The 50 foot wide common access easement and utility easement and possible future street R/W across Lot #1 and Lot #2 shall serve as a common driveway and utility easement for the continued use, maintenance and repair of the existing private driveway, for ingress, egress and access for vehicles and pedestrians for Lots 1 and 2 of this plan, and also, for the placement, maintenance and repair of utility lines for Lots 1 and 2 of this plan.

THE owners of Lots 1 and 2 shall share equally the cost of maintaining the private driveway and utility lines, including repair, resurfacing and snow plowing. The parties shall mutually determine the extent and manner of repair and replacement required as well as the frequency of snow plowing. No party shall permit the erection of any barrier, fences or other obstruction to the free and unhampered use of the respective easement areas. In the event that any party shall cause damage to said driveway by the use of any heavy equipment and/or vehicles by such party, his agent, servants, workmen or employees, such party shall be solely responsible for the cost of repair.

THIS easement may be upgraded to private or public standards by the owner of Lot #2.

BEING the same premises which C. David Rhoads, Jr. and Lori D. Rhoads, his wife, by Deed dated 8/30/2007, and recorded 9/13/2007, in the Montgomery County Recorder of Deeds Office, in Deed Book 5664, page 02068, granted and conveyed unto Michael J. Raftogianis.

BEING Map #38012 012.

Parcel Number: 38-00-02472-01-9.

Location of property: 30 Simmons Road, Perkiomenville PA 18074.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Michael J. Raftogianis** at the suit of MTGLQ Investors, L.P. Debt: \$599,797.27 plus interest to Sale date.

**Martha E. Von Rosenstiel, P.C.**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-26359

ALL THAT CERTAIN Unit located in **Conshohocken Borough**, Montgomery County, Pennsylvania, being Unit No. 3311 in The Grande at Riverview Condominium, as shown on a plan recorded in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania in Plan Book 24, Page 197 and Plan Book 24, Page 229.

TOGETHER with a proportionate, undivided percentage interest in the Common Elements assigned to said Unit in the Declaration of Condominium for The Grande at Riverview Condominium, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 P.S.A. Section 3101, et seq., same being recorded in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania in Deed Book 5570, Page 1950, and any all Amendments thereto, as the same may change from time to time.

TOGETHER with parking space No. 69.

BEING the same premises which D. R. Horton, Inc. - New Jersey, by deed dated August 23, 2010 and Recorded September 10, 2010 in the Office of the Recorder of Deeds at Norristown, in and for the County of Montgomery and the Commonwealth of Pennsylvania, in Deed Book 0238 page 0242, granted and conveyed unto Ryan J. Conway, as sole owner, in fee.

Parcel Number: 05-00-02680-67-2.

Location of property: 50 West Elm Street, Unit 3311, Conshohocken, PA 19428.

The improvements thereon are: Residential condominium unit.

Seized and taken in execution as the property of **Ryan Conway** at the suit of The Grande at Riverview Condominium Association. Debt: \$27,801.37.

**Stark & Stark**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-27365

ALL THAT CERTAIN lot or piece of ground, land situated in **Franconia Township**, Montgomery County, Pennsylvania, bounded and described according to a final plan of subdivision prepared for Strawberry Fields made by Urwiler and Walter, Inc., dated November 2, 1987, last revised June, 1991, said plan being recorded in Plan Book A-52, Page 486, as follows, to wit:

BEGINNING at a point on the northeasterly side of Winding Way, said point being measured the three following courses and distances from a point of curve on the southeasterly side of Abbey Lane (50 feet wide) (1) leaving Abbey Lane on the arc of a circle curving to the left having a radius of 20.00 feet the arc distance of 34.00 feet to a point of curve, (2) along the arc of a circle having a radius of 325.00 the arc distance of 18.74 feet to a point of tangent, (3) south 58 degrees 00 minutes 00 seconds east 90.49 feet to the point of beginning, said point of beginning being a corner of Lot 45, thence extending from said point of beginning partially along Lots 45, 44, 43 and 42 north 42 degrees 42 minutes 36 seconds east 153.79 feet to a point in line of area marked "Open Space", thence extending along the same south 47 degrees 17 minutes 24 seconds east 19.60 feet to a point a corner of Lot 47; thence extending along the same south 17 degrees 42 minutes 08 seconds west 129.78 feet to a point on the northeasterly side of Winding Way, thence extending along the same the two following courses and distances (1) along the arc of a circle curving to the right having a radius of 125.00 feet the arc distance of 74.77 feet to a point of tangent and (2) north 58 degrees 00 minutes 00 seconds west 9.51 feet to the first mentioned point and place of beginning.

CONTAINING in area 7,256 square feet.

BEING Lot 46 as shown on the above mentioned plan.

BEING the same premises which Christopher J. Peacher and Barbara E. Peacher, husband and wife, by Deed dated July 28, 2005 and recorded in the Office of Recorder of Deeds of Montgomery County on August 15, 2005 at Book 05566, Page 2181 granted and conveyed unto Kevin O'Leary and Jenny Marie O'Leary, husband and wife, as tenants by the entirety.

Parcel Number: 34-00-04979-87-3.

Location of property: 132 Winding Way, Telford, PA 18969.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Kevin O'Leary and Jenny Marie O'Leary**, by Deed from **Christopher J. Peacher and Barbara E. Peacher, husband and wife**, by Deed dated July 28, 2005 and recorded in the Office of Recorder of Deeds of Montgomery County on August 15, 2005 at Book 05566, Page 2181 at the suit of PHH Mortgage Corporation. Debt: \$232,015.06.

**Stern & Eisenberg, PC**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.



18-28143

ALL THAT CERTAIN Unit designated as Unit No 55, being a unit in the Wickerton Heights Condominium, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act of Pennsylvania 60 Pa. C.S.A. sec. 3101, et seq., as designated in the Declaration of Condominium of Wickerton Heights Condominium dated May 25, 1989, and recorded in the Office of the Recorder of Deed in and for the County of Montgomery, at Norristown, Pennsylvania on May 26, 1989, together with Plats and Plans for condominium dated May 25, 1989 attached thereto and made part thereof as Exhibit "C" in Deed Book 4912 Page 624 &c, as amended by Amended Declaration of Wickerton Heights Condominium dated October 4, 1989 and recorded in the Office aforesaid on October 6, 1989 in Deed Book 4925 Page 1660 &C, as amended by Second Amended Declaration of Wickerton Heights Condominium dated June 21, 1990 and recorded in the Office aforesaid on June 22, 1990 in Deed Book 4949 Page 1726 &C.

TOGETHER with all right, title and interest, being an undivided interest, of, in and to the Common Elements, as set forth in the aforesaid Declaration of Condominium and Amendments thereto.

BEING the same premises which Gambone Bros. Development Co., by Deed dated August 30, 1994 and recorded August 31, 1994 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5089, Page 1460, granted and conveyed unto Patricia A. Jensi, in fee.

Parcel Number: 16-00-19973-12-6.

Location of property: 620 North Manatawny Street assessed as 620 Manatawny Street, Unit 55, a/k/a 620 Manatawny St., Bldg. 6, Condo. 55, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Patricia A. Leflar a/k/a Patricia A. Jensi** at the suit of Specialized Loan Servicing LLC. Debt: \$18,274.54.

**Shapiro & DeNardo**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

19-01820

ALL THAT CERTAIN piece of land with the Easterly half of the double brick dwelling erected thereon, situate upon the northwesterly side of Walnut Street in **Royersford Borough**, Montgomery County, Pennsylvania, bounded and described as follow, to wit:

BEGINNING at a stake in the line established for the center line of Walnut Street, and at the distance of 358.04 feet southwestly from an iron pin at the intersection of the center line of Airy Street, now called Fourth Avenue; thence on the center line of said Walnut Street South 48 degrees 50 minutes West 25 feet to a point in line of land about to be conveyed to Ella Rogers; thence along the same passing through the middle of the partition wall of the house erected on these premises and the house erected on the adjoining lot North 41 degrees 10 minutes west 200 feet to a stake; thence by lands of the Estate of John McCann and Benjamin Kolb North 18 degrees 50 minutes East 25 feet to a stake; thence by lands of James C. Ward South 41 degrees 10 minutes East 200 feet to the place of beginning.

EXCEPTING thereout and therefrom the following described parcel of ground:

ALL THAT CERTAIN tract or parcel of land, situate in **Royersford Borough**, Montgomery County, Pennsylvania, bounded and described to a survey and plan thereof made by A.W. Martin Associates, Inc., Consulting Engineers, King of Prussia, PA, dated 5/1/1969 and revised 6/5/1969 being property 231, Pa. R-234 on Plan, as follows, to wit:

BEGINNING at a point in the centerline of Myrtle Street 20 feet wide also in line of land now or late of L.B. Custer; thence from said point of beginning, extending along said centerline North 48 degrees 50 minutes East 25 feet to a point in line of land now or late of M.J. Rooney; thence extending along the same and land now or late of L. B. Grover South 41 degrees 10 minutes East, crossing the southeasterly half of Myrtle Street 58.70 feet to a point; thence South 48 degrees 50 minutes West 25 feet to a point in line of land now or late of L.B. Custer, aforesaid; thence extending along the same North 48 degrees 50 seconds West re-crossing the said Southeasterly half of Myrtle Street 58.70 feet to a point, being aforementioned point and place of beginning.

BEING the same property conveyed to Michael M. Chuck who acquired title by virtue of a deed from Diane M. Deery and Harold Richard Deery, wife and husband, dated July 31, 1997, recorded August 14, 1997, at Document ID 012790, and recorded in Book 5194, Page 1307, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 19-00-04576-00-4.

Location of property: 337 Walnut Street, Royersford, PA 19468.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Mark T. Chuck, a/k/a Mark Chuck, Individually and as Executor to the Estate of Michael M. Chuck** at the suit of Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2005-5, U.S. Bank National Association, as Trustee. Debt: \$122,942.72.

**Manley Deas Kochalski LLC**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

19-04203

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Frederick Township**, Montgomery County, Pennsylvania, bounded and described according to Final Plan of Subdivision made for Sylvio Corporation made by Urwiler & Walter, Inc., Sumneytown, PA, dated October 15, 1976 and last revised June 14, 1979 (also according to a Final Plan of Subdivision made for Sylvio Corporation made by Urwiler & Walter, Inc., Sumneytown, PA, dated October 15, 1976, said Plan recorded in this Office for the Recording of Deeds at Norristown, Montgomery County, PA in Plan Book A-27, Page 97.

BEING the same premises in which Patricia A. Consalvo, by Deed dated July 15, 2002 and recorded August 29, 2002 in Montgomery County in Deed Book 5422 page 160, granted and conveyed unto Michael F. Viveros and Laura A. Heckman, as Joint Tenants with Rights of Survivorship, in fee.

BEING the same premises which Patricia A. Consalvo by Deed dated 7/15/2002 and recorded 8/29/2002 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5422 at Page 0160, granted and conveyed unto Michael F. Viveros and Laura A. Heckman, as Joint Tenants with Right of Survivorship.

Parcel Number: 38-00-00479-49-1.

Location of property: 207 Goshen Road, Schwenksville, PA 19473.

The improvements thereon are: A single-family residential dwelling.

Seized and taken in execution as the property of **Laura A. Viveros a/k/a Laura A. Heckman and Michael F. Viveros** at the suit of Nationstar Mortgage LLC d/b/a Mr. Cooper. Debt: \$117,034.96.

**KML Law Group, P.C.**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,520. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

19-04945

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan thereof made by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania, on September 20, 1955 described as follows, to wit:

BEGINNING at a point on the North side of Harrison Avenue (Fifty feet wide) which point is measured North Eighty-four degrees Forty-three minutes Ten seconds East Ninety-seven and Seventy-three One hundredths feet from a point, which point is measured on the arc of a circle curving to the left having a radius of Three hundred Forty-five feet the arc distance of One-hundred Forty-seven and Sixteen One hundredths feet from a point, which point is measured on the arc of a circle curving to the right having a radius of Four hundred Eighty-five feet the arc distance of One hundred Sixty-nine and Thirty one hundredths feet from a point, which point is measured North Eighty-nine degrees Nine minutes Thirty seconds East Two hundred Fifty-five feet from a point, which point is measured on the arc of a circle curving to the left having a radius of One hundred Twenty-five feet the arc distance of Eighty-seven and Seventy-nine One hundredths feet from a point, which point is measured on the arc of a circle curving to the left having a radius of Twenty feet the arc distance of Thirty-one and Forty-two One hundredths feet from a point on the Southeast side of Waverly Road (Forty-one and Five tenths feet wide); thence extending North Six degrees, Thirty-five minutes Fifty-seven seconds East One hundred Forty-eight and Forty-six One hundredths feet to a point; thence extending North Eighty-four degrees Forty-three minutes Ten seconds East Seventy-nine and Seventy-one One-hundredths feet to a point; thence extending South Six degrees Thirty-five minutes Fifty-seven seconds West One hundred Fifty feet to a point on the North side of Harrison Avenue; thence extending along the North side of Harrison Avenue North Eighty-six degrees Fourteen minutes Fifty-three seconds West Nine and Sixty-two One-hundredths feet to a point; thence extending still along the same South Eighty-four degrees Forty-three minutes Ten seconds West Sixty-nine and Eighty-nine One-hundredths feet to the first mentioned point and place of beginning.

BEING the same premises which Grantor Kathy D. Taylor Santos by Deed dated 4/15/2005 and recorded 7/22/2005 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5563 at Page 1026, granted and conveyed unto Grantee Angel B. Santos.

Parcel Number: 31-00-13438-00-4.

Location of property: 425 Harrison Avenue, Glenside, PA 19038.

The improvements thereon are: A single-family residential dwelling.

Seized and taken in execution as the property of **Angel B. Santos** at the suit of Bank of America, N.A. Debt: \$272,500.51.

**KML Law Group, P.C.**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,520. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

19-05104

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **East Norriton Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision made for G.B.S. Realty Inc., by Urwiler & Walter Inc., dated October 15, 1973, last revised August 28, 1974, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-24 page 80, as follows, viz:

BEGINNING at a point on the Southeasterly side of Sandra Lane (50.00 feet wide), said point being measured the 7 following courses and distances along the said Southeasterly side of Sandra Lane from a point of tangent on same; said point of tangent being at the arc distance of 39.27 feet measured on the arc of a curve, curving to the left, having a radius of 25.00 feet from a point of curve on the Southwesterly side of Germantown Pike (originally 50.00 feet wide, but since widened at this point to a width of 75.00 feet by the addition of 25.00 feet on the Southwesterly side of said centerline thereof), as shown on said Plan, viz: (1) extending South 27 degrees 42 minutes 24 seconds West, the distance of 338.26 feet to a point of curve; (2) thence extending on the arc of a curve, curving to the right, having a radius of 325.00 feet the arc distance of 221.22 feet to a point of tangent; (3) thence extending South 66 degrees 42 minutes 24 seconds West, the distance of 111.42 feet to a point of curve; (4) thence extending on the arc

of a curve, curving to the left, having a radius of 775.00 feet the arc distance of 325.16 feet to a point of tangent; (5) thence extending South 42 degrees 40 minutes West, the distance of 396.79 feet to a point of curve; (6) thence extending on the arc of a curve, curving to the right, having a radius of 325.00 feet the arc distance of 82.27 feet to a point of tangent; (7) thence extending South 57 degrees 10 minutes West, the distance of 72.71 feet to the point of beginning; thence extending from said point of beginning South 32 degrees 50 minutes East, along Lot No. 28 as shown on said Plan, also extending through the party wall of these premises with the premises adjacent to the Northeast, as shown on said Plan, the distance of 142.45 feet to a point, a corner in line of lands now or late of Alma S. Bailey, as shown on said Plan; thence extending South 46 degrees 09 minutes 52 seconds West, along said land the distance of 20.37 feet to a point a corner of Lot No. 30, as shown on said Plan; thence extending North 32 degrees 50 minutes West, along Lot No. 30, also extending through the party wall of these premises with the premises adjacent to the Northeast, as shown on said Plan, the distance of 146.33 feet to a point on the said Southeasterly side of Sandra Lane; thence extending North 57 degrees 10 minutes East, along the said side of Sandra Lane the distance of 20.00 feet to the first mentioned point and place of beginning. The rear 10.00 feet thereof being the bed of a 10.00 feet wide easement for Planting Buffer, as shown on said plan.

BEING Lot No. 29, as shown on the above-mentioned Plan.

BEING the same property conveyed to David R. Twaddle and Perrine A. Twaddle, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Gambone Bros. Development Co., by William B. Murdoch, its attorney-in-fact, dated November 15, 1978, recorded November 17, 1978, at Document ID 001014, and recorded in Book 4362, Page 480, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

INFORMATIONAL NOTE: David R. Twaddle died December 30, 2009, and pursuant to the survivorship language in the above-mentioned deed, all his interest passed to Perrine A. Twaddle.

Parcel Number: 33-00-07575-61-8.

Location of property: 747 Sandra Lane, East Norriton, PA 19403.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **David R. Twaddle, Jr., as believed Heir and/or Administrator to the Estate of Perrine A. Twaddle; Eric W. Twaddle, as believed Heir and/or Administrator to the Estate of Perrine A. Twaddle; Jaclyn R. Hancock, as believed Heir and/or Administrator to the Estate of Perrine A. Twaddle; Unknown Heirs and/or Administrators of the Estate of Perrine A. Twaddle** at the suit of Wells Fargo Bank, N.A. Debt: \$18,627.91.

**Manley Deas Kochalski LLC, Attorneys.**

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF.**

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

19-05166

ALL THAT CERTAIN lot or piece of ground situate in **Upper Merion Township**, Montgomery County, Pennsylvania, bounded and described according to a plan thereof made by Robert R. Huber, Registered Professional Engineer, Salford, PA, dated March 8, 1957 and last revised 3/27/1958, as follows, to wit:

BEGINNING at a point on the southeasterly side of Evergreen Road (50 feet wide) which point is measured the four following courses and distances from the point formed by the intersection of the southwesterly side of Evergreen Road with the southeasterly side of Orchard Road (50 feet wide) (both line produced); (1) extending from said point of intersection, south 60 degrees 2 minutes east, 183.40 feet to appoint of curve (2) on a line curving to the left having a radius of 221.65 feet the arc distance of 106.19 feet to a point of tangent (3) south 87 degrees 49 minutes east, 391.19 feet to a point of curve and (4) on a line curving to the left having a radius of 174.00 feet, the arc distance of 87.74 feet to the point and place of beginning; thence extending from said beginning point along the southeasterly side of Evergreen Road on a line curving to the left having a radius of 175.00 feet the arc distance of 54.44 feet to a point; thence extending south 44 degrees 22 minutes east, 173.24 feet to a point; thence extending south 32 degrees 23 minutes west, 124.45 feet to a point, thence extending north 26 degrees 32 minutes 34 seconds west, 220.76 feet to a point on the southeasterly side of Evergreen Road the first mentioned point and place of beginning.

BEING Lot 38 on shown on said plan.

AND being all that certain lot or piece of ground situate in **Upper Merion Township**, Montgomery County, Pennsylvania, bounded and described in accordance with and as shown on a Certain Plan #1041, Sheet 1, entitled "Plan Of Property, Joseph McCawley", prepared by A. W. Martin Associates, Inc. , Consulting Engineers, King Of Prussia, PA dated 7/27/1954 as shown to wit:

BEGINNING at a point on the southeastern right of way line of Evergreen Road (50 feet wide) said point being the following three courses and distances from the point of intersection of the centerline of Evergreen Road and the centerline of Hillside Road (40 feet wide): (1) south 02 degrees 11 minutes west along the said centerline of Evergreen Road, 120.00 feet to a point of curvature; (2) further by said centerline of Evergreen Road in a southwesterly direction on the arc of a circle curving to the right with a radius of 150.00 feet an arc distance of 160.41 feet to a point and (3) south 26 degrees 32 minutes 34 seconds east crossing the southeastern have of said Evergreen Road 25.00 feet to the point of beginning; thence from said point of beginning along Lot No. 38 of Valley Forge Acres Development south 26 degrees 32 minutes 34 seconds east, 220.76 feet to a point in line of lands now or late of W. M. Klinger; thence from said point along Lot No. 39 of Valley Forge Acres Development north 28 degrees 52 minutes 30 seconds west, 221.17 feet to a point on the said southeastern right of way line of Evergreen Road; thence from said point along said right of way line in a northeasterly direction on the arc of a circle curving to the left with a radius of 175.00 feet the arc distance of 9 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Sylvia Nardi, Individually by Deed from Sylvia Nardi, as Survivor of her former spouse, Peter Nardi recorded 04/20/2012 in Book 5833, Page 379.

Parcel Number: 58-00-06730-00-7.

Location of property: 393 Evergreen Road, King of Prussia, PA 19406.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Edward A. Ratkowski, Jr., in His Capacity as Heir of Sylvia M. Nardi a/k/a Sylvia Nardi; Walter Wilshinski, in His Capacity as Heir of Sylvia M. Nardi a/k/a Sylvia Nardi; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Sylvia M. Nardi a/k/a Sylvia Nardi** at the suit of Reverse Mortgage Solutions Inc. Debt: \$277,138.88.

**RAS Citron, LLC, Attorneys.**

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF.**

**DOWN MONEY:** A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

19-05908

ALL THAT CERTAIN lot or parcel of land with dwelling thereon erected, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Plan of Lots known as "Randy Run" as laid out for Robert L. Gresh, Inc., by Ralph E. Shaner & Son Engineering Co. as of July 03, 1967, and more fully described as follows, to wit:

BEGINNING at the Southeastly corner of Lot No. 18 said point being on the Westerly property line of Randy Drive (50 feet wide) and distant along the Westerly and Northerly property line of the same from a point marking the Northwesterly property line intersection, as projected, of said Randy Drive and another 50 foot wide Street known as Gresh Drive, the following four (4) courses and distances to wit: (1) North 77 degrees 08 minutes West, 65.65 feet (2) North 81 degrees 55 minutes West, 518.42 feet (3) by a line curving to the left having a radius of 250.00 feet, a central angle of 59 degrees 25 minutes, a tangent distance of 142.65 feet, an arc length of 259.25 feet, and (4) South 38 degrees 40 minutes West, 55.00 feet; thence from said point of beginning continuing along the Westerly side of Randy Drive South 38 degrees 40 minutes West, 110.30 feet to a corner of Lot No. 20; thence along the Northerly side of Lot No. 20 North 51 degrees 20 minutes West, 200.00 feet to a corner on line of lands of Stanley Swinehart; thence along the same North 38 degrees 40 minutes East, 110.30 feet to a corner of Lot No. 18; thence along the Southerly side of Lot No. 18 South 51 degrees 20 minutes East, 200.00 feet to the place of beginning.

BEING all of Lot No. 19 of a Plan of Lots known as Randy Run laid out for Robert L. Gresh, Inc.

BEING the same premises which Cheryl A. Kramer by Deed dated 4/8/2014 and recorded 4/9/2014 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5909 at Page 1017, granted and conveyed unto Kevin C. Gardenier and Jacquelyn D. Gardenier.

Parcel Number: 42-00-03940-00-5.

Location of property: 1239 Randy Drive, Pottstown, PA 19464.

The improvements thereon are: A single-family residential dwelling.

Seized and taken in execution as the property of **Kevin C. Gardenier and Jacquelyn D. Gardenier** at the suit of Lakeview Loan Servicing, LLC. Debt: \$164,031.55.

**KML Law Group, P.C., Attorneys.**

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF.**

**DOWN MONEY:** A deposit of ten (10%) percent of the Price Bid or \$3,520. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

19-05913

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Horsham Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision prepared for "County Springs, Phase I" made by Urwiler and Walter, Inc. Summeytown, PA, dated December 21, 1984 and recorded in the Office of the Recorder of Deeds in Plan Book A-46 Page 272 and 273, as follows, to wit:

BEGINNING at a point on the southeasterly side of Shetland Circle (40.00 feet wide) measured the two following courses and distances from a point of curve on the northerly side of Hunt Drive: (1) on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 39.92 feet to a point of tangent; (2) north 02 degrees 20 minutes 00 seconds east 32.72 feet to a point; thence extending from said point and place of beginning along said side of Shetland Circle north 02 degrees 20 minutes 00 seconds east 24.00 feet to a point a corner of Lot Number 34; thence extending along said lot passing through a partition wall south 87 degrees 40 minutes 00 seconds east 105.00 feet to a point, a corner of Lot Number 37; thence extending along said lot south 02 degrees 20 minutes 00 seconds west 24.00 feet to a point, a corner of Lot Number 36; thence extending along said lot passing through a partition wall north 87 degrees 40 minutes 00 seconds west 105.00 feet to the first mentioned place of beginning.

BEING Lot Number 35 on said Plan.

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 anyway 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 as law as in equity, of, in and to the same.

BEING the same premises which Candice Ramoutar by Deed dated 5/30/2012 and recorded 10/5/2012 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5850 at page 2751, granted and conveyed unto Arlene T. Maharaj.

Parcel Number: 36-00-10631-36-7.

Location of property: 3 Shetland Circle, Horsham, PA 19044.

The improvements thereon are: A single-family residential dwelling.  
Seized and taken in execution as the property of **Arlene T. Maharaj** at the suit of Freedom Mortgage Corporation.  
Debt: \$205,030.35.

**KML Law Group, P.C.**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,520. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

19-06056

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Montgomery Township**, Montgomery County, Pennsylvania, bounded and described according to a Record Plan of Subdivision Plan of Section I-B of Tower Hill Ridge prepared for Quaker Construction Company by Stout, Tacconelli and Associates, Inc., Civil Engineering and Land Surveyor, Sumneytown Pike, Kulpsville, Pennsylvania, recorded April 24, 1986 in Plan Book A-47, Page 203, bounded and described as follows, to wit:

BEGINNING at a point of tangent on the Northeasterly side of Bellows Way measured the two following courses and distances from a point of curve on the Northwesterly side of Twining Road; (1) on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 31.82 feet to a point of tangent; (2) North 71 degrees 47 minutes 55 seconds West 90.00 feet to a point; thence extending from said point and place of beginning along said side of Bellows Way North 71 degrees 47 minutes 55 seconds West 75.10 feet to a point; thence extending North 21 degrees 12 minutes 11 seconds West 147.90 feet to a point; thence extending South 71 degrees 47 minutes 55 seconds East, 75.10 feet to a point a corner of Lot No. 86; thence extending along said lot and also Lot No. 85 South 21 degrees 12 minutes 11 seconds West, 147.90 feet to the first mentioned point and place of beginning.

BEING the same premises which Jennifer Cameron by Deed dated 3/30/2015 and recorded 4/2/2015 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5948 at Page 02666, granted and conveyed unto Robert Lee Knox.

Parcel Number: 46-00-00057-02-3.

Location of property: 201 Bellows Way, Lansdale, PA 19446.

The improvements thereon are: A single-family residential dwelling.

Seized and taken in execution as the property of **Robert Lee Knox** at the suit of Freedom Mortgage Corporation.  
Debt: \$299,109.20.

**KML Law Group, P.C.**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,520. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

19-06160

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Village of Swedeland, **Upper Merion Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Certain Plan of a Portion of Swedeland, dated April 18, 1953, revised November 11, 1953, by Donald H. Schurr, Registered Surveyor, Norristown, Pennsylvania, as follows to wit:

BEGINNING at a point a corner on the Southeast side of B Street West (40.0 feet wide) said point being at a distance of 655.23 feet measured Southwestwardly along said street from the Southwest side of X Street (40.0 feet wide); thence by Lot 72 passing through the center of the partition wall dividing the dwelling erected on this lot and Lot 72 South 21 degrees, 44 minutes, 25 seconds East 110.0 feet to a point a corner in the center on an alley (20.0 feet wide); thence along the center of said alley South 68 degrees, 15 minutes, 35 seconds West 40.24 feet to a point a corner on the Northeast side of W Street (40.0 feet wide); thence along the said side of W Street (40.0 feet wide); thence along the said side of W Street North 27 degrees, 32 minutes, 55 seconds West 101.53 feet to a point a corner marking an angle in said street; thence still along the Northeast side of W Street North 21 degrees, 44 minutes, 25 seconds West 8.99 feet to a point a corner said point being the East corner of W Street and B Street West; thence along the Southeast side of B Street North 68 degrees, 15 minutes, 35 seconds East 50.50 feet to the first mentioned point and place of beginning.

CONTAINING 5037 square feet of land.

BEING Lot No. 73 on said Plan.

TOGETHER with the free and common use, right, liberty and privilege of the said alley, if and to the extent that the Grantors have the right to grant the same, as and for a passageway, driveway and watercourse hereafter forever in common with the owners, tenants and occupiers of all other lots of ground entitled to the use thereof, Subject to the proportionate share of the cost of maintenance thereof.

BEING the same premises which Walter Nasielski and Mary Nasielski, his wife, by Deed dated 9/5/1972 and recorded in Montgomery County in Deed Book 3785, page 497, granted and conveyed unto Thomas P. Cahill and Verna M. Cahill, his wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Albert F. Keehn, Jr. and Girard J. Keehn, his wife, as tenants by the entireties by deed from Thomas P. Cahill and Verna Mae Cahill, his wife, dated May 6, 1977, recorded May 9, 1977 in the Montgomery County Clerk's/Register's Office in Deed Book 4198, Page 40. Girard J. Keene as surviving tenant by the entirety.

Parcel Number: 58-00-00865-00-4.

Location of property: 529 B Street, King of Prussia, PA 19406.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Girard June Keehn** at the suit of U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust. Debt: \$132,896.33.

**Romano Garubo & Argentieri Counselors at Law, LLC**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

19-07393

ALL THAT CERTAIN lot or piece of and with the buildings and improvements to be erected, situate in **Bridgeport Borough**, Montgomery County, Pennsylvania, bounded and described according to a recorded subdivision entitled "The Twins At School Lane", drawn by Joseph M. Stock, P.E., 5-19-1999 and recorded in Plan Book A-58, Page 298, as follows to wit:

BEGINNING at a point on the northwesterly side of Bush Street, said point of beginning is being at a point a corner of Lot No. 6 as shown on said plan; thence extending from said point of beginning and extending along the line of said Lot No. 6, North 26 degrees 47 minutes 50 seconds West 101.50 feet to a point in line of other lands now or late of PECO Energy Company as shown on said plan; thence extending along the line of said lands of PECO Energy Company, North 63 degrees 12 minutes 01 second East 27.00 feet to a point a corner of Lot No. 8 as shown on said plan, thence extending along the line of said Lot No. 8, South 26 degrees 47 minutes 50 seconds East 101.50 feet to a point on the northwesterly side of Bush Street, aforesaid; thence extending along the said northwesterly side of Bush Street, South 63 degrees 12 minutes 01 second West 27.00 feet to a point a corner of Lot No. 6, aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 7 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Brian L. Perkins, Unmarried, and Jennifer Russell, Unmarried, as Joint Tenant with the Right of Survivorship, and not as Tenants in common by Deed from James Costello, Married, James S. Costello and Tanya L. Costello, Husband and Wife dated 01/07/2005 recorded 01/24/2005 in Book 5541, Page 1067.

Parcel Number: 02-00-00428-09-2.

Location of property: 943 Bush Street, Bridgeport, PA 19405.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Brian L. Perkins and Jennifer Russell** at the suit of The Bank of New York Mellon Trust Company, N.A. as Successor in Interest to All Permitted Successors and Assigns of JPMorgan Chase Bank, N.A. as Trustee For MASTR Adjustable Rate Mortgages Trust 2005-2, Mortgage Pass-Through Certificates, Series 2005-2. Debt: \$233,566.06.

**RAS Citron, LLC**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

19-07421

ALL THAT CERTAIN lot or piece of ground situate in **Horsham Township**, Montgomery County, Pennsylvania, shown on a Plan of Deed Plot made by Edward B. Blumrick, Registered Land Surveyor, February 18, 1986 to combine Premises A, B & C of the Deed of Robert P. and Harriett J. Segessenman, bounded and described as follows, to wit:

BEGINNING at a point, a stone set for a corner on the Eastern side of Lewisville and Prospectville Turnpike, now Limekiln Pike; (1) Thence along lands now or late of C. Kirck Radcliffe, South 83 Degrees East 95.05 feet to a stone, a point; (2) thence still along the same, North 41 degrees 25 Minutes East 63.00 feet to a point; (3) thence extending partly along land now or late of Frank Hill And partly by land now or late of R.F. Donahue, Jr., North 39 degrees 54 minutes East 291.19 feet To a point (4) thence extending South 50 degrees 10 minutes East 50.00 feet to a point, (5) thence Extending by lands now or late of Harold Cooper Roberts, South 39 degrees 54 minutes West 436.25 feet to a point; (6) thence still extending by the same land, South 37 degrees 44 minutes West 75.00 Feet to a point; (7) thence still extending by the same land, North 60 degrees 48 minutes West 60.00 Feet to a point, a stone on the Easterly side of aforementioned Limekiln Pike; (8) thence along the Same, North 7 degrees East 138.72 feet to the first mentioned point and place of beginning.

CONTAINING .7627 of an acre, more or less.

TITLE TO SAID PREMISES IS VESTED IN Daniel W. Garon, by Deed from Charles W. Albright, III, dated 02/27/2009, recorded 03/19/2009, in Book 5724, Page 2309.

Parcel Number: 36-00-06604-00-2.

Location of property: 1114 Limekiln Pike, Ambler, PA 19002.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Daniel W. Garon** at the suit of Wells Fargo Bank, N.A. Debt: \$186,006.54.

**Phelan Hallinan Diamond & Jones, LLP**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

19-07636

ALL THAT CERTAIN brick message and lot of land, situate in **Norristown Borough**, Montgomery County, Pennsylvania, known and designated as No. 640 Stanbridge Street, bounded and described as follows, to wit:

BEGINNING at a point on the southeast side of Stanbridge Street at the distance of 344 feet, 8 inches northeast from the northeast side of Marshall Street; thence southeast at right angles to Stanbridge Street 191 feet more or less to the northwest side of Bodey Alley, thence along said northwest side of Bodey Alley, northeast 22 feet 4 inches to the line of other land of Henry Keeler, et al; thence northwest parallel with the first course and passing through the middle of the partition wall between the house here conveyed and the adjoining house on said other land of Henry A. Kessler, et al., 191 feet more or less to the southeast side of Stanbridge Street, aforesaid, and thence along said side of Stanbridge Street, southwest 22 feet 4 inches to the place of beginning.

BEING the same premises which Gloria Angelucci by Deed dated 5/28/1999 and recorded 6/15/1999 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5275 at Page 1250, granted and conveyed unto Sergio Walk. Parcel Number: 13-00-34696-00-4.

Location of property: 640 Stanbridge Street, Norristown, PA 19401.

The improvements thereon are: A single-family residential dwelling.

Seized and taken in execution as the property of **Sergio Walk** at the suit of Midfirst Bank. Debt: \$128,880.21.

**KML Law Group, P.C.**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,520. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

19-07914

ALL THAT CERTAIN lot or piece of land, situate in **Upper Providence Township**, Montgomery County, Pennsylvania, bounded and described by George F. Shaner, Registered Surveyor, as follows, to wit:

BEGINNING at a pin in the center line of a public road, known as "Schoolhouse Road" (Thirty Three feet wide), a corner of this and land now or late of Samuel H. Wisler, et ux.; thence by said Wisler's land South Fifty degrees, Forty Five minutes East, Two hundred Fifty Five and Seven hundred Fifty Five thousandths feet to a point, a corner of land now or late of Elmer C. Pennypacker; thence by said land, North Forty Three degrees, Fifty One minutes East, One hundred Fifty feet to a point, a corner of other land of Robert W. Evans and Elizabeth N. Evans, his wife, of which this was a part; thence along the same, North Fifty degrees Forty five minutes West, Two hundred Forty six and eighty Six hundredths feet to a point, in the middle of Schoolhouse Road aforesaid; thence in and through the middle of said road, South Forty Seven degrees, Fifteen minutes West, One hundred Fifty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN John Andrew Merman and Karen E. Miller, by Deed from Christopher Maskrey and Kelly M. Maskrey, Dated 10/27/2017, Recorded 10/30/2017, in Book 6067, Page 619.

Parcel Number: 61-00-04087-00-1.

Location of property: 139 Pennapacker Road, Colledgeville, PA 19426-2719.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John Andrew Merman and Karen E. Miller** at the suit of Freedom Mortgage Corporation. Debt: \$295,038.80.

**Phelan Hallinan Diamond & Jones, LLP**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

19-08087

ALL THAT CERTAIN lot or piece of ground together with the improvements erected thereon, situate in **Upper Frederick Township**, Montgomery County, Pennsylvania, bounded and described according to a survey made by Francis W. Wack, Schwenksville, Pennsylvania, on February 21, 1947, as follows, to wit:

BEGINNING at an iron pin in the Salford Station Road and other land now or late of William I. DuBois, thence along said land the three following courses and distances; North fifty-nine degrees East 275.00 feet to an iron pin, a corner; thence South forty degrees forty-five minutes East 50.00 feet to an iron pin, a corner; thence South fifty-nine degrees West 275.00 feet to an iron pin, a corner in the aforementioned Salford Station Road; thence along the Salford Station Road North forty degrees forty-five minutes West 50.00 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Richard M. Scampton, by Deed from Michael Little, Dated 09/18/2014, Recorded 09/23/2014, in Book 5928, Page 01680.

Parcel Number: 55-00-01435-00-4.

Location of property: 3319 Salford Station Road, Perkiomenville, PA 18074-9748.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Richard M. Scampton** at the suit of Wells Fargo Bank, N.A. Debt: \$131,208.59.

**Phelan Hallinan Diamond & Jones, LLP**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

19-10946

ALL THAT CERTAIN brick message or tenement and two lots or pieces of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the West side of Evans Street, distant two hundred and fifty-six (256) feet North of Jefferson Avenue, a corner of lot No. 39, now or late of John A. Selinger, thence Westward along said lot No. 39, One Hundred and Ten (110) feet to lot No. 33, now or late of the Estate of Henry H. Hartman, dec'd., thence Northward along lots 33 and 34, and parallel to said Evans Street, Sixty (60) feet to a corner of lot No. 42, now or late of Jonas K. Imbody, thence Eastward along said Lot No. 42, One Hundred and Ten (110) feet to the West line of Evans Street aforesaid, thence Southward along the same Sixty (60) feet to the place of beginning.

BEING Lots Nos. 40 and 41.

TITLE TO SAID PREMISES IS VESTED IN Sylvia L. Yeager, by Deed from Rafeal Mary Artz, Administratrix of the Estate of Nellie Calvario, Deceased, dated 09/12/1984, recorded 09/20/1984, in Book 4748, Page 891.

Parcel Number: 16-00-08188-00-4.

Location of property: 377 North Evans Street, Pottstown, PA 19464-5366.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sylvia L. Yeager** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A. f/k/a First Union National Bank. Debt: \$66,818.27.

**Phelan Hallinan Diamond & Jones, LLP**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

19-12595

ALL THAT CERTAIN frame message or tenement and lot or piece of land, situate in **Bridgeport Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southeast side of Ford Street and laid out and opened to its full width of eighty feet, at the distance of ninety one feet, Southwesterly from the South corner of fourth and Ford Streets; thence by lot #2 in said plan of said Robert McCoy, Southeasterly at right angles to Ford Street, aforesaid, one hundred twenty nine feet to the Northwesterly side of twenty feet wide alley laid out for public use by J.R. Breitenbach, Esq., from Holstein Street to Rambo Street, thence along said side of said alley, Southwesterly parallel to said Ford Street, twenty feet to a corner of this and lot #4 in said plan also of said McCoy; thence by said lot #4 and through the middle of the partition wall between the house hereby conveyed and the house in said lot #4, Northwesterly parallel to the first line, one hundred twenty nine feet to Ford Street, aforesaid; thence along the Southeast side Ford Street, Northeasterly twenty feet to the place of beginning.

BEING the same premises which James A. Marchini and Dawn M. Marchini, husband & wife by Deed dated 5/19/1995 and recorded 5/25/1995 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5113 at Page 866, granted and conveyed unto Gerald T. Monteleone and Susan L. Monteleone.

Parcel Number: 02-00-02144-00-5.

Location of property: 410 Ford Street, Bridgeport, PA 19405.

The improvements thereon are: A single-family residential dwelling.

Seized and taken in execution as the property of **Susan L. Monteleone and Gerald T. Monteleone** at the suit of The Bank of New York Mellon, f/k/a The Bank of New York as Trustee for Registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2006-23. Debt: \$108,611.95.

**KML Law Group, P.C.**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,520. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

19-12781

ALL THAT CERTAIN unit, designated as Unit Number 1010 being a Unit in, Middleton Place Townhomes Condominium, situate in **West Norriton Township**, Montgomery County, Pennsylvania, as designated in Declaration of Condominium of Middleton Place Townhomes Condominium, bearing date the 6th day of January A.D. 1982 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania, on the 7th day of January A.D. 1982 in Deed Book 4764 page 1029, etc., and Plats and Plans for Middleton Place Townhomes Condominium bearing date the 6th day of January A.D. 1982 and recorded as Exhibit "C" of the Declaration of Condominium of Middleton Place Townhomes Condominium in Deed Book 4674 page 1029.

TOGETHER with all right, title and interest being an undivided interest of, in and to The Common Elements as set forth in the aforesaid Declaration.

BEING the same property conveyed to Michael Mannato who acquired title by virtue of a deed from Lisa A. Stifnell now known as Lisa Ann Cione and Salvatore A. Cione, wife and husband, dated November 6, 2009, recorded November 12, 2009, at Instrument Number 2009118727, and recorded in Book 5750, Page 00405, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 63-00-05211-19-8.

Location of property: 1010 Middleton Place, Norristown, PA 19403.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Michael J. Mannato, a/k/a Michael Mannato** at the suit of Wells Fargo Bank, N.A. Debt: \$112,474.94.

**Manley Deas Kochalski LLC**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.



19-13901

ALL THAT CERTAIN message and lot or piece of land, situate in **Lower Frederick Township**, Montgomery County, Pennsylvania, bounded and described according to a survey thereof made by Francis W. Wack, Registered Surveyor, dated June 3, 1946, as follows, to wit:

BEGINNING at an iron pin, at the intersection of a public road leading to Swamp Creek with the Old Turnpike Road, also known as State Highway Route No. 73, leading to Obelisk, a corner of this and land of Harry U. Miller and Adelaide Miller, his wife, of which this was a part; thence by said land, south 76 degrees 09 minutes 00 seconds west, the distance of 249.55 feet to an iron pin, a corner; thence still by said land, north 11 degrees 59 minutes 00 seconds west, the distance of 223.00 feet to an iron pin, a corner in State Highway Route No. 73 and land of Henry Rose; thence in and through said highway and partly through the Old Turnpike Road, by land of said Nery Rose, south 58 degrees 30 minutes 00 seconds east, the distance of 310.60 feet to the first mentioned point and place of beginning.

BEING the same premises which Sandy L. Bealer and Luther G. Bealer, wife and husband, by Deed dated March 31, 2000, and recorded April 3, 2000, in the Office of the Recorder of Deeds in and for the County of Montgomery, Deed Book 5312, Page 0935, granted and conveyed unto Maria K. Steinmetz.

Map #38022-002.

Parcel Number: 38-00-02110-00-3.

Location of property: 202 Big Road, Zieglerville, PA 19492.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Maria K. Steinmetz** at the suit of KeyBank, NA. Debt: \$62,894.79.

**Weltman, Weinberg & Reis Co., L.P.A.**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

19-14243

ALL THAT CERTAIN property situated in **Norristown Borough**, Montgomery County, Pennsylvania, being more fully described in a Deed 12/16/2002 and recorded 12/18/2002, among the land of the county and state set forth above, in Deed V and Page 22.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described in accordance with a survey of properties made for Harry Butera by George C. Heilman, Registered Surveyor, Norristown, PA, dated 4/14/1960, as follows, to wit:

BEGINNING at a point on the southeast side of Stanbridge Street (66 feet wide) at the distance of 27.31 feet southwestwardly from the corner of land, now or late of Louis E. Wack; thence along the southeast side of Stanbridge Street, south 45 degrees west 25.69 feet to a point; thence south 45 degrees east 173.76 feet to a point on the northwest side of the right of way of the Stoney Creek Branch of the Reading Railroad; thence along the said side of the right of way northeastwardly on the arc of a circle curving to the left with a radius of 1000 feet the arc distance of 29.38 feet to a point; thence by other, land of Peter Roncase and Anna L.; his wife of which this is a part, north 45 degrees west the line for a part of the distance passing through the center of the partition wall dividing the house hereon erected and the house on adjoining lot, 159.70 feet to the first mentioned point and place of beginning.

BEING the same premises which Paul L. Cusumano by Deed dated 12/16/2002 and recorded 12/18/2002 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5439, at Page 99, granted and conveyed unto Christal J. Quinn.

Parcel Number: 13-00-35140-00-1.

Location of property: 1520 Stanbridge Street, Norristown, PA 19401.

The improvements thereon are: A single-family residential dwelling.

Seized and taken in execution as the property of **Christal J. Quinn** at the suit of U.S. Bank National Association, as Indenture Trustee, for the Holders of the CIM Trust 2017-3, Mortgage-Backed Notes, Series 2017-3. Debt: \$129,398.27.

**KML Law Group, P.C.**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,520. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

19-15153

ALL THAT CERTAIN lot or piece of ground, situate in **East Norriton Township**, Montgomery County, Pennsylvania, bounded and described according to a Record Plan of Subdivision for The Reserve at Penn Crossing prepared for The Cutler Group, Inc., made by Urwiler and Walter, Inc., dated 9-2-2003 and last revised 4-13-2004 and recorded in Plan Book 23 Pages 326, 327, 328 and 329 as follows to wit:

BEGINNING at a point on the Northwesterly side of Brownstone Drive (40 feet wide) and a corner of Lot No. 75, which point is in the bed of a 20 feet wide Storm Sewer Easement, as shown on said plan; Thence extending from said point of beginning along the bed of said easement crossing a 10 feet wide drainage easement, North 50 degrees 40 minutes 20 seconds West 108 feet to a point on line of Open Space Parcel "B"; Thence along said Open Space North 39 degrees 19 minutes 40 seconds East 47 feet to a point; Thence re-crossing aforesaid drainage easement, South 50 degrees 40 minutes 20 seconds East 108 feet to a point on Northwesterly side of Brownstone Drive; Thence extending along said Brownstone Drive, South 39 degrees 19 minutes 40 seconds West re-crossing first mentioned Storm Sewer Easement 47 feet to a point in the bed of said easement, being the first mentioned point.

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 them, the said grantors, as well as law as in equity, of, in and to the same.

BEING Lot No. 76 on said Plan.

BEING THE SAME PREMISES AS Jacob Terkanian and Gina Terkanian, by Deed dated November 8, 2017, and recorded on November 13, 2017, by the Montgomery County Recorder of Deeds in Deed Book 6068, at Page 2633, as Instrument No. 2017085296, granted and conveyed unto Robin Beth Neubauer and Keir Neubauer, as Tenants by the Entireties.

Parcel Number: 33-00-00963-30-9.

Location of property: 75 Brownstone Drive, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Robin Beth Neubauer and Keir Neubauer** at the suit of All Credit Considered Mortgage, Inc. Debt: \$319,958.43.

**Stern & Eisenberg, P.C.**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$31,995.84 dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

19-15323

ALL THAT CERTAIN brick message and lot or piece of ground, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Elm Street at the distance of 99 feet, 2 inches measured Southeastwardly from Haws Avenue; thence extending from said point of beginning Southwestwardly parallel with Haws Avenue and through the middle of the partition wall between this and the adjoining house and partly by other lands of Walter C. Smythe, 81 feet more or less to a four feet wide alley, to be used in common; thence extending Southeastwardly along the Northeasterly side of said four feet wide alley, 14 feet, 1 inch to a point, a corner of this and lands about to be conveyed to Destemonia L. Hallman; thence extending Northeastwardly along said Hallman's lands and through the middle of the partition wall between this and said Hallman's house 81 feet, more or less to Elm Street, aforesaid; thence extending Northwestwardly along the Southwesterly side of Elm Street 14 feet, 1 inch to the first mentioned point and place of beginning.

TOGETHER with the free and uninterrupted use, liberty and privilege of an passage in, through and along the said four feet wide alley extending from Haws Avenue Southeastwardly to a twenty feet wide public alley being laid out for the common use of the owners and occupiers of the premises abutting thereon and to be kept in good repair and condition at the joint and equal expenses of such owners and occupiers, their heirs and assigns, forever.

BEING the same parcel conveyed to Robert M. Shearer and Debra Shearer from Paul Cantello and Barbara Cantello, by virtue of a deed dated 3/31/2008, recorded 4/10/2008, in deed Book 5688, Page 01639, as Instrument No. 2008036702 County of Montgomery, Commonwealth of Pennsylvania.

Parcel Number: 13-00-10816-00-7.

Location of property: 708 West Elm Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert M. Shearer and Debra Shearer** at the suit of U.S. Bank Trust, National Association, as Trustee for the Bungalow Series F Trust. Debt: \$96,852.92.

**Tucker, Arensberg, P.C.**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

19-15474

ALL THAT CERTAIN brick dwelling house and the lot or piece of ground on which the same is erected, situated on the Northerly side of Spruce Street, Eastward of Diamond Street, being #847 Spruce Street, in **Pottstown Borough**, Montgomery County, Pennsylvania, more fully bounded and described in accordance with a survey thereof made by Ralph E. Shaner and Son on October 24, 1942, as follows, to wit:

BEGINNING at a point on the Northern lot line of Spruce Street (50 feet wide) Eastward a distance of 37.42 feet from the intersection of the Northern lot line of Spruce Street with the Northeasterly lot line of Diamond Street (50 feet wide); thence along property now or late of Diamond Court, Inc., and passing through a party wall North 25 degrees, 22 minutes West, 104 feet to a point on the Southern side of a public alley; thence along the same North 64 degrees, 38 minutes East, 18.5 feet to a point in line of property now or late of Diamond Court Inc.; thence along the same passing through a party wall and along the widened part of Spruce Street, South 25 degrees, 22 minutes East, 104 feet to a point in the Northern lot line of Spruce Street; thence along the same South 64 degrees, 38, minutes West, 18.5 feet to the place of beginning.

BEING the same premises which Andrew T. Mooney and Kelly A. Mooney by deed dated 10/29/1999 and recorded 11/9/1999 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5296 at Page 0071, granted and conveyed unto Julia J. Lawrence.

Parcel Number: 16-00-28272-02-6.

Location of property: 847 Spruce Street, Pottstown, PA 19464.

The improvements thereon are: A single-family residential dwelling.

Seized and taken in execution as the property of **Julia J. Lawrence** at the suit of Midfirst Bank. Debt: \$49,017.02.

**KML Law Group, P.C.**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,520. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

19-15857

ALL THAT CERTAIN tract or piece of land, with the messuage thereon erected, situate in **Whitemarsh Township**, Montgomery County, Pennsylvania, bounded and described according to a survey thereof made by Will D. Hiltner, Registered Surveyor, in March, 1944, as follows:

BEGINNING at a pin marking the point of intersection of the old property line in the bed of Militia Hill Road or Wrangletown Road, with the Southeasterly side of Township Line Road; thence extending along the Southeasterly side of Township Line Road North thirty nine degrees seventeen minutes East one hundred eighty two and six tenths feet to a pin line of other land of the Cold Point Baptist Church of Plymouth; thence extending along said land South fifty one degrees fifty three minutes East one hundred fifty seven feet to a pin set in the bed of Militia Hill Road or Wrangletown Road aforesaid; thence extending in the bed of said road South seventy nine degrees twenty eight minutes West two hundred forty three and twenty four one hundredths feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Laura Ann Farris, by Deed from William L. Tucker, dated 04/30/2007, recorded 05/04/2007, in Book 5645, Page 2589.

Parcel Number: 65-00-01297-00-6.

Location of property: 5051 Militia Hill Road, Plymouth Meeting, PA 19462-1226.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Laura Ann Farris a/k/a Laura A. Farris** at the suit of Ditech Financial, LLC. Debt: \$293,332.23.

**Phelan Hallinan Diamond & Jones, LLP**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

19-15877

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements to be erected, thereon, situate in **Limerick Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan entitled "The Hamlet" now known as "Waterford Greene", drawn by Carroll Engineering Corporation, Consulting Engineers, Warrington, PA dated 8-18-1989, last revised 7-7-1992 and recorded in Plan Book A-53, Pages 373-378, and a Phasing Plan entitled "Waterford Greene" dated 12-11-1995, last revised 2-19-1996 and recorded in Plan Book A-56, Page 135, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Waterford Way, said point of beginning is being at a point a corner of Lot No. 361 as shown on said plan; thence extending from said point of beginning and extending along the line of said Lot No. 361, North 48 degrees 06 minutes 52 seconds West 97.00 feet to a point in line of Open Space Area as shown on said plan; thence extending along the line of said Open Space Area, North 41 degrees 53 minutes 08 second East 24.00 feet to a point a corner of Lot No. 363 as shown on said plan; thence extending along the line of said Lot No. 363, South 48 degrees 06 minutes 52 seconds East 97.00 feet to a point on the Northwesterly side of Waterford Way, aforesaid; thence extending along the said Northwesterly side of Waterford Way, South 41 degrees 53 minutes 08 seconds West 24.00 feet to a point a corner of Lot No. 361, aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 362 on said Plan.

UNDER AND SUBJECT, however, to a Declaration of Covenants, Conditions, Restrictions, Reservations, Charges and Liens on Development known as "The Hamlet" (now known as Waterford Greene) by Hamlet Development Company, Inc., dated 11-30-1992 and recorded 12-28-1992 in Deed Book 5028, Page 2366, and First Supplemental thereto dated 11-30-1992 and recorded 12-28-1992 in Deed Book 5028, Page 2418, and First Amendment thereto dated 9-17-1993 and recorded 9-24-1993 in Deed Book 5055, Page 1437, and Assignment of Special Declarant Rights and Declarant Voting right by Hamlet Development Company, Inc., in favor of Heritage-County Greene, L.P., dated 11-30-1995 and recorded 12-4-1995 in Deed Book 5133, Page 632, and First Supplementary Declaration of Covenants, Conditions and Restrictions of "Waterford-Green", dated 9-3-1996 and recorded 9-4-1996 in Deed Book 5159, Page 2115, and Second Supplementary Declaration thereto dated 7-24-1997 and recorded 8-4-1997 in Deed Book 5194, Page 1192, and Third Amendment thereto dated 11-10-1997 and recorded 11-18-1997 in Deed Book 5206, Page 2394, and Corrective Amendment thereto dated 1-21-1998 and recorded 1-22-1998 in Deed Book 5214, Page 336, and Third Supplementary Declaration of Covenants, Conditions and Restrictions of "Waterford Greene" dated 7-14-1998 and recorded 7-16-1998 in Deed Book 5233, Page 243, and Fourth Supplementary Declaration of Covenants, Conditions and Restrictions of "Waterford Greene", dated 12-16-1998 and recorded 12-21-1998 in Deed Book 5253, Page 543.

ALSO UNDER AND SUBJECT, however to a Supplemental Declaration of Covenants, Restrictions, Easements, Charge and Liens of "Waterford Greene-Townhouse, Section" dated 9-3-1996 and recorded 9-4-1996 in Deed Book 5159, Page 2124, as Revised 9-18-1996 and recorded 9-19-1996 in Deed Book 5161, Page 1693, and First Amendment to Supplementary Declaration thereto, dated 7-25-1997 and recorded 8-4-1997 in Deed Book 5194, Page 1200, and Second Supplementary Declaration thereto, dated 7-14-1998 and recorded 7-16-1998 in Deed Book 5233, Page 265 and Third Amendment to Supplemental thereto dated 12-16-1998 and recorded 12-21-1998 in Deed Book 5253, Page 553.

TITLE TO SAID PREMISES IS VESTED IN John F. D'Alesandro, IV and Alyson C. D'Alesandro, by Deed from Heritage Waterford, L.P., dated 06/23/1999, recorded 07/19/1999, in Book 5279, Page 2146.

Parcel Number: 37-00-04781-33-9.

Location of property: 4502 Waterford Way, Limerick, PA 19468-1393.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Alyson C. D'Alessandro a/k/a Alyson Craft D'Alessandro a/k/a Alyson C. D'Alesandro and John F. D'Alessandro, IV a/k/a John F. D'Alesandro, IV** at the suit of Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc., f/k/a Norwest Mortgage, Inc. Debt: \$81,601.09.

**Phelan Hallinan Diamond & Jones, LLP**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

19-15954

ALL THAT CERTAIN lot or piece of ground, situate in **Lansdale Borough**, Montgomery County, Pennsylvania, described according to a Plan of Subdivision prepared for N.P. Industrial Center, Incorporated by Urwiler & Walter, Inc. dated December 13, 1993, and last revised May 27, 1994, which Plan is recorded in Montgomery County in Plan Book A-55, Page 195, and being more particularly bounded and described as follows, to wit:

BEGINNING at a point on the Southwesterly side of West Eighth Street (48 feet wide) at the distance of 209.55 feet measured South 47 degrees 00 minutes 00 seconds West along the said Southwesterly side of West Eighth Street from its point of intersection with the Northeasterly side of Maple Avenue (48 feet wide); thence extending from said point of beginning, South 47 degrees 00 minutes 00 seconds West 150.00 feet to a point on the Northeasterly side of a certain 20 feet wide alley; thence extending along the same North 43 degrees 01 minutes 43 seconds West 26.94 feet to a point, a corner of land now or late of Mark Weirman; thence extending along the same, North 47 degrees 00 minutes 00 seconds East, passing in part through the middle of the party wall dividing these premises and the premises to the Northwest, 150.00 feet to a point on the said Southwesterly side of West Eighth Street; thence extending along the same South 43 degrees 01 minutes 43 seconds East 26.94 feet to the first mentioned point and place of beginning.

BEING THE SAME PREMISES as Gerard J. Jansen, by Deed dated November 17, 2005 and recorded on December 6, 2005 by the Montgomery County Recorder of Deeds in Deed Book 5581 at Page 2660, granted and conveyed unto Gerard J. Jansen and Patricia Jansen, as Tenants by the Entireties.

AND THE SAID Gerard J. Jansen departed this life on April 14, 2017, whereby title to the aforementioned premises vested with Patricia Jansen, an Individual, by Right of Survivorship.

Parcel Number: 11-00-04680-00-7.

Location of property: 218 West 8th Street, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Patricia Jansen** at the suit of U.S. Bank National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2007-CB6. Debt: \$147,382.33.

**Stern & Eisenberg, P.C.**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$14,738.23 dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

19-16223

ALL THAT CERTAIN lot of piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision prepared for Heritage Real Estate Investment Company called Regents Park, Phase III, dated 4/21/1980 and last revised 7/9/1986 as prepared by Yerkes Associates, Inc., Consulting Engineers and Surveyors, Bryn Mawr, PA and recorded in the Office for the Recording of Deeds in and for the County of Montgomery in Plan Book A-46, Page 69, as follows, to wit:

BEGINNING at a point of tangent on the Northeasterly side of Treetop Lane, measure on the arc of a circle curving to the right having a radius of 15 feet the arc distance of 23.56 feet from a point of a curve on the Southwesterly side of Norrrington Drive; thence extending from said point and place of beginning along the said side of Treetop Lane South 69 degrees 20 minutes 30 seconds West 36.35 feet to a point, a corner of Lot #298; thence extending along said lot passing, through a partition wall North 20 degrees 39 minutes 30 seconds West 129.98 feet to a point, a corner of Lot #296; thence extending along said lot North 60 degrees 54 minutes East 51.58 feet to a point on the Northwesterly side of Norrrington Drive; thence extending along said side thereof the two following courses and distances: (1) on the arc of a circle serving to the right having a radius of 325 feet the arc distance of 14.57 feet to a point of tangent; and (2) South 20 degrees 39 minutes 30 seconds East 107.99 feet to a point of curve; thence extending along the arc of a circle curving to the right having a radius of 15 feet the arc distance of 23.56 feet to the first mentioned point and place of beginning.

BEING Lot #297 on said Plan.

BEING the same premises which Karen A. Simms by Deed dated July 7, 2006 and recorded on August 04, 2006, in the Office of the Montgomery County Recorder of Deeds in Deed Book Volume 05611 at Page 0026 granted and conveyed unto James Patrick O'Brien.

Parcel Number: 63-00-08201-42-1.

Location of property: 819 Treetop Lane, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **James Patrick O'Brien** at the suit of Wells Fargo Bank, National Association, as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns Mortgage Funding Trust 2006-AR2, Mortgage Pass-Through Certificates, Series 2006-AR2. Debt: \$185,872.08.

**Hladik Onorato & Federman, LLP**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

19-16677

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, known as Lot No. 20 on a plan of "Wonderland" dated January 15, 1952 and revised February 6, 1952 by Herbert H. Metz Registered Engineer, Lansdale, Pennsylvania, and recorded at Norristown in Deed Book 2219 page 601, and more particularly bounded and described in accordance therewith, as follows to wit:

BEGINNING at a point on the Northeasterly side of Thomson Road (sixty feet wide) at the distance of four-hundred forty-six feet measured North forty-two degrees, twenty-eight minutes East along the said Northwesterly side of Thomson Road from the Southeastern most terminus of a radial round corner connecting the Northwesterly side of Thomson Road with the Northeasterly side of Fernwood Avenue (fifty feet wide); thence extending along the line of Lot No. 19 North forty-seven degrees, thirty-two minutes West one-hundred forty feet to a point; thence extending along the rear line of Lot No. 42 North forty-two degrees, twenty-eight minutes East sixty-one feet to a point; thence extending along the line of Lot No. 21 South forty-seven degrees, thirty-two minutes East one-hundred forty feet to a point on the Northwesterly side of Thomson Road aforesaid; thence extending along the same South forty-two degrees, twenty-eight minutes West sixty-one feet to the first mentioned point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Robert S. Szmit and Mary T. Szmit, his wife, by Caesar J. DiSiro and Theresa Louise DiSiro, his wife, dated 11/18/1976 recorded 11/23/1976 in Book 4159, Page 384. Robert S. Szmit departed this life on 09/20/2011 and Mary T. Szmit, his wife, departed this life on 10/27/2019.

Parcel Number: 30-00-66704-00-1.

Location of property: 1234 Thomson Road, Roslyn, PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Robert S. Szmit and Mary T. Szmit** at the suit of Nationalstar Mortgage LLC d/b/a Champion Mortgage Company. Debt: \$218,380.04.

**RAS Citron, LLC**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

19-16738

ALL THAT CERTAIN UNIT in the property known, named and identified as Breyer Court Condominium located in **Cheltenham Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA. C.S. 3101 et seq. by the recording in the Recorder of Deeds Office of a Declaration dated 12/16/2004 and recorded in Deed Book 5537, Page 2108, being and designated as Unit No. 14-C together with a proportionate undivided interest in the Common Elements, as defined in such Declaration and any and all Amendments thereto, as the same may change from time to time.

BEING the same property conveyed to Janice S. Chae and Richard H. Chae who acquired title, with rights of survivorship, by virtue of a deed from Jae H. Chang and Anna Y. Chang, husband and wife, dated February 20, 2009, recorded March 9, 2009, at Instrument Number 2009020461, and recorded in Book 5723, Page 02332, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 31-00-03127-64-9.

Location of property: 14 Breyer Court, a/k/a 14 Breyer Court 14C, Elkins Park, PA 19027.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Janice Chae a/k/a Janice S. Chae and Richard H. Chae** at the suit of Wells Fargo Bank, N.A. Debt: \$192,418.74.

**Manley Deas Kochalski, LLC**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

19-17165

ALL THAT CERTAIN unit designated as Unit No. 902 being a unit in Bethel Grant, a Condominium located at the intersection of Morris Road, North Wales and Bethel Road in **Worcester Township**, Montgomery County, Pennsylvania as designated in the Declaration of Condominium dated October 24, 1977 and recorded October 26, 1977, in the Office for the Recording of Deeds of Montgomery County in Deed Book 4251, Page 172, with Amendment to Declaration of Condominium of Bethel Grant dated March 5, 1982 and recorded March 12, 1982, in the office aforesaid in Deed Book 4680, Page 1994, and also designated on the Declaration Plan dated May, 1975, and recorded in the office aforesaid in Condominium Plan Book No. 5, Page 32.

TOGETHER with a 00.80% undivided interest in and to the Common Elements as fully set forth in the aforesaid Declaration of Condominium, as amended.

UNDERAND SUBJECT to all agreements, conditions and restrictions of record and the provisions, easements, covenants and provisions as contained in the above mentioned Declaration of Condominium and Declaration and Declaration Plan, as well as the Code of Regulations of Bethel Grant dated October 24, 1977 and recorded October 25, 1977, in the Office for the Recording of Deeds of Montgomery County in Deed Book 4251, Page 204, with First Amendment to Code of Regulations dated October 6, 1986, and recorded in the office aforesaid in Deed Book 4816, Page 696.

TITLE TO SAID PREMISES IS VESTED IN Gregory R. Reilley and Beth A. Reilley as tenants by the entirety by deed from Alvaro Hernandez and Celia Hernandez dated 07/08/2005 recorded 07/25/2005 in Book 5563, Page 1524 Instrument #2005102566.

Parcel Number: 67-00-00582-07-1.

Location of property: 902 Cherry Circle, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Gregory R. Reilley and Beth A. Reilley** at the suit of U.S. Bank Trust National Association, as Trustee of CVI CGS Mortgage Loan Trust I. Debt: \$119,247.91.

**RAS Citron, LLC**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

19-17391

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, Montgomery County, Pennsylvania, described according to a survey of property for Francis F. McAdams, made by William W. Reeder, Registered Engineer Upper Darby, Pennsylvania, on November 5, 1949 revised November 9, 1949 on the Northwest side of Hartranft Avenue (66 feet wide) at the distance of 42.32 feet measured North 41 degrees 4 minutes East along the said side of Hartranft Avenue from its intersection with the Northeast side of Washington Street (66 feet wide).

CONTAINING in front or breadth on the said Hartranft Avenue 16 feet and extending of that width in length or depth North 48 degrees 56 minutes West between parallel lines at right angles to the said Hartranft Avenue the Northeast line and the Southwest line passing partly through partly walls between this building and the buildings erected on the lots adjoining to the Northeast and Southwest respectively 74.75 feet to the Southeast side of a certain 20 feet wide alley, which extends Southwestward into Washington Street.

BEING known as Lot No. 19 on said Plan.

TOGETHER with the free use, right, liberty and privilege of the aforesaid driveway as and for a driveway, passageway and watercourse at all times hereafter forever in common with the owners, tenants and occupiers of the other lots of ground bounding thereon and entitled to the use thereof.

TITLE TO SAID PREMISES IS VESTED IN Melissa K. Dannaker, by Deed from Melissa K. Dannaker, Administratrix of the Estate of Daniel Dannaker, III, dated 10/31/2017, recorded 11/16/2017 in Book 6069, Page 1855.

Parcel Number: 13-00-15760-00-4.

Location of property: 105 Hartranft Avenue, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Melissa K. Dannaker** at the suit of TruMark Financial Credit Union. Debt: \$77,206.83.

**Law Office of Gregory Javardian, LLC**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

19-17852

ALL THAT CERTAIN lot or piece of ground, with the building and improvement erected, situate in **Perkiomen Township**, Montgomery County, Pennsylvania, described according to a plan made of Maple Hill Development and recorded in the Montgomery County Court House in Plan Book A 20, Page 70 on 2/15/1973 and more fully bounded and described, as follows, to wit:

BEGINNING at a point, the Southwesterly corner of Lot No. 72 being 50 feet from the center line of Salem Road (50 feet wide) and 10.45 feet from the front of the building erected thereon; thence from the point of beginning along land of Lot No. 71 and through the party wall, (the depth of the lot) the five following courses and distance, viz: (1) North 41 degrees 25 minutes East 10.45 feet to a point, (the front of the building); (2) South 48 degrees 35 minutes east 0.03 feet to a point; (3) North 41 degrees 25 minutes East 34.50 feet to a point; (the back of the unit); (4) North 48 degrees 35 minutes west 0.03 feet to a point; and (5) North 41 degrees 25 minutes east 25.00 feet to a point, (the breadth of the back of the lot); thence along land of Lot No. 73 and through the party wall ( the depth of the lot) the four following courses and distances, viz: (1) South 41 degrees 25 minutes West 25.00 feet to a point, (the back of the unit); (2) South 48 degrees 35 minutes East 0.12 feet to a point; (3) South 41 degrees 25 minutes West 34.50 feet to a point (the front of the lot); (4) South 41 degrees 25 minutes West 10.45 feet to a point, a corner; thence extending North 48 degrees 35 minutes West 20.06 feet to a point (the breadth or front of the lot) and the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN James P. Zielinski and Doris A. Zielinski, husband and wife, by deed from Doris A. Zielinski, f/k/a Doris A. Brauen dated May 30, 2013 and recorded June 11, 2013 in Deed Book 5876, Page 867 Instrument Number 2013061779.

Parcel Number: 48-00-01419-01-8.

Location of property: 129 Salem Road, Schwenksville, PA 19473.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **James P. Zielinski and Doris A. Zielinski** at the suit of Finance of America Reverse, LLC. Debt: \$132,654.13.

**McCabe, Weisberg & Conway, LLC**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

19-17870

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Map and Subdivision of Oakland Farms, Section I for Oakland Associates, by Yerkes Associates, Inc., Consulting Engineers and Surveyors, Bryn Mawr, Pennsylvania, dated 6/19/1974 and last revised 2/14/1977, as follows, to wit:

BEGINNING at a point on the Northeast side of Oakland Drive (50 feet wide); said point is measured the three following courses and distances from a point of curve on the Southeast side of Horseshoe Road (50 feet wide): (1) on the arc of a circle curving to the left in a Southwesterly and Southeasterly direction, having a radius of 20 feet, the arc distance of 29.52 feet to a point of reverse curve; (2) on the arc of a circle curving to the right, in a Southeasterly direction, having a radius of 455 feet, the arc distance of 142 feet to a point of tangent; and (3) South 32 degrees 38 minutes 30 seconds East, 25 feet to a point; thence extending from said point and place of beginning along Lot No. 194, North 57 degrees 21 minutes 30 seconds East, crossing a 20 feet wide sanitary sewer easement, 229.87 feet to a point, a corner of land to be reserved for storm water control; thence extending along the same, the two following courses and distances: (1) South 24 degrees 06 minutes 10 seconds East, 47.10 feet to a point; and (2) thence extending South 53 degrees 48 minutes 25 seconds East, 41.21 feet to a point; thence extending South 57 degrees 21 minutes 30 seconds West, recrossing said 20 feet wide sanitary sewer easement, 237.76 feet to a point on the Northeast side of Oakland Drive; thence extending along said side of Oakland Drive, North 32 degrees 38 minutes 30 seconds West, 85 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Ferruccio J. Auriemma and Diane L. Auriemma, h/w, by Deed from Tyrone Akins and Carolyn Akins, h/w, dated 08/20/1996, recorded 12/16/1996, in Book 5171, Page 0005.

Parcel Number: 63-00-05519-39-4.

Location of property: 2301 Oakland Drive, Norristown, PA 19403-2644.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Diane L. Auriemma a/k/a Diane Auriemma and Ferruccio J. Auriemma and The United States of America, Department of The Treasury - Internal Revenue Service c/o The United States Attorney for The Eastern District of PA** at the suit of Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I, Inc. Trust 2004-WMC2. Debt: \$282,713.65.

**Phelan Hallinan Diamond & Jones, LLP**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

19-18013

ALL THAT CERTAIN lot or piece of ground, situate in **Plymouth Township**, Montgomery County, Pennsylvania, described according to a survey and plan thereof made in November 1952 by Will D. Hiltner, Registered Surveyor, as follows, to wit:

BEGINNING at an old stake in the title line in the bed of Jolly Road (33 feet wide) a corner of land of Robert Wolfe, said stake being at distance of 270 feet measured along the said title line in the bed of Jolly Road, on a course South 14 degrees 14 minutes West from a point a corner of land of John E. Culp; and extending thence along the said title line in the bed of Jolly Road South 14 degrees 14 minutes West 85 feet to a stake; thence extending by other land of Charles Voorhees, North 66 degrees 30 minutes West 200 feet to a stake; thence extending still by other land of Charles Voorhees, North 14 degrees 14 minutes East 85 feet to an old stake marking a corner of land of Robert Wolfe; and thence extending by land of said Robert Wolfe, South 66 degrees 30 minutes East 200 feet to an old stake in the title line in the bed of Jolly Road, the first mentioned point and place of beginning.

BEING THE SAME PREMISES WHICH Thomas J. MacDonald, by Deed dated 5/27/2009 and recorded 6/4/2009 in the County of Montgomery in Deed Book 5738, Page 1588 conveyed unto Thomas J. MacDonald.

Parcel Number: 49-00-06010-00-7.

Location of property: 2919 Jolly Road, Plymouth Meeting, PA 19462.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Thomas J. Mac Donald** at the suit of Merck Sharp & Dohme FCU. Debt: \$122,170.58.

**Martha Von Rosenstiel, P.C.**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

19-18232

ALL THAT CERTAIN unit designated as unit Number L 2 being a unit in the The Court at Henderson I, situate in **Upper Merion Township**, Montgomery County, Pennsylvania, as designated in Declaration of Condominium of The Court at Henderson I a Condominium dated the 30th day of September 1981 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery on the 9th day of October 1981, in Deed Book 4663, Page 1 and plats and plans for The Court at Henderson I a Condominium recorded as Exhibit "C" of the Declaration of Condominium of The Court at Henderson I a Condominium in Deed Book 4663, Page 1 and amendment to said Declaration and Plats and plans dated April 2nd 1982 and recorded April 20th, 1982 in Deed book 4682, Page 2029.

TOGETHER with all right, title and interest being a 1.99 percentage undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

UNDER AND SUBJECT to the covenants, restrictions, easements, terms, rights, agreement, conditions and rules and regulations as contained in the aforesaid Declaration of Condominium of the Court at Henderson I a Condominium and amendment thereto and in unrecorded bylaws of the Court at Henderson I Condominium Association dated 11/3/1981.

ALSO UNDER AND SUBJECT to any other restrictions, conditions or covenants of record.

Parcel Number: 58-00-18895-84-7.

Location of property: 250 Tanglewood Lane, L2, a/k/a 250 Tanglewood Lane, Condominium L-2, King of Prussia, PA 19406-2365.

The improvements thereon are: Residential Condominium, Garden Style.

Seized and taken in execution as the property of **Carol Ann Daywalt** at the suit of Santander Bank, N.A. Debt: \$40,957.60.

**Phelan Hallinan Diamond & Jones, LLP**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

19-18370

ALL THAT CERTAIN unit designated as Unit 237, being a unit in Valley Glen, a Condominium, situate in **Abington Township**, Montgomery County, Pennsylvania, which unit is designated on the Declaration of Valley Glen, a Condominium dated 4/10/84 and recorded in the Office of the Recorder of Deeds in and for Montgomery County on 4/19/84 in Deed Book 4734, Page 732, as amended by Curative and Corrective Amendment to Declaration of Valley Glen, a Condominium dated 6/21/84 and recorded 7/19/84 in Deed Book 4742, Page 1209, First Amendment to Declaration of Valley Glen, a Condominium dated 6/28/84 and recorded 7/19/84 in Deed Book 4742, Page 1224, Second Amendment to Declaration of Valley Glen, a Condominium dated 8/29/84 and recorded 10/12/84 in Deed Book 4750, Page 241.

TOGETHER with all right, title and interest of, in and to the Common Elements as defined by the Uniform Condominium Act of Pennsylvania and as more fully set forth in the aforementioned Declaration of Valley Glen, a Condominium and Plats and Plans, as amended.

TITLE TO SAID PREMISES IS VESTED IN Anita Weldon Palmore, by Deed from The Estate of Allan M. Margulis by Deborah E. Dash, Executrix, dated 09/09/2014, recorded 09/19/2014, in Book 5928, Page 769.

MORTGAGOR Anita Weldon Palmore died on 12/16/2018, and Carol M. Smith Wilmore was appointed Administrator/trix of her estate. Letters of Administration were granted to her on 04/23/2019 by the Register of Wills of Montgomery County, No. 46-2019-X1466. Decedent's surviving heir at law and next-of-kin is Louise S. Weldon.

Parcel Number: 30-00-69921-98-7.

Location of property: 1005 Valley Glen Road, a/k/a 1005 Valley Glen Road, Condominium 237, Elkins Park, PA 19027-1744.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Carol M. Smith Wilmore, in Her Capacity as Administratrix of The Estate of Anita Weldon Palmore, Louise S. Weldon, in Her Capacity as Heir of The Estate of Anita Weldon Palmore and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Anita Weldon Palmore, Deceased** at the suit of Home Point Financial Corporation. Debt: \$138,321.20.

**Phelan Hallinan Diamond & Jones, LLP**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

19-18421

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a plan thereof made by George B. Mebus, Registered Professional Engineer, dated May 12, 1952, being more particularly bounded and described, as follows, to wit:

BEGINNING at a point in the Northwesterly side of New Second Street (60 feet wide), said point being at the distance of 150 feet measured along the said Northwesterly side of New Second Street, South 10 degrees 58 minutes West from a point of curve of a radius corner, said point of curve being at the tangent distance of 33 and 8/100 feet



measured South 10 degrees 58 minutes West from the point of intersection with the said Northwesterly side of New Second Street (produced) makes with the Southeasterly side of Oak Lane Road (51 and 50/100 feet wide) (produced); thence from the first mentioned point and place, of beginning, along the said side of New Second Street South 10 degrees 58 minutes West 100 feet to point; thence North 79 degrees 2 minutes West 120 feet to a point; thence North 10 degrees 58 minutes East 25 and 9/100 feet to an angle point; thence North 59 degrees 45 minutes East 113 and 69/100 feet to an angle point thence South 79 degrees 2 minutes East 34 and 84/100 feet to the place of beginning.

BEING THE SAME PREMISES AS Leonard Paul and Jean A. Paul, by Deed dated March 17, 2011, and recorded on March 22, 2011, by the Montgomery County Recorder of Deeds in Deed Book 5796, at Page 88, granted and conveyed unto Stephen D. Brown and Minyette M. Brown, as Tenants by the Entireties.

Parcel Number: 31-00-20467-00-4.

Location of property: 7440 New Second Street, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Minyette M. Brown and Stephen D. Brown** at the suit of PHH Mortgage Corporation. Debt: \$192,428.34.

**Stern & Eisenberg, P.C.**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$19,242.83 dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

19-18477

ALL THAT CERTAIN lot or brick message, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, on the South side of Sixth Street bounded, limited and described, as follows, to wit:

BEGINNING at a point on the South side of Sixth Street a distance of 23-1/2 feet Eastwardly from the Southeast intersection of Johnson Street and Sixth Street, a corner of this and Lot No. 72; thence Southwardly along the said Lot No. 72 a distance of 140 feet to a 20 feet wide alley; thence Eastwardly along said alley a distance of 22 feet 6 inches to a corner; thence Northwardly a distance of 140 feet to the South side of Sixth Street aforesaid, passing in part of said course and distance through the partition or dividing wall of the brick dwelling on this and lot immediately adjoining on the East; thence Westwardly along Sixth Street aforesaid a distance of 22 feet 6 inches to the point or place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Dennis Hirschman as Sole Owner, by deed from Joshua E. Parmley, dated 10/04/2006, recorded 10/31/2006, in Book 5622, Page 00837.

Parcel Number: 16-00-25900-00-4.

Location of property: 4 East 6th Street, a/k/a 4 East Sixth Street, Pottstown, PA 19464-5226.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dennis Hirschman** at the suit of Newrez, LLC d/b/a Shellpoint Mortgage Servicing. Debt: \$74,432.08.

**Phelan Hallinan Diamond & Jones, LLP**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

19-18704

ALL THAT CERTAIN lot or piece of ground, situate in **Norristown Borough**, Montgomery County, Pennsylvania, being more particularly bounded and described according to a survey and plan thereof made by Donald H. Schurr, Registered Professional Engineer, Norristown, Pennsylvania on June 11, 1955, as follows, to wit:

BEGINNING at a point on the Northwest side of Buttonwood Street, 66 feet wide, at the distance of 43.5 feet Southwestwardly from the Southwest side of Washington Street; 66 feet wide; thence extending along the Northwest side of Buttonwood Street, South 41 degrees 14 minutes West, 18 feet to a point a corner; thence extending North 48 degrees 46 minutes West, the line for a part of the distance extending through the center of the partition wall dividing the house erected hereon and the house on the adjoining premises 86 feet to a point; thence extending North 41 degrees 14 minutes East 18 feet to a point a corner; and thence extending South 48 degrees 46 minutes East, the line for a part of the distance extending through the center of the partition wall dividing the house erected hereon and the house on the adjoining premises, 86 feet to the place of beginning.

BEING THE SAME PREMISES which Margaret Nagy, divorced, and Hannah Gallagher, widow by deed dated 6/17/1985 and recorded 6/20/1985 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 4769 at Page 1847, granted and conveyed unto Margaret Nagy, now deceased.

Parcel Number: 13-00-05644-00-4.

Location of property: 127 Buttonwood Street, Norristown, PA 19401.

The improvements thereon are: A single-family residential dwelling.

Seized and taken in execution as the property of **Lee Nagy a/k/a Lee W. Nagy, Solely in their Capacity as Heir of Margaret Nagy, Deceased** at the suit of Wilmington Savings Fund Society, FSB, Not in its Individual Capacity, but Solely in its Capacity as Owner Trustee of Matawin Ventures Trust Series 2018-1. Debt: \$82,907.32.

**KML Law Group, P.C.**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,520. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

19-19209

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate **Springfield Township**, Montgomery County, Pennsylvania, described in accordance with a plan of Section Number One of Paper Mill Glen, made by George B. Mebus, Registered Professional Engineer of Glenside, Pennsylvania, dated July 16, 1953, as follows, to wit:

BEGINNING at a point on the Northwest side of Glenway Road (50 feet wide) at the distance of 146 feet measured North 60 degrees, 11 minutes, 15 seconds East from a point of curve; which point of curve is at the distance of 159.09 feet measured Northeastward on the arc of a circle, having a radius of 455 feet (chord bearing to the left) from a point of tangent is at the distance of 40 feet measured North 80 degrees, 13 minutes, 15 seconds East from a point on the corner formed by the intersection of the Northwest side of Glenway Road with the Northeast side of Harston Lane (50 feet wide) (each extended); thence extending from said point of beginning, North 29 degrees, 48 minutes, 45 seconds West 155 feet to a point in the middle line of an easement (40 feet wide) for drainage, which extends Southwestward and Northwestward into Harston Lane; thence extending along the middle line of said easement for drainage, North 60 degrees, 11 minutes, 15 seconds East 81 to a point; thence extending South 29 degrees, 48 minutes, 45 seconds East 155 feet to a point on the Northwest side of Glenway Road; and thence extending along the Northwest side of Glenway Road, South 60 degrees, 11 minutes, 15 seconds West 81 feet to the first mentioned point and place of beginning.

BEING Lot No. 47 on said Plan which is recorded in the Office for the Recording of Deeds, at Norristown, PA, in Plan Book A-1.

BEING the same premises which Martin Tobin and Claire Tobin, his wife, by Deed dated November 1, 1984 and recorded November 7, 1984 in Deed Book 4752, Page 163 in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania, granted and conveyed unto Alfred F. Freimark and Phyllis J. Freimark, his wife, in fee.

AND THE SAID Alfred F. Freimark has since departed this life on or about May 3, 1999 whereby title is vested in Phyllis J. Freimark, his wife, by right of survivorship.

Parcel Number: 52-00-07393-00-7.

Location of property: 307 Glenway Road, Erdenheim, PA 19038.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Phyllis J. Freimark** at the suit of Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust. Debt: \$271,370.08.

**Shapiro & DeNardo**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

19-20663

ALL THAT CERTAIN lot or tract of land, situate in **Lower Moreland Township**, Montgomery County, Pennsylvania, according to a survey and plan made thereof by Pickering, Courts and Summerson, Civil Engineers and Surveyors, Woodbourne road., Langhorne, Pennsylvania.

BEGINNING at the intersection of the Northwest side of Erwin Street (25 feet wide) with the Southwest side of County Line Road, (LR09033-proposed widening 46.5 feet), in the Philadelphia County Line, as said out on said plan; thence passing along the said side of Erwin Street on the County Line South 38 degrees 12 minutes 15 seconds West 535.02 feet to a corner of remaining land now or late of Roy V. Williams; thence by said land from which this is taken the seven following courses and distances: 1) North 51 degrees 44 minutes 20 seconds West 199.74 feet to a corner, thence 2) North 38 degrees 15 minutes 40 second East 142 feet to a point of curve, thence 3) Along a curve to the right in a Northeast direction having a radius of 125 feet for the arc length of 39.79 feet to a point of tangency, thence 4) North 56 degrees 30 minutes East, 50 feet to a point of curve, thence 5) Along a curve to the left in a Northeast direction having a radius of 260.21 feet for the arc length of 53.20 feet to a corner, thence 6) South 44 degrees 40 minutes 10 seconds East 147.29 feet to a corner, thence 7) North 38 degrees 12 minutes 15 second East 273.74 feet to a corner on the proposed widening of the Southwest side of County Line Road, aforesaid, thence along the said side thereof South 49 degrees 48 minutes 30 seconds East 20.01 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Anne C. Keyser, by deed from Anne C. Keyser, Executrix of The Estate of John F. Keyser, deceased, and Ann C. Keyser, Trustee Under Deed of Trust dated May 08, 1991, dated 06/04/2004, recorded 07/08/2004, in Book 006k, Page 081.

Parcel Numbers: 41-00-02545-00-6, 41-00-02545-10-5.

Location of property: 8 County Line Road, Huntingdon Valley, PA 19006-2405.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Anne C. Keyser a/k/a Anne Keyser** at the suit of Wilmington Savings Fund Society, FSB, Not Individually, but Solely as Trustee for Nationstar HECM Acquisition Trust 2019-1. Debt: \$665,310.91.

**Phelan Hallinan Diamond & Jones, LLP**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

19-20675

ALL THAT CERTAIN unit, piece or parcel of ground, situate in **Upper Merion Township**, Montgomery County, Pennsylvania and known and designated as Unit No. 6 as shown on a Layout Plan of Willow Manor made by Bursich Associates, Inc., dated 3/12/2003 last revised 11/4/2003 in Plan Book 22, Page 114.

BEING Unit 6 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Theodore Nason and Giang Pham, by deed from Jacqueline G. Scorzetti, dated 02/02/2016, recorded 02/10/2016, in Book 5988, Page 1263.

Parcel Number: 58-00-04870-06-7.

Location of property: 260 Bella Lane, King of Prussia, PA 19406-3679.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Theodore Nason and Giang Pham** at the suit of Newrez LLC d/b/a Shellpoint Mortgage Servicing. Debt: \$350,976.66.

**Phelan Hallinan Diamond & Jones, LLP**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

19-20734

ALL THAT CERTAIN lot or piece of ground, with the improvements thereon erected known as 534 Limerick Center Road, Linfield, situated in **Limerick Township**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a corner of lands of Nicholas and Florence Lewiski, said point being in a public road known as Limerick Center Road (33 feet wide) otherwise designated as Sate Leg. Route #46019, leading from Linfield to State Highway Route #422; thence leaving said Road and along the Northerly side of lands of Nicholas Lewiski, North 83 degrees 40 minutes West, 200 feet to a corner of other lands of Michael Lewiski, conveyed to William J. Sullivan; thence along the same, North 6 degrees 20 minutes East, 192.47 feet to a corner on line of lands now or late of Vincent Chonko; thence along the same North 8 degrees 45 minutes East, 7.18 feet and North 86 degrees 41 minutes East, 225 feet to a corner in the bed of the aforesaid Limerick Center Road; thence along and in the same, South 9 degrees 52 minutes West 27.91 feet and South 13 degrees 52 minutes West, 206 feet to the place of beginning. Containing 1 acre and 07 perches of land and being the Northeasterly portion of the premises.

AND BEGINNING at a joint corner other lands of Williams J. Sullivan and lands of Nicholas Lewiski, said point being distant along said lands from a point in the Limerick Center Road, North 83 degrees, 40 minutes West, 200 feet; thence from said point of beginning along the rear of lands of Nicholas Lewiski, South 13 degrees 52 minutes West, 120 feet to a corner of line of lands now or late of Clem Cushman; thence along the same, North 83 degrees, 40 minutes West, 800 feet to corner on line of lands now or late of Garrett Brownback; thence along the same, North 46 degrees, 45 minutes East, 165 feet to a corner on the line of lands now or late of Vincent Chonko; thence along the same North 80 degrees, 45 minutes East, 757.82 feet to a corner of other lands of William J. Sullivan; thence along the same, South 6 degrees 20 minutes West, 192.47 feet to a corner of lands of Nicholas Lewiski and place of beginning. Containing 3.83 acres, more or less and being the Westerly portion of premises.

EXCEPTING and reserving the following:

BEGINNING AT THE Southwesterly corner other lands of Nicholas Lewiski said point being on line of lands of Clem Cushman and distant along the same a corner in the middle of Limerick Center road, North 83 degrees 40 minutes West, 200 feet; then from said point of beginning continuing along other lands of Clem Cushman, North 83 degrees 40 minutes West, 392.45 feet to corner of other lands of William Sullivan; thence along the same, North 13 degrees 52 feet East, 100 feet to a corner and continuing along the same, South 86 degrees 29.39 minutes East, 402.56 feet to a corner of other lands of Nicholas Lewiski; thence along the same, South 13 degrees 52 minutes West, 120 feet to the place of beginning.

BEING THE SAME PREMISES which Sean Kilkenny, Sheriff of the County of Montgomery, by Deed, dated 04/20/2016 and recorded on 04/29/2016, in the Office of the Recorder of Deeds in the County of Montgomery, Pennsylvania in Deed Book 5996, Page 1950, granted and conveyed to CU Members Mortgage, a division of Colonial Savings, F.A., in fee.

Parcel Number: 37-00-02044-00-7.

Location of property: 534 Limerick Center Road, Linfield, PA 19468.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **DDMFlips LLC** at the suit of Legacy Capital Loan Fund, LLC. Debt: \$349,963.07 plus interest at \$120.17 per diem from 10/17/2019.

**Mester & Schwartz, P.C.**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

19-20745

ALL THAT CERTAIN lot or piece of ground, and frame message or tenement and lot or piece of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and limited as follows, to wit:

BEGINNING at a post in the Southwest corner of Beech and Washington Streets; thence along the West side of the latter South 13 degrees West 140 feet to a post in the North of a 20 feet wide alley and along the same North 76 degrees West 30 feet and by land to be conveyed to Jonathan Kehl, North 13 degrees East 140 feet to a post in the South line of Beech Street and along the same South 76 degrees East 30 feet to the place of beginning.

EXCEPTING AND RESERVING THEREFROM AND THEREOUT ALL THAT CERTAIN lot or parcel of land bounded and described, as follows, to wit:

BEGINNING at a corner on the Westerly side of Washington Street (40 feet wide) distant South 13 degrees 45 minutes West 85 feet from the Southwesterly property line intersection of the aforesaid Washington Street and another ordained street known as Beech Street (50 feet wide); thence continuing along the Westerly side of said Washington Street, South 13 degrees 45 minutes West 55 feet to a corner of the same on the Northerly side of a public alley (20 feet wide); thence along the Northerly side of said alley, North 76 degrees 15 minutes West 30 feet to a corner of the same or Lot No. 55 now or late of Jacob Markowitz; thence along the Easterly side of Lot No. 55 or other land now or late of Jacob Markowitz North 13 degrees 45 minutes East 55 feet to a corner of other lands of Mary Annetta Reigner; thence along said Reigner's land, South 76 degrees 15 minutes East 30 feet to a corner on the Westerly side of the aforesaid Washington Street and place of beginning.

BEING the Southerly portion of Lot No. 76.

BEING the same premises which Deutsche Bank National Trust Company as Trustee for Argent Securities Inc. Asset Backed Pass Through Certificates Series 2006-M1 by American Home Mortgage Servicing as Attorney in Fact by Deed dated November 2, 2011 and recorded November 18, 2011 at Norristown in the Office for the Recorder of Deeds in and for Montgomery County in Deed Book 5819, Page 2511, granted and conveyed unto Edoardo Satiro and Maria Satiro, their heirs and assigns, in fee.

THE FIVE PREVIOUS DEEDS having erroneously omitted the adverse conveyance of the 30 X 55 feet Southerly portion of Lot 76.

Parcel Number: 16-00-00916-00-4.

Location of property: 456 Beech Street, Montgomery County, Pottstown, PA 19464.

The improvements thereon are: A single-family residential dwelling.

Seized and taken in execution as the property of **Another Investment 1, LLC and Michael Parks and Michelle Parks** at the suit of American Heritage Federal Credit Union. Debt: \$76,099.77.

**Martson Law Offices**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

19-20750

ALL THAT CERTAIN message, tenement and town, lot of land, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Southeast side of Willow Street, a corner of this and now or late of Joseph K. Harris' lot; thence by said Harris' lot at right angles to said Willow Street, Southeasterly 100 feet to Rose alley; thence along the Northwest side of Alley, Northeasterly, 15 feet to a point in the line of land of late Amos Hendricks; thence by the same parallel to the first side, Northwesterly 15 feet to the place of beginning.

BEING THE SAME PREMISES WHICH R.M.G. Investments, Inc., a Pennsylvania Corporation by Indenture bearing date the 3rd day of October 2012 and recorded 10/18/2012 in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, PA, in Deed Book 5852, Page 323, granted and conveyed unto Michael Parks and Michelle Parks, husband and wife, in fee.

Parcel Number: 13-00-38488-00-1.

Location of property: 1020 Willow Street, Norristown, PA 19401.

The improvements thereon are: A single-family semi-detached row house.

Seized and taken in execution as the property of **WSI Investment, LLC and Michael Parks and Michelle Parks** at the suit of American Heritage Federal Credit Union. Debt: \$75,148.08.

**Martson Law Offices**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,520. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

19-20762

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situated in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a stake or point on the Southeasterly side of Willow Street, at the distance of three hundred ninety two and one tenth feet Northeastwardly from the Northeasterly side of Elm Street, a corner of this and house and lot of ground now or late of John Henshell, Sr., thence by the same in a Southeastwardly direction at right angles to said Willow Street passing through the middle of the partition wall between this and John Henshell's house, one hundred feet to the Northwesterly side of Ross Alley; thence along the Northwest side of said alley, in a Northeasterly direction fifteen feet to a stake; thence by house and lot now or late of Charles P. Perry in a Northwesterly direction at right angles to Willow Street, passing through the middle of a two feet wide alley and the partition wall between the houses, one hundred feet to the Southeast side of Willow Street; thence along said side of said Willow Street, Southwestwardly fifteen feet to the place of beginning.

BEING THE SAME PREMISES WHICH AMO Investments, Inc. by Indenture bearing date the 11th day of February 2013 and recorded 2/14/2013 in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, PA in Deed Book 58644, Page 00074, granted and conveyed unto, Michael Parks and Michelle Parks, h/w in fee.

Parcel Number: 13-00-38536-00-7.

Location of property: 1048 Willow Street, Norristown, PA 19401.

The improvements thereon are: A single-family dwelling.

Seized and taken in execution as the property of **Another Investment 1, LLC and Michael Parks and Michelle Parks** at the suit of American Heritage Federal Credit Union. Debt: \$79,466.49.

**Martson Law Offices**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

**DOWN MONEY:** A deposit of ten (10%) percent of the Price Bid or \$3,520. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

19-25502  
PREMISES "A"

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, bounded and described according to a plan of survey thereof made by Russell S. Lyman, Registered Professorial Engineers, Surveyor of Bryn Athyn, Pa., on June 26, 1948, as follows, to wit:

BEGINNING at a point in the center line of Edge Hill Road, said point being the following five courses and distances from the intersection of the center line of Terwood Road that leads in a Northerly direction and Edge Hill Road; thence in a Westerly direction along the center of said Edge Hill Road: (1) South 48 degrees 9 minutes West, 67.50 feet; (2) South 42 degrees 49 minutes West, 225.40 feet; (3) South 68 degrees 5 minutes 30 seconds West, 280.50 feet; (4) South 72 degrees 38 minutes 30 seconds West, 114.42 feet; and (5) South 87 degrees 18 minutes West, 150 feet to a point in the center line of said Edge Hill Road; thence in the same direction South 87 degrees 18 minutes West, 150 feet to a point in the said Edge Hill Road; thence extending in a Northwesterly direction North 12 degrees 13 minutes 42 seconds West, 422.86 feet to a point in a division line of Max B. Shubin, et al, property; thence extending along said line North 72 degrees 4 minutes East, 100 feet to a point in the abovementioned Shubin's line; thence extending along land about to be conveyed to Dr. John O. Bower, South 18 degrees 14 minutes 35 seconds East, 460.23 feet to the first mentioned point and place of beginning.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, and described according to a certain plan thereof known as "Plan 'B?', of Terwood Park" made by Russell S. Lyman, Registered Surveyor, dated May 26, 1949 and amended November 30, 1949, as follows, to wit:

BEGINNING at a point on the Northerly side of Edge Hill Road (46.5 feet wide) said point being at the distance of 30.41 feet measured on a bearing of North 121 degrees 13 minutes 42 seconds West from a point on the original center line of Edge Hill Road (33 feet wide) said last mentioned point being at the distance of 300 feet measured on a bearing of South 87 degrees 18 minutes West along the said original center line of Edge Hill Road from a point an angle in the same, said last mentioned point being at the distance of 114.42 feet measured on a bearing of South 72 degrees 38 minutes 30 seconds West, along the said original center line from another point an angle in the same, said last mentioned point being at the distance of 280.50 feet measured on a bearing of South 68 degrees 5 minutes 30 seconds West along the said original center line from another point an angle in the same, said last mentioned point being at the distance of 225.40 feet measured on a bearing of South 42 degrees 49 minutes West along the said original center line from another point an angle in the same, said last mentioned point being at the distance of 67.65 feet measured on a bearing of South 48 degrees 5 minutes West along the said original center line of Edge Hill Road from its point of intersection with the original center line of Terwood Road (33 feet wide); thence extending South 87 degrees 18 minutes West along the first mentioned side of Edge Hill Road, 48.93 feet to a point; thence extending North 10 degrees 8 minutes 40 seconds West, 382.95 feet to a point; thence extending North 72 degrees 4 minutes East, 35 feet to a point; thence extending South 12 degrees 13 minutes 42 seconds East, 394.30 feet to the first mentioned point and place of beginning.

BEING known as Lot B-4 on said plan.

BEING THE SAME PREMISES which John F. Bettler and Merrie C. Bettler, his wife by deed dated 11/10/1980 and recorded 11/17/1980 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 4581 at Page 263, granted and conveyed unto Lucien B. Daouphars (deceased) and Georgette Daouphars (deceased), his wife.

Parcel Number: 59-00-05851-00-3.

Location of property: 2540 Edge Hill Road, Huntingdon Valley, PA 19006.

The improvements thereon are: A single-family residential dwelling.

Seized and taken in execution as the property of **Philippe Daouphars as Executor of the Estate of Georgette Daouphars Deceased** at the suit of Midfirst Bank. Debt: \$219,181.62.

**KML Law Group, P.C.**, Attorneys.

Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

**DOWN MONEY:** A deposit of ten (10%) percent of the Price Bid or \$3,520. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

**To all parties in interest and claimants:**

Notice is hereby given the schedules of distribution by the Sheriff on February 26, 2020 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

**All properties to be sold by  
SEAN P. KILKENNY, SHERIFF**

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## 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.*

**Dao Cleaners, Inc** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

NOTICE IS HEREBY GIVEN that on 12/6/19, Articles of Incorporation were filed with the Secy. of the State of the Commonwealth of PA for **Reliant Lines, Inc.**, a corp. organized under the Business Corp. Law of 1988.

**Joseph K. Koury, Solicitor  
O'Donnell, Weiss & Mattei, P.C.**  
347 Bridge Street, Suite 200  
Phoenixville, PA 19460

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on the 6th day of August 2019, for the purpose of creating a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is **Saiber Inc.**

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## ARTICLES OF INCORPORATION NONPROFIT

**Rosewood Community Association** has been incorporated under the provisions of the Nonprofit Corporation Law of 1988, as amended, for the purposes as follows: to manage, maintain, care for, preserve and administer a planned community to be known as the Rosewood Planned Community located in Skippack Township, Montgomery County, Pennsylvania.

**Carl N. Weiner, Solicitor  
Hamburg, Rubin, Mullin, Maxwell & Lupin, P.C.**  
375 Morris Road, P.O. Box 1479  
Lansdale, PA 19446-0773

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## CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2020-00050

NOTICE IS HEREBY GIVEN that on January 2, 2020, the Petition of Chyau Ren Hu was filed in the above named Court, praying for a Decree to change his name to CHARLIE REN HU.

The Court has fixed February 26, 2020, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2020-00041

NOTICE IS HEREBY GIVEN that on January 2, 2020, the Petition of Deborah S. Scoble was filed in the above named Court, praying for a Decree to change her name to DEBORAH S. DAVIS.

The Court has fixed February 26, 2020, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2019-29315

NOTICE IS HEREBY GIVEN that on December 26, 2019, the Petition of Elizabeth Hope Marshall was filed in the above named Court, praying for a Decree to change her name to HOPE BOCCCELLA HAGUE.

The Court has fixed February 26, 2020, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2019-29169

NOTICE IS HEREBY GIVEN that on December 23, 2019, the Petition of Emily Claire Voigt was filed in the above named Court, praying for a Decree to change her name to EMILY CLAIRE RIVERA.

The Court has fixed February 19, 2020, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2020-00291

NOTICE IS HEREBY GIVEN that on January 7, 2020, the Petition of Haseeb Butt, Iqra Fayyaz Butt, and Mahnoor Haseeb was filed in the above named Court, praying for a Decree to change their names to HASEEB NAUMAN, IQRA HASEEB, and MINHA HASEEB.

The Court has fixed March 4, 2020, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2019-29537

NOTICE IS HEREBY GIVEN that on December 31, 2019, the Petition of Lorie Vanessa Sainvil was filed in the above named Court, praying for a Decree to change her name to LORIE VANESSA JOHNSON.

The Court has fixed March 4, 2020, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**Stephen I. Baer, Esquire**  
**Attorney for Petitioner**  
**Baer Romain & Ginty LLP**  
1288 Valley Forge Road, Suite 63  
P.O. Box 952  
Valley Forge, PA 19482-0952

Lawyer Referral Service  
100 W. Airy St. (Rear)  
Norristown, PA 19404  
610-279-9660, ext. 201

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 can not 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.

**Portnoff Law Assoc., Ltd.**  
P.O. Box 391  
Norristown, PA 19404  
866-211-9466

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2016-04774

**Pottstown Borough Authority and Borough of Pottstown,**  
Plaintiffs

vs.

**Karen L. Ludy,**  
Defendant

Notice is given that the above was named as Defendant in a civil action by Plaintiffs to recover water, sewer, and trash fees due Plaintiffs for the period of February of 2015 through October of 2015, for property located at 327 Grant Street, Pottstown, PA, Tax Parcel No. 16-00-11748-00-8. A Writ of Scire Facias for \$1,412.87 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.

**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.

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IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2019-29433

NOTICE IS HEREBY GIVEN that on December 30, 2019, the Petition of Pamela Freas, on behalf of Kaiden David Freas and Chase Michael Freas, minor children was filed in the above named Court, praying for a Decree to change their names to KAIDEN DAVID SANDS AND CHASE MICHAEL SANDS.

The Court has fixed February 26, 2020, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**CIVIL ACTION**

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2018-17288

**Pottstown School District,**  
Plaintiff

vs.

**Carolyn L. Mock,**  
Defendant

Notice is given that the above was named as Defendant in a civil action by plaintiff to recover 2017 real estate taxes for property located at 1141 Grove Street, Pottstown, PA, Tax Parcel No. 16-00-11980-10-9. A Writ of Scire Facias for \$3,861.24 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.

**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.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2016-12708

**Pottstown School District,**  
Plaintiff

vs.

**Karen L. Ludy,**  
Defendant

Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2014-2016 real estate taxes for property located at 553 Grant Street, Pottstown, PA, Tax Parcel No. 16-00-11808-00-2. An Amended Writ of Scire Facias for \$4,665.83 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.

**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 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 can not 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.

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IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2018-00704

**Municipality of Norristown,**  
Plaintiff

vs.

**Karlene O. L. Gabriel,**  
Defendant

Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2010-2014 and 2016-2017 trash fees for property located at 60 E. Brown Street, Norristown, PA, Tax Parcel No. 13-00-04852-00-4. An Amended Writ of Scire Facias for \$3,144.18 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.

**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.

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IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2010-00180

**Township of Abington and Abington School District,**  
Plaintiffs

vs.

**Kevin Biagas,**  
Defendant

Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2010-2014 and 2016-2017 trash fees for property located at 60 E. Brown Street, Norristown, PA, Tax Parcel No. 13-00-04852-00-4. An Amended Writ of Scire Facias for \$3,144.18 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.

**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.

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IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2017-27516

**School District of Upper Moreland Township,**  
Plaintiff

vs.

**Kimberly Crisafi,**  
Defendant

Notice is given that the above was named as Defendant in a civil action by plaintiff to recover 2016 & 2017 real estate taxes for property located at 313 Greyhorse Road, Upper Moreland, PA, Tax Parcel No. 59-00-08869-01-8. An Amended Writ of Scire Facias for \$13,732.13 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.

**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.

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IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2016-26197

**Township of Abington,**  
Plaintiff

vs.

**Kimberly Spaid Millar,**  
Defendant

Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2015 sewer and trash fees for property located at 2029 Oakdale Avenue, Abington Township, PA, Tax Parcel No. 30-00-47544-00-9. A Writ of Scire Facias for \$992.21 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.

**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.

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IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2018-00733

**Municipality of Norristown,**  
Plaintiff

vs.

**Robert D. Grosso,**  
Defendant

Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2011-2012 and 2015-2017 trash fees for property located at 616 Cherry Street, Norristown, PA, Tax Parcel No. 13-00-07708-00-1. An Amended Writ of Scire Facias for \$3,821.88 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.

**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.

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IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2017-09389

**School District of Upper Moreland Township,**  
Plaintiff

vs.

**Robert Logue,**  
Defendant

Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2016 and 2017 real estate taxes for property located at 2365 Byberry Road, Upper Moreland, PA, Tax Parcel No. 59-00-01999-00-3. An Amended Writ of Scire Facias for \$10,492.87 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.

**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 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 can not 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  
100 W. Airy St. (Rear)  
Norristown, PA 19404  
610-279-9660, ext. 201

**Portnoff Law Assoc., Ltd.**  
P.O. Box 391  
Norristown, PA 19404  
866-211-9466

**ESTATE NOTICES**

*Notice is Hereby Given that, in the estate of the decedents set forth below, the Register of Wills has granted letters, testamentary or administration, to the persons named. All persons having claims against said estate are requested to make known the same to them or their attorneys and all persons indebted to said decedents are requested to make payment without delay, to the executors or administrators named below.*

**First Publication**

**BRANNEN, CHRISTOPHER THOMAS, dec'd.**  
Late of Upper Dublin Township.  
Executrix: CARYN E. BRANNEN,  
605 Castlewood Drive,  
Dresher, PA 19025.

**BRETT, FRANCES J., dec'd.**  
Late of Cheltenham Township.  
Executrix: JANE CONNOR,  
c/o John S. McVeigh, Esquire,  
P.O. Box 163,  
Abington, PA 19001.  
ATTORNEY: JOHN S. McVEIGH,  
JOHN S. McVEIGH, P.C.,  
P.O. Box 163,  
Abington, PA 19001

**CAROSELLI, BERNICE M., dec'd.**  
Late of Limerick Township.  
Executor: JOHN T. CAROSELLI,  
c/o Stephen H. Kalis, Esquire,  
P.O. Box 673, Exton, PA 19341.  
ATTORNEY: STEPHEN H. KALIS,  
FOX ROTHSCHILD LLP,  
P.O. Box 673,  
Exton, PA 19341

**COYNE, ROBERT J., dec'd.**  
Late of Limerick Township.  
Administratrix C.T.A.: TERRI A. LAMISON,  
18 Linwood Circle,  
Pottstown, PA 19465.  
ATTORNEY: THOMAS P. McCABE,  
O'DONNELL, WEISS & MATTEI, P.C.,  
41 E. High Street,  
Pottstown, PA 19464

**COYNE, WINIFRED A., dec'd.**  
Late of Limerick Township.  
Administratrix C.T.A.: TERRI A. LAMISON,  
18 Linwood Circle,  
Pottstown, PA 19465.  
ATTORNEY: THOMAS P. McCABE,  
O'DONNELL, WEISS & McCABE, P.C.,  
41 E. High Street,  
Pottstown, PA 19464

**CREHEN, JUDITH A., dec'd.**  
Late of Red Hill, PA.  
Executrix: KATHLEEN M. BILYK,  
211 Papermill Road,  
Barto, PA 19504.  
ATTORNEY: JEFFREY K. LANDIS,  
LANDIS, HUNSBERGER, GINGRICH &  
WEIK, LLP,  
114 E. Broad Street, P.O. Box 64769,  
Souderton, PA 18964

**DAWYD, ANDREW, dec'd.**  
Late of Jenkintown, PA.  
Administrator: LAURA DAWYD,  
1406 Valley Glen Road,  
Elkins Park, PA 19027.

**DiCIURCIO, RICHARD, dec'd.**  
Late of Borough of Conshohocken.  
Executor: RICHELLE DiCIURCIO,  
c/o Thomas J. Speers, Esquire,  
651 W. Germantown Pike,  
Plymouth Meeting, PA 19462.  
ATTORNEY: THOMAS J. SPEERS,  
651 W. Germantown Pike,  
Plymouth Meeting, PA 19462

**EDWARDS, JEANNE M., dec'd.**  
Late of Lower Moreland Township.  
Executrix: JENNIFER PRONESTI,  
P.O. Box 203,  
Bryn Athyn, PA 19009.

**GAROFOLO, PATRICIA J. also known as  
PATRICIA JOANNE GAROFOLO, dec'd.**

Late of Upper Providence Township.  
 Executor: CHRISTOPHER GAROFOLO,  
 13 Victory Way,  
 Limerick, PA 19468.  
 ATTORNEY: DAVID S. KAPLAN,  
 O'DONNELL, WEISS & MATTEI, P.C.,  
 41 E. High Street,  
 Pottstown, PA 19464

**HALPERN, MAXINE K., dec'd.**

Late of Lower Merion Township.  
 Executors: ALAN D. HALPERN,  
 1639 Rodman Street,  
 Philadelphia, PA 19146,  
 ERIC L. HALPERN,  
 667 Crestwood Road,  
 King of Prussia, PA 19406.  
 ATTORNEY: ROCHELLE N. BOBMAN,  
 1260 Valley Forge Road, Suite 104,  
 P.O. Box 311,  
 Valley Forge, PA 19481

**JAMIESON, GRETCHEN K. also known as  
GRETCHEN JAMIESON and  
GRETCHEN KIMBALL JAMIESON, dec'd.**

Late of Borough of Hatboro.  
 Executrix: HEIDI PEEK JAMIESON,  
 c/o 104 N. York Road,  
 Hatboro, PA 19040.  
 ATTORNEY: LAURA M. MERCURI,  
 104 N. York Road,  
 Hatboro, PA 19040

**KERN, KENNETH M., dec'd.**

Late of Borough of Bridgeport.  
 Administratrix: MARY KERN,  
 447 Depot Street,  
 Bridgeport, PA 19405.  
 ATTORNEY: GREGORY P. DiPIPPA,  
 BELLO REILLEY McGRORY & DiPIPPA, P.C.,  
 144 E. DeKalb Pike, Suite 300,  
 King of Prussia, PA 19406

**LICHTENSTEIN, MARGARET B. also known as  
MARGARET BENNETT LICHTENSTEIN, dec'd.**

Late of Springfield Township.  
 Executrix: SUSAN E. HOEPFL,  
 c/o Lisa A. Shearman, Esquire,  
 140 E. Butler Avenue,  
 Chalfont, PA 18914.  
 ATTORNEY: LISA A. SHEARMAN,  
 SEMANOFF ORMSBY GREENBERG &  
 TORCHIA, LLC,  
 140 E. Butler Avenue,  
 Chalfont, PA 18914

**MARSHALL JR., TERRELL, dec'd.**

Late of Cheltenham Township.  
 Executors: JOHN R. JAKUBOWSKI,  
 1330 Easton Road,  
 Abington, PA 19001,  
 TYLER C. PAILAS,  
 344 Glen Echo Road,  
 Philadelphia, PA 19119.  
 ATTORNEY: JOHN R. JAKUBOWSKI,  
 1330 Easton Road,  
 Abington, PA 19001

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

Late of Hatboro, PA.  
 Executrix: LAURENE MAURONE,  
 408 B Avenue,  
 Horsham, PA 19044.  
 ATTORNEY: EVERETT K. SHEINTOCH,  
 415 Horsham Road,  
 Horsham, PA 19044

**MOYER, NAN R. also known as****NAN MOYER,**

**ANN R. MOYER and  
 ANN MOYER, dec'd.**  
 Late of Royersford, PA.  
 Co-Executors: BETHANY STEIN,  
 149 Hunt Club Drive,  
 Collegeville, PA 19426,  
 MICHAEL MOYER,  
 2778 Sizerville Road,  
 Emporium, PA 15834.  
 ATTORNEY: CHARLES A. HADDAD,  
 323 E. Philadelphia Avenue,  
 Boyertown, PA 19512

**NICHOLS, AUDREY C., dec'd.**

Late of Whitpain Township.  
 Executor: GEORGE Q. NICHOLS, JR.,  
 15 Common Street,  
 Dedham, MA 02026.  
 ATTORNEY: LINDSEY P. ERMEY,  
 BALLARD SPAHR LLP,  
 1735 Market Street, 51st Floor,  
 Philadelphia, PA 19103  
**PAGE, SANDRA V., dec'd.**  
 Late of Lower Merion Township.  
 Executor: RICHARD K. PAGE, JR.,  
 c/o Matthew P. D'Emilio, Esquire,  
 2751 Centerville Road,  
 Wilmington, DE 19808.  
 ATTORNEY: MATTHEW P. D'EMILIO,  
 McCOLLOM D'EMILIO SMITH UEBLER LLC,  
 2751 Centerville Road,  
 Wilmington, DE 19808

**PARTINGTON, RICHARD O. also known as  
RICHARD O. PARTINGTON, SR., dec'd.**

Late of Whitpain Township.  
 Executrix: S. LYNN PARTINGTON,  
 c/o Bernard F. Siergiej, Esquire,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544.  
 ATTORNEY: BERNARD F. SIERGIEJ,  
 TIMONY KNOX, LLP,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544

**PERRY, COLTON GLENN, dec'd.**

Late of Lower Salford Township.  
 Administrator C.T.A.: MICHAEL J. HAZZAN,  
 2253 Nelson Court,  
 Schwenksville, PA 19473.  
 ATTORNEY: MICHAEL F. ROGERS,  
 SALVO ROGERS ELINSKI & SCULLIN,  
 510 E. Township Line Road, Suite 150,  
 Blue Bell, PA 19422

**PETROWSKI, JARED DAVID, dec'd.**

Late of Borough of Pottstown, Montgomery County and  
 Bartow, Polk County, FL.  
 Administratrix: JANELLE LEE TROUTMAN,  
 c/o Andrew M. Reed, Esquire,  
 1611 Harden Boulevard,  
 Lakeland, FL 33803.  
 ATTORNEY: ANDREW M. REED,  
 REED MAWHINNEY & LINK, PLLC,  
 1611 Harden Boulevard,  
 Lakeland, FL 33803

**RAMSDEN, RONALD WILLIAM, dec'd.**

Late of Lower Providence Township.  
 Executrix: DENISE ANNE RAMSDEN,  
 c/o Karen L. Wolfe, Esquire,  
 6377 Germantown Avenue,  
 Philadelphia, PA 19144-1947.  
 ATTORNEY: KAREN L. WOLFE,  
 COMMONS & COMMONS, LLP,  
 6377 Germantown Avenue,  
 Philadelphia, PA 19144-1947

**RITROVATO, MAXINE E., dec'd.**

Late of Borough of Bridgeport.  
 Executrix: NANCY MUCCHETTI,  
 781 Sandra Lane,  
 Norristown, PA 19403.  
 ATTORNEY: MICHAEL A. CIANCI,  
 CIANCI LAW OFFICES,  
 617 Swede Street,  
 Norristown, PA 19401

**SANTINA, RITA I., dec'd.**

Late of Abington Township.  
 Executor: JORDON SANTINA,  
 218 Osceola Avenue,  
 Elkins Park, PA 19027.  
 ATTORNEY: MICHAEL W. CASSIDY,  
 HOWLAND, HESS, GUINAN, TORPEY,  
 CASSIDY & O'CONNELL, LLP,  
 2444 Huntingdon Pike,  
 Bethayres, PA 19006

**SCHIELKE, ANDREW GENE also known as**

**ANDREW G. SCHIELKE, dec'd.**  
 Late of Upper Dublin Township.  
 Administrator C.T.A.: ROBERT W. SCHIELKE,  
 c/o Samuel T. Swansen, Esquire,  
 510 Township Line Road, Suite 150,  
 Blue Bell, PA 19422.  
 ATTORNEY: SAMUEL T. SWANSEN,  
 SAMUEL T. SWANSEN, P.C.,  
 510 Township Line Road, Suite 150,  
 Blue Bell, PA 19422

**SHOLLENBERGER, MARION also known as**

**MARION R. SHOLLENBERGER, dec'd.**  
 Late of Borough of Pottstown.  
 Executor: RICHARD D. LINDERMAN,  
 431 N. Mt. Vernon Street,  
 Pottstown, PA 19464.  
 ATTORNEY: RICHARD D. LINDERMAN,  
 O'DONNELL, WEISS & MATTEI, P.C.,  
 41 E. High Street,  
 Pottstown, PA 19464

**STRUEBING, JANE ANN, dec'd.**

Late of Montgomery County, PA.  
 Administratrix: DEBORAH ANN McNULTY,  
 37 E. School Street,  
 Hatfield, PA 19440.  
 ATTORNEY: KEVIN J. CONRAD,  
 LAMB McERLANE, P.C.,  
 24 E. Market Street,  
 West Chester, PA 19381

**WALTEMYER, MARGARET L., dec'd.**

Late of Upper Providence Township.  
 Executor: MICHAEL J. WALTEMYER,  
 100 Constitution Avenue,  
 Reading, PA 19606.  
 ATTORNEY: DAVID S. KAPLAN,  
 O'DONNELL, WEISS & MATTEI, P.C.,  
 41 E. High Street,  
 Pottstown, PA 19464

**WARD, FLORENCE M., dec'd.**

Late of Whitemarsh Township.  
 Executrix: VIRGINIA FARRELL,  
 4036 Westaway Drive,  
 Lafayette Hill, PA 19444.  
 ATTORNEY: MICHAEL S. CONNOR,  
 THE LAW OFFICE OF MICHAEL S. CONNOR,  
 644 Germantown Pike, Suite 2-C,  
 Lafayette Hill, PA 19444

**WELLS, RAYMOND ARDEN also known as**

**RAY WELLS, dec'd.**  
 Late of Skippack Township.  
 Co-Executors: RAYMOND A. WELLS, II,  
 44 Sofia Court,  
 Royersford, PA 19468,  
 ELIZABETH J. TECHMAN,  
 1260 Morgantown Road,  
 Morgantown, PA 19543,  
 SHARON ESHELMAN,  
 716 Sumpter Road,  
 Davidsonville, MD 21035.

**WEST, MARGOT I. also known as**

**MARGOT F. WEST, dec'd.**  
 Late of Lower Gwynedd Township.  
 Executrix: CINTRA S. SHOBER,  
 c/o Amy S. Ufberg, Esquire,  
 Cira Centre, 2929 Arch Street,  
 Philadelphia, PA 19104-2808.  
 ATTORNEY: AMY S. UFBERG,  
 DECHERT LLP,  
 Cira Centre, 2929 Arch Street,  
 Philadelphia, PA 19104-2808

**WHITE, MARK D. also known as**

**MARK WHITE, dec'd.**  
 Late of Towamencin Township.  
 Executor: DAVID T. WHITE,  
 409 Pinehurst Court,  
 Harleysville, PA 19438.  
 ATTORNEY: JEFFREY K. LANDIS,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**WRIGHT, JOHN E., dec'd.**

Late of Whitemarsh Township, Lafayette Hill, PA.  
 Executrix: LOUISE E. WRIGHT,  
 3334 Midvale Avenue,  
 Philadelphia, PA 19129.  
 ATTORNEY: KAREN L. WOLFE,  
 COMMONS & COMMONS, LLP,  
 6377 Germantown Avenue,  
 Philadelphia, PA 19144-1947

**ZIEGLER, KATHRYN B. also known as**

**KATHRYN BRENNINGER ZIEGLER, dec'd.**  
 Late of Montgomery Township.  
 Executrix: KATHY DORENE FICKERT,  
 c/o Bernard F. Siergiej, Esquire,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544.  
 ATTORNEY: BERNARD F. SIERGIEJ,  
 TIMONEY KNOX, LLP,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544

**Second Publication****ALBACKER, HELEN JANE, dec'd.**

Late of Towamencin Township.  
 Executor: DONALD ALBACKER,  
 760 Wisteria Drive,  
 Warrington, PA 18976.

**ANDERS JR., SAMUEL CLYDE also known as**

**S. CLYDE ANDERS,  
 S. CLYDE ANDERS, JR.,  
 CLYDE ANDERS and  
 S. C. ANDERS, dec'd.**

Late of Borough of Norristown.  
 Administratrix: SARA RICHICHI,  
 c/o Kevin D. Birkhead, Esquire,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544.  
 ATTORNEY: KEVIN D. BIRKHEAD,  
 TIMONEY KNOX, LLP,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544

**BAIER, JACOB JOHN also known as**

**JACOB BAIER, JR. and  
 JACOB J. BAIER, dec'd.**  
 Late of Borough of North Wales.  
 Executor: WILLIAM M. DIAMOND,  
 131 Neshaminy Falls Circle,  
 North Wales, PA 19454.  
 ATTORNEY: JAMES M. CAIN,  
 Cambria Corporate Center, Suite 365,  
 501 Cambria Avenue,  
 Bensalem, PA 19020

**CARR, ELIZABETH THERESA also known as  
 THERESA E. CARR, dec'd.**

Late of Lower Merion Township.  
 Executor: JOSEPH CARR,  
 106 Sutton Road,  
 Ardmore, PA 19003.

**CLARKE, NANCY JANE also known as  
 NANCY J. CLARKE, dec'd.**

Late of Towamencin Township.  
 Executrix: KAREN E. BLUTGEN,  
 c/o Eric Ladley, Esquire,  
 608 W. Main Street,  
 Lansdale, PA 19446.  
 ATTORNEY: ERIC LADLEY,  
 MONTCO ELDER LAW LLP,  
 608 W. Main Street,  
 Lansdale, PA 19446

**COLLINGWOOD, CHRISTINE A., dec'd.**

Late of Lower Merion Township.  
 Executor: JOSEPH COLLINGWOOD,  
 c/o Carole Hendrick, Esquire,  
 3927 Mill Road,  
 Collegeville, PA 19426.

**CONSTANZER, GAIL K., dec'd.**

Late of Franconia Township.  
 Co-Executors: DIANE L. KNECHEL AND  
 MICHAEL G. CONSTANZER,  
 c/o 301 N. Main Street,  
 Telford, PA 18969.  
 ATTORNEY: RONALD R. BOLIG,  
 301 N. Main Street,  
 Telford, PA 18969

**DeSANDO, CHARLES RICHARD also known as  
 CHARLES R. DeSANDO, dec'd.**

Late of Limerick Township.  
 Executrix: SUSAN SHENBERGER,  
 18 Hastings Lane,  
 Spring City, PA 19475.

**DREYER, PATRICIA M. also known as  
 PATRICIA DREYER, dec'd.**

Late of Hatfield Township.  
 Administratrix: PATRICIA A. ROGERS,  
 c/o Linda M. McDonough, Esquire,  
 P.O. Box 694, Doylestown, PA 18901.  
 ATTORNEY: LINDA M. McDONOUGH,  
 P.O. Box 694, Doylestown, PA 18901

**FISHBEIN, JOYCE, dec'd.**

Late of Cheltenham Township.  
 Executor: MICHAEL D. FISHBEIN,  
 c/o Lawrence S. Chane, Esquire,  
 One Logan Square, 130 N. 18th Street,  
 Philadelphia, PA 19103-6998.  
 ATTORNEY: LAWRENCE S. CHANE,  
 BLANK ROME LLP,  
 One Logan Square, 130 N. 18th Street,  
 Philadelphia, PA 19103-6998

**GOUAK, JON K. also known as  
 JON KENNETH GOUAK, dec'd.**

Late of Borough of Lansdale.  
 Executors: BARBARA GROSCHE-GOUAK AND  
 KENNETH JON GOUAK,  
 c/o Kathleen A. Maloles, Esquire,  
 375 Morris Road, P.O. Box 1479,  
 Lansdale, PA 19446-0773.  
 ATTORNEY: KATHLEEN A. MALOLES,  
 HAMBURG, RUBIN, MULLIN, MAXWELL &  
 LUPIN, PC,  
 375 Morris Road, P.O. Box 1479,  
 Lansdale, PA 19446-0773

**HAAGE SR., RICHARD P., dec'd.**

Late of Montgomery Township.  
 Co-Executors: RICHARD P. HAAGE, JR. AND  
 LOUISE A. PURSELL,  
 c/o David A. Peckman, Esquire,  
 29 Mainland Road,  
 Harleysville, PA 19438.  
 ATTORNEY: DAVID A. PECKMAN,  
 29 Mainland Road,  
 Harleysville, PA 19438

**HUNTER, HELEN LOUISE also known as  
 HELEN L. HUNTER, dec'd.**

Late of Ambler, PA.  
 Executrix: SUZANNE D. HUNTER,  
 759 Tennis Avenue,  
 Glenside, PA 19038.  
 ATTORNEY: JEREMY A. WECHSLER,  
 2300 Computer Avenue, Suite J54,  
 Willow Grove, PA 19090

**KULP, NANCY E. also known as  
 NANCY H. KULP, dec'd.**

Late of Upper Frederick Township.  
 Executrix: DONNA L. BREWER,  
 c/o Susan E. Piette, Esquire,  
 375 Morris Road, P.O. Box 1479,  
 Lansdale, PA 19446-0773.  
 ATTORNEY: SUSAN E. PIETTE,  
 HAMBURG, RUBIN, MULLIN, MAXWELL &  
 LUPIN, PC,  
 375 Morris Road, P.O. Box 1479,  
 Lansdale, PA 19446-0773

**LAND, JAMES J., dec'd.**

Late of Whippain Township.  
 Executrix: JOYCE T. LAND,  
 c/o John C. Hook, Esquire,  
 2005 Market Street, Suite 2600,  
 Philadelphia, PA 19103.  
 ATTORNEY: JOHN C. HOOK,  
 STRADLEY RONON STEVENS & YOUNG, LLP,  
 2005 Market Street, Suite 2600,  
 Philadelphia, PA 19103

**LAWDER SR., JOHN L., dec'd.**

Late of Lower Providence Township.  
 Co-Administrators, CTA: MARGARET C. LAWDER,  
 JOHN L. LAWDER, JR. AND  
 WILLIAM F. LAWDER,  
 c/o Vincent M. Vangrossi, Esquire,  
 319 Swede Street,  
 Norristown, PA 19401.  
 ATTORNEY: VINCENT M. VANGROSSI,  
 VANGROSSI AND RECCHUITI,  
 319 Swede Street,  
 Norristown, PA 19401

**LAYDON, JOAN C., dec'd.**

Late of Norristown, PA.  
 Executrices: JANICE S. ORNER,  
 1824 Sterigere Street,  
 Norristown, PA 19403,  
 SHARON M. LAYDON,  
 105 Whispering Drive,  
 West Chester, PA 19382.  
 ATTORNEY: MICHAEL E. FUREY,  
 FUREY & BALDASSARI, P.C.,  
 1043 S. Park Avenue,  
 Audubon, PA 19403

**LEAHY, FRANCES M., dec'd.**

Late of Abington Township.  
 Executrix: EILEEN A. McGUIRE,  
 c/o E. Garrett Gummer, III, Esquire,  
 1260 Bustleton Pike,  
 Feasterville, PA 19053.  
 ATTORNEY: E. GARRETT GUMMER, III,  
 GUMMER ELDER LAW,  
 1260 Bustleton Pike,  
 Feasterville, PA 19053

**LINBERGER, PEGGY J., dec'd.**

Late of Franconia Township.  
 Executor: DENNIS S. LINBERGER,  
 289 Kingsfield Drive,  
 Souderton, PA 18964.  
 ATTORNEY: CHARLOTTE A. HUNSBERGER,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**MACK, RALPH C., dec'd.**

Late of Lower Frederick Township.  
 Executrix: PENELOPE A. MACK,  
 P.O. Box 548,  
 Frederick, PA 19435-0548.  
 ATTORNEY: JEFFREY C. KARVER,  
 7 E. Philadelphia Avenue, Suite 1,  
 Boyertown, PA 19512

**MANDELBLATT, LEAH, dec'd.**

Late of Abington Township.  
 Executor: MARC MANDELBLATT,  
 c/o Karen Schechter Dayno, Esquire,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544.  
 ATTORNEY: KAREN SCHECHTER DAYNO,  
 TIMONEY KNOX LLP,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544

**MANHOFF, LAWRENCE, dec'd.**

Late of Abington Township.  
 Executrix: ELLEN M. FULLERTON,  
 c/o Lawrence Singer, Esquire,  
 702 Susquehanna Road,  
 Philadelphia, PA 19111.  
 ATTORNEY: LAWRENCE SAGER,  
 702 Susquehanna Road,  
 Philadelphia, PA 19111

**McCULLAGH, JOHN, dec'd.**

Late of Borough of Lansdale.  
 Executor: PATRICK V. McCULLAGH,  
 c/o E. Kenneth Nyce Law Office, LLC,  
 105 E. Philadelphia Avenue,  
 Boyertown, PA 19512.  
 ATTORNEY: NICOLE C. MANLEY,  
 E. KENNETH NYCE LAW OFFICE,  
 105 E. Philadelphia Avenue,  
 Boyertown, PA 19512

**McGARVEY, KATHLEEN A., dec'd.**

Late of Borough of Ambler.  
 Executor: DANIEL D. McGARVEY,  
 c/o Holmberg Law Offices,  
 P.O. Box 622,  
 Glenside, PA 19038.  
 ATTORNEY: GLEN R. HOLMBERG,  
 HOLMBERG LAW OFFICES,  
 P.O. Box 622,  
 Glenside, PA 19038

**McKENZIE, MARYANN, dec'd.**

Late of Whippain Township.  
 Executor: MARTIN McKENZIE,  
 704 Queen Road,  
 Collegeville, PA 19426.

**MORABITO JR., MICHAEL A. also known as ANGELO MICHAEL MORABITO, JR., dec'd.**

Late of Plymouth Township.  
 Executrix: ANTONETTE MORABITO,  
 c/o Michael C. McBratnie, Esquire,  
 P.O. Box 673, Exton, PA 19341.  
 ATTORNEY: MICHAEL C. McBRATNIE,  
 FOX ROTHSCHILD LLP,  
 P.O. Box 673,  
 Exton, PA 19341

**O'CONNELL, TIMOTHY, dec'd.**

Late of Meadowbrook, PA.  
 Executor: TIMOTHY J. O'CONNELL,  
 615 W. Mt. Pleasant Avenue,  
 Livingston, NJ 07039.

**RAIDMAN, JUDITH E., dec'd.**

Late of Lower Merion Township.  
 Executrices: JOY LANDAU AND  
 DIMITRA NIKOLOS,  
 c/o Rebecca Rosenberger Smolen,  
 1 Bala Plaza, Suite 623,  
 Bala Cynwyd, PA 19004.  
 ATTORNEY: REBECCA ROSENBERGER  
 SMOLEN, BALA LAW GROUP, LLC,  
 1 Bala Plaza, Suite 623,  
 Bala Cynwyd, PA 19004

**RICCARDELLI, ANGELINE S., dec'd.**

Late of East Norriton Township.  
 Executor: FRANK F. RICCARDELLI, JR.,  
 2934 Whitehall Road,  
 East Norriton, PA 19403.  
 ATTORNEY: JOSEPH J. BALDASSARI,  
 FUREY & BALDASSARI, P.C.,  
 1043 S. Park Avenue,  
 Audubon, PA 19403

**ROMIG, ELLEN F., dec'd.**

Late of Douglass Township.  
Co-Executors: PATRICIA M. CUNNIUS,  
254 Henry Avenue,  
Boyertown, PA 19512,  
JAMES R. ROMIG,  
303 Locust Hill Road,  
Dallastown, PA 17313.  
ATTORNEY: H. CHARLES MARKOFSKI,  
MARKOFSKI LAW OFFICES,  
1258 E. Philadelphia Avenue,  
P.O. Box 369,  
Gilbertsville, PA 19525-0369

**SHAH, KALPANA, dec'd.**

Late of Lower Merion Township.  
Executor: SAHIL SHAH,  
c/o Arnold Machles, Esquire,  
401 E. City Avenue, Suite 222,  
Bala Cynwyd, PA 19004.  
ATTORNEY: ARNOLD MACHLES,  
401 E. City Avenue, Suite 222,  
Bala Cynwyd, PA 19004

**SPERGER, HERBERT J., dec'd.**

Late of Abington Township.  
Executor: JOHN M. SPERGER,  
c/o Lawrence S. Chane, Esquire,  
One Logan Square, 130 N. 18th Street,  
Philadelphia, PA 19103-6998.  
ATTORNEY: LAWRENCE S. CHANE,  
BLANK ROME LLP,  
One Logan Square, 130 N. 18th Street,  
Philadelphia, PA 19103-6998

**SPERGER, MARIA C. also known as  
CONNIE SPERGER, dec'd.**

Late of Abington Township.  
Executor: JOHN M. SPERGER,  
c/o Lawrence S. Chane, Esquire,  
One Logan Square, 130 N. 18th Street,  
Philadelphia, PA 19103-6998.  
ATTORNEY: LAWRENCE S. CHANE,  
BLANK ROME LLP,  
One Logan Square, 130 N. 18th Street,  
Philadelphia, PA 19103-6998

**STORCK, ROSEMARY T. URBAN, dec'd.**

Late of Borough of Ambler.  
Executor: RINALDO BRACCIO,  
c/o Randal J. McDowell, Esquire,  
Noble Plaza, Suite 221,  
801 Old York Road,  
Jenkintown, PA 19046.  
ATTORNEY: RANDAL J. McDOWELL,  
Noble Plaza, Suite 221,  
801 Old York Road,  
Jenkintown, PA 19046

**STUPP, FRANK M., dec'd.**

Late of Cheltenham Township.  
Executrix: GERALDINE S. STUPP,  
c/o Jonathan H. Ellis, Esquire,  
One Tower Bridge, Suite 100,  
100 Front Street, Conshohocken, PA 19428.  
ATTORNEY: JONATHAN H. ELLIS,  
FLASTER GREENBERG PC,  
One Tower Bridge, Suite 100,  
100 Front Street, Conshohocken, PA 19428

**TRYON, JOSEPH ENGEL, dec'd.**

Late of Borough of Hatboro.  
Administratrix: SHARON E. TRYON,  
5 Horseshoe Lane,  
Hatboro, PA 19040.  
ATTORNEY: ADRIAN L. MEYER,  
62 N. Church Street,  
Doylestown, PA 18901

**VENERABLE, SUSAN Z. also known as  
SUSAN ZIMNOCH VENERABLE, dec'd.**

Late of Limerick Township.  
Executor: RICHARD ZIMNOCH,  
850 N. Randolph Street, Apt. 1814,  
Arlington, VA 22203.  
ATTORNEY: REBECCA A. HOBBS,  
O'DONNELL, WEISS & MATTEI, P.C.,  
41 E. High Street,  
Pottstown, PA 19464

**WADSWORTH, JEAN D., dec'd.**

Late of Lower Frederick Township.  
Co-Executors: GARY WADSWORTH AND  
LINDA CUESTA,  
c/o 321 Spruce Street, Suite 201,  
Scranton, PA 18503.  
ATTORNEY: JOHN J. McGOVERN, JR.,  
321 Spruce Street, Suite 201,  
Scranton, PA 18503

**WARREN, LEONARD, dec'd.**

Late of Lower Merion Township.  
Executrix: KATHERINE A. WARREN, c/o  
Katherine B. Commons, Esquire,  
6377 Germantown Avenue,  
Philadelphia, PA 19144-1947.  
ATTORNEY: KATHERINE B. COMMONS,  
COMMONS & COMMONS, LLP,  
6377 Germantown Avenue,  
Philadelphia, PA 19144-1947

**WEIGELT, ROBERT E., dec'd.**

Late of Montgomery County, PA.  
Executrix: BARBARA L. SANTORO,  
c/o Bowen & Burns,  
530 Street Road, P.O. Box 572,  
Southampton, PA 18966.  
ATTORNEY: GERALD L. BOWEN, JR.,  
BOWEN & BURNS,  
530 Street Road, P.O. Box 572,  
Southampton, PA 18966

**ZIEGLER, ELEANOR J. also known as  
ELEANOR JEAN ZIEGLER, dec'd.**

Late of Upper Frederick Township.  
Executor: TODD P. ZIEGLER,  
26 Pebble Beach Drive,  
Royersford, PA 19468.  
ATTORNEY: KATHLEEN M. MARTIN,  
O'DONNELL, WEISS & MATTEI, P.C.,  
41 E. High Street,  
Pottstown, PA 19464

**Third and Final Publication****ADAMS, ROSE MARIE also known as  
ROSE ADAMS, dec'd.**

Late of Upper Providence Township.  
Executors: STEPHEN Q. ADAMS,  
109 Sloan Road,  
Phoenixville, PA 19460,  
NICK ADAMS,  
1705 Reserve Drive,  
Collegeville, PA 19426.

**BAMBRICK, PEGGY ANN also known as  
PEGGY A. BAMBRICK and  
PEGGY BAMBRICK, dec'd.**

Late of Upper Hanover Township.  
Administratrix: MONICA M. DIAZ,  
c/o Michelle M. Forsell, Esquire,  
Norris McLaughlin, P.A.,  
570 Main Street,  
Pennsburg, PA 18073.  
ATTORNEY: MICHELLE M. FORSELL,  
NORRIS McLAUGHLIN, P.A.,  
570 Main Street,  
Pennsburg, PA 18073

**BAUMHAUER, IVY B., dec'd.**

Late of Whitemarsh Township.  
 Executor: GEORGE A. BAUMHAUER.  
 ATTORNEY: PETER E. MOORE,  
 NARDUCCI, MOORE, FLEISHER, ROEBERG &  
 WOLFE, LLP,  
 589 Skippack Pike, Suite 300,  
 Blue Bell, PA 19422

**BEAM, THOMAS J. also known as THOMAS JOSEPH BEAM, dec'd.**

Late of Whitemarsh Township.  
 Executrix: CAROL L. BEAM,  
 c/o Robert A. Bacine, Esquire,  
 Friedman, Schuman, PC,  
 101 Greenwood Avenue, Fifth Floor,  
 Jenkintown, PA 19046.  
 ATTORNEY: ROBERT A. BACINE,  
 FRIEDMAN, SCHUMAN, PC,  
 101 Greenwood Avenue, Fifth Floor,  
 Jenkintown, PA 19046

**BIDDLE, BARBARA A. also known as BARBARA BIDDLE, dec'd.**

Late of Springfield Township.  
 Executor: DAVID A. BIDDLE,  
 c/o Suzanne M. Hecht, Esquire,  
 795 E. Lancaster Avenue, #280,  
 Villanova, PA 19085.  
 ATTORNEY: SUZANNE M. HECHT,  
 HANEY and HECHT,  
 795 E. Lancaster Avenue, #280,  
 Villanova, PA 19085

**BLOSCHE, MONTE E. also known as MONTE EDWARD BLOSCHE, dec'd.**

Late of Springfield Township.  
 Executrix: MARY SALMENTO,  
 48 Lynn Drive,  
 Oreland, PA 19075.

**CIOE, RICHARD J., dec'd.**

Late of Borough of Pottstown.  
 Executor: JOSEPH A. CIOA, JR.,  
 c/o Andrew P. Grau, Esquire,  
 375 Morris Road, P.O. Box 1479,  
 Lansdale, PA 19446-0773.  
 ATTORNEY: ANDREW P. GRAU,  
 HAMBURG, RUBIN, MULLIN, MAXWELL &  
 LUPIN, PC,  
 375 Morris Road, P.O. Box 1479,  
 Lansdale, PA 19446-0773

**CMIEL, EDWARD THOMAS also known as ED BETHEL, dec'd.**

Late of Abington Township.  
 Executrix: MARI-AN CMIEL,  
 7822 Barnes Street,  
 Philadelphia, PA 19111.

**COCCOA, ANTHONY M., dec'd.**

Late of Gilbertsville, PA.  
 Administratrix: VIVIAN COCCIA,  
 c/o Richard T. Curley, Esquire,  
 50 E. Philadelphia Avenue, P.O. Box 357,  
 Boyertown, PA 19512.

**CRAWFORD, ARLENE A., dec'd.**

Late of Lower Providence Township.  
 Executrix: KATHRYN L. McGLONE,  
 c/o Grim, Biehn & Thatcher,  
 104 S. 6th Street, P.O. Box 215,  
 Perkasio, PA 18944-0215.  
 ATTORNEY: GREGORY E. GRIM,  
 GRIM, BIEHN & THATCHER,  
 104 S. 6th Street, P.O. Box 215,  
 Perkasio, PA 18944-0215

**DITZLER, PATRICIA M. also known as PATRICIA MARIE DITZLER, dec'd.**

Late of Borough of Pottstown.  
 Executor: GARY SIMMONS,  
 101 Maple Glen Circle,  
 Pottstown, PA 19464.  
 ATTORNEY: RICHARD V. GRIMES, JR.,  
 99 Clubhouse Drive,  
 Bernville, PA 19506

**EDWARDS, PATRICIA, dec'd.**

Late of Lower Merion Township.  
 Executrix: HEATHER TURNER,  
 137 N. Narberth Avenue,  
 Narberth, PA 19072.  
 ATTORNEY: HEATHER TURNER,  
 137 N. Narberth Avenue,  
 Narberth, PA 19072

**FEIGENBERG, MARVIN E. also known as MARVIN EDWARD FEIGENBERG, dec'd.**

Late of Whitemarsh Township.  
 Executor: ANDREW FEIGENBERG,  
 c/o Larry Scott Auerbach, Esquire,  
 1000 Easton Road,  
 Abington, PA 19001.  
 ATTORNEY: LARRY SCOTT AUERBACH,  
 1000 Easton Road,  
 Abington, PA 19001

**FIGLEAR, MARY R. also known as MARY RAYDA FIGLEAR, dec'd.**

Late of Lower Gwynedd Township.  
 Executrices: ELIZABETH ANN FIGLEAR AND  
 MARY KATHLEEN F. MALU,  
 c/o Guy F. Matthews, Esquire,  
 300 W. State Street, Suite 300,  
 Media, PA 19063.  
 ATTORNEY: GUY F. MATTHEWS,  
 ECKELL, SPARKS, LEVY, AUERBACH, MONTE,  
 SLOANE, MATTHEWS & AUSLANDER, P.C.,  
 300 W. State Street, Suite 300,  
 Media, PA 19063

**FRY, CATHERINE E., dec'd.**

Late of Lower Gwynedd Township.  
 Executrix: CAROL VERNON,  
 c/o Erica A. Russo, Esquire,  
 100 Four Falls, Suite 300,  
 West Conshohocken, PA 19428-2950.  
 ATTORNEY: ERICA A. RUSSO,  
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,  
 100 Four Falls, Suite 300,  
 West Conshohocken, PA 19428-2950

**GALLEO, JOHN A. also known as JOHN A. GALLEO, SR., dec'd.**

Late of Borough of Conshohocken.  
 Executors: JANET A. MARANO,  
 DIANE A. PAGLIARO,  
 PATRICK J. GALLEO AND  
 DAVID J. GALLEO,  
 P.O. Box 768,  
 Conshohocken, PA 19428.

**GIANGIULIO, SAMUEL H., dec'd.**

Late of Lower Merion Township.  
 Executrix: LYNN CAROL GIANGIULIO,  
 c/o Michael F.X. Gillin, Esquire,  
 Toscani & Gillin, P.C.,  
 230 N. Monroe Street,  
 Media, PA 19063.  
 ATTORNEY: MICHAEL F.X. GILLIN,  
 TOSCANI & GILLIN, P.C.,  
 230 N. Monroe Street, P.O. Box 2037,  
 Media, PA 19063



**GIUFFRIDA, MARY LOUISE also known as****MARY L. GIUFFRIDA, dec'd.**

Late of Borough of Lansdale.  
 Executrix: ANNA B. GIUFFRIDA,  
 c/o William Morrow, Esquire,  
 58 E. Penn Street, Norristown, PA 19401.  
 ATTORNEY: WILLIAM MORROW,  
 MORROW, TOMPKINS & LEFEVRE, LLC,  
 58 E. Penn Street,  
 Norristown, PA 19401

**GREENBERG, BERNARD M., dec'd.**

Late of Lower Merion Township.  
 Executrix: SUZAN GREENBERG,  
 408 Pembroke Road,  
 Bala Cynwyd, PA 19004.  
 ATTORNEY: KATHERINE B. COMMONS,  
 COMMONS & COMMONS LLP,  
 6377 Germantown Avenue,  
 Philadelphia, PA 19144

**HELMETAG, MARJORIE D. also known as****MARJORIE L. DEARNLEY HELMETAG, dec'd.**

Late of Lower Merion Township.  
 Executor: CARL HELMETAG, III,  
 c/o Paul C. Heintz, Esquire,  
 1500 Market Street, Suite 3400 West,  
 Philadelphia, PA 19102-2101.  
 ATTORNEY: PAUL C. HEINTZ,  
 OBERMAYER REBMANN MAXWELL &  
 HIPPEL, LLP,  
 1500 Market Street, Suite 3400 West,  
 Philadelphia, PA 19102-2101

**HO, WINSTON W., dec'd.**

Late of Montgomery Township.  
 Executrix: JENNIFER HO PARKER,  
 c/o James L. Hollinger, Esquire,  
 60 E. Penn Street, P.O. Box 150,  
 Norristown, PA 19404.  
 ATTORNEY: JAMES L. HOLLINGER,  
 SMITH, AKER, GROSSMAN & HOLLINGER,  
 60 E. Penn Street, P.O. Box 150,  
 Norristown, PA 19404

**HOELKER JR., EDMUND W., dec'd.**

Late of Lower Providence Township.  
 Executor: EDWARD W. HOELKER, III,  
 1039 Presidents Drive,  
 Lititz, PA 17543.  
 ATTORNEY: JOSEPH J. BALDASSARI,  
 FUREY & BALDASSARI, P.C.,  
 1043 S. Park Avenue,  
 Audubon, PA 19403

**JENNINGS, ELIZABETH A., dec'd.**

Late of Worcester Township.  
 Executrix: ELIZABETH A. SMITH,  
 c/o Moira B. Rosenberger, Esquire,  
 One Summit Street,  
 Philadelphia, PA 19118.  
 ATTORNEY: MOIRA B. ROSENBERGER,  
 BARBER, SHARPE & ROSENBERGER,  
 One Summit Street,  
 Philadelphia, PA 19118

**KOHN, LIBBY, dec'd.**

Late of Upper Merion Township.  
 Executrix: CAROL LYNN KOHN,  
 49 Roboda Boulevard,  
 Royersford, PA 19468.

**KRANČH, DAVID K. also known as****DAVID KARL KRANČH, dec'd.**

Late of Lower Pottsgrove Township.  
 Executor: ORRSTOWN BANK,  
 1100 Berkshire Boulevard, Suite 302,  
 Wyomissing, PA 19610.

**McGRATH, DAVID F. also known as****DAVID FRANCIS McGRATH, SR., dec'd.**

Late of Abington Township.  
 Executor: ROBERT C. McGRATH,  
 c/o Joseph P. Stampone, Esquire,  
 500 Cottman Avenue,  
 Cheltenham, PA 19012.  
 ATTORNEY: JOSEPH P. STAMPONE,  
 STAMPONE O'BRIEN DILSHEIMER LAW,  
 500 Cottman Avenue,  
 Cheltenham, PA 19012

**MITERMAN, IRVING, dec'd.**

Late of Abington Township.  
 Executor: MARC MITERMAN,  
 1708 Julie Court,  
 Bensalem, PA 19020.  
 ATTORNEY: MICHAEL SCHWARTZ,  
 707 Lakeside Park,  
 Southampton, PA 18966

**MONOSTRA, LOUIS, dec'd.**

Late of Eagleville, PA.  
 Executor: ROBERT A. FINK,  
 78 Do-Jan Drive,  
 Pottstown, PA 19465.  
 ATTORNEY: ADAM SAGER,  
 SAGER & SAGER ASSOCIATES,  
 43 E. High Street,  
 Pottstown, PA 19464

**MOORE, WILLIAM E. also known as****WILLIAM EVANS MOORE, dec'd.**

Late of Collegeville, PA.  
 Personal Representative: JAMES M. MOORE,  
 c/o Peter P. Perry, Esquire,  
 1600 Lehigh Parkway East, 1E,  
 Allentown, PA 18103-3097.  
 ATTORNEY: PETER P. PERRY,  
 1600 Lehigh Parkway East, 1E,  
 Allentown, PA 18103-3097

**MOYER, ALLEN K., dec'd.**

Late of Borough of Pottstown.  
 Executrix: DONNA J. MOYER,  
 12 E. 8th Street,  
 Pottstown, PA 19464.  
 ATTORNEY: JOHN A. KOURY, JR.,  
 O'DONNELL, WEISS & MATTEI, P.C.,  
 41 E. High Street,  
 Pottstown, PA 19464

**PONCHERI, MARGARET J. also known as****MARGARET PONCHERI, dec'd.**

Late of Borough of Stowe.  
 Executrix: ALICE M. KULP,  
 c/o John T. Dooley, Esquire,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446.  
 ATTORNEY: JOHN T. DOOLEY,  
 DISCHELL, BARTLE & DOOLEY, PC,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446

**PROWSE, MAUREN THERESA also known as****MAUREN T. PROWSE, dec'd.**

Late of East Norriton Township.  
 Administrator: DENNIS E. PROWSE,  
 614 Northampton Road,  
 Norristown, PA 19403.

**RHOADS, BETTY D., dec'd.**

Late of Douglass Township.  
Co-Executors: LARRY G. RHOADS AND  
GAIL A. MOYER,  
c/o Michelle M. Forsell, Esquire,  
Norris McLaughlin, P.A.,  
570 Main Street,  
Pennsburg, PA 18073.  
ATTORNEY: MICHELLE M. FORSELL,  
NORRIS McLAUGHLIN, P.A.,  
570 Main Street,  
Pennsburg, PA 18073

**ROMAN, VERONICA L., dec'd.**

Late of Upper Gwynedd Township.  
Executor: ALBINO L. ROMAN,  
3417 Brittany Pointe Estates,  
Lansdale, PA 19446-6529.  
ATTORNEY: MICHAEL F. ROGERS,  
SALVO ROGERS ELINSKI & SCULLIN,  
510 E. Township Line Road, Suite 150,  
Blue Bell, PA 19422

**ROSEBERRY, WILLIAM L., dec'd.**

Late of Borough of Souderton.  
Administrator: DARWIN N. ROSEBERRY,  
823 Cathill Road,  
Sellersville, PA 18960.  
ATTORNEY: DENIS W. LANCTOT,  
Newtown Pavilion, Suite 202,  
6 Penns Trail,  
Newtown, PA 18940

**ROSEBERRY, BEULAH S. also known as  
BEULAH ROSENBERRY, dec'd.**

Late of Hatfield Township.  
Executor: WILLIAM J. ROSEBERRY,  
c/o Mullaney Law Offices,  
598 Main Street, P.O. Box 24,  
Red Hill, PA 18076-0024.  
ATTORNEY: CHRISTOPHER P. MULLANEY,  
MULLANEY LAW OFFICES,  
598 Main Street, P.O. Box 24,  
Red Hill, PA 18076-0024

**RUBIN, BERNARD ERIC also known as  
BERNARD E. RUBIN and  
BERNARD RUBIN, dec'd.**

Late of Whitemarsh Township.  
Executrix: MARCIA RUBIN,  
51 Scarlet Oak Drive,  
Lafayette Hill, PA 19444.  
ATTORNEY: DAVID BANKS,  
3038 Church Road,  
Lafayette Hill, PA 19444

**RUTTER, FRANCES E., dec'd.**

Late of Borough of Pennsburg.  
Executrix: CAROL DIAMOND,  
c/o Elizabeth R. Howard, Esquire,  
301 Gay Street, P.O. Box 507,  
Phoenixville, PA 19460.

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

Late of Borough of Norristown.  
Executor: PETER E. MOORE.  
ATTORNEY: PETER E. MOORE,  
NARDUCCI, MOORE, FLEISHER, ROEBERG &  
WOLFE, LLP,  
589 Skippack Pike, Suite 300,  
Blue Bell, PA 19422

**SONCINI, JOHN J., dec'd.**

Late of Springfield Township.  
Executor: DOUGLAS J. SONCINI,  
c/o Daniel A. Czapliski, Esquire,  
400 Maryland Drive, P.O. Box 7544,  
Fort Washington, PA 19034-7544.  
ATTORNEY: DANIEL A. CZAPLICKI,  
TIMONEY KNOX, LLP,  
400 Maryland Drive, P.O. Box 7544,  
Fort Washington, PA 19034-7544

**WALMBOLD, HELEN also known as  
HELEN H. WAMBOLD, dec'd.**

Late of Plymouth Township.  
Administrator: JOHN MARLIN WAMBOLD, c/o  
Robert H. Lefevre, Esquire,  
58 E. Penn Street,  
Norristown, PA 19401.  
ATTORNEY: ROBERT H. LEFEVRE,  
MORROW, TOMPKINS & LEFEVRE, LLC,  
58 E. Penn Street,  
Norristown, PA 19401

**WOLFSON, ROBERT J., dec'd.**

Late of Lower Merion Township.  
Executor: RICHARD WOLFSON,  
c/o Brittany J. Camp, Esquire,  
100 Four Falls, Suite 300,  
West Conshohocken, PA 19428-2950.  
ATTORNEY: BRITTANY J. CAMP,  
HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,  
100 Four Falls, Suite 300,  
West Conshohocken, PA 19428-2950

**YELVERTON, KENNETH, dec'd.**

Late of Montgomery Township.  
Executrix: HEATHER TURNER,  
137 N. Narberth Avenue,  
Narberth, PA 19072.  
ATTORNEY: HEATHER TURNER,  
137 N. Narberth Avenue,  
Narberth, PA 19072

**ZIESING, SINCLAIR ADAMS also known as**

**MAUDE SINCLAIR ZIESING,  
MAUDE SINCLAIR A. ZIESING,  
SINCLAIR A. ZIESING,  
SINCLAIR ZIESING,  
MAUDE SINCLAIR ADAMS ZIESING and  
M. SINCLAIR ZIESING, dec'd.**

Late of Lower Merion Township.  
Executrices: SINCLAIR ADAMS ZIESING,  
212 Winchester Drive,  
Horsham, PA 19044,  
GRACE HOLBROOK ZIESING,  
109 Glynn Avenue,  
St. Davids, PA 19087.  
ATTORNEY: THOMAS W. FLYNN, III,  
19 Waterloo Avenue,  
Berwyn, PA 19312

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## FICTITIOUS NAME

*Notice is Hereby Given pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of intention to file in the office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, an application for the conduct of a business in Montgomery County, Pennsylvania under the assumed or fictitious name, style or designation of*

An application for registration of the fictitious name **Beadazzle Me Designs**, 131 Steeplechase Dr., North Wales, PA 19454, has been filed in the Department of State at Harrisburg, PA, File Date 10/21/2019, pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is Donna M. Plunkett, 131 Steeplechase Dr., North Wales, PA 19454.

**Up You Go Consulting** with its principal place of business at 510 Monroe Road, Merion Station, PA 19066.

The name and address of the person owning or interested in said business is: Lisa Cochet, 510 Monroe Road, Merion Station, PA 19066.

The application was filed on December 3, 2019.

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## MISCELLANEOUS

### LEGAL NOTICE OF ORDINANCE ADOPTION

PUBLIC NOTICE IS HEREBY GIVEN that on January 6, 2020, Ambler Borough Council adopted Ordinance 1115, such ordinance confirming Council's intention to file Articles of Incorporation for the creation of the Ambler Water Authority. On a date on or after January 21, 2020, articles of the proposed Authority shall be filed with the Secretary of the Commonwealth. Pursuant to Ordinance 1115, a new water authority will be created which shall oversee the provision of water service to customers in Ambler Borough and portions of Lower Gwynedd Township, Upper Dublin Township, Whitemarsh Township and Whitpain Township. Such water service is currently provided by the Borough, which shall continue providing such service until it is granted authorization to abandon its certificate of public convenience issued by the Pennsylvania Public Utilities Commission. As proposed, the Authority will have a Board of Directors comprised of citizens from the municipalities to which service is provided. Ambler would continue to own the system, which it would lease to the Authority. The Articles will be filed by the solicitor.

**Joseph E. Bresnan, Esquire**  
Solicitor, Borough of Ambler

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## EXECUTIONS ISSUED

**Week Ending January 7, 2020**

**The Defendant's Name Appears  
First in Capital Letters**

7 EAST LANCASTER FANCY FACE, LLC:  
PNC BANK, GRNSH. - Giordanos Garden  
Groceries, LLC; 201925682.  
AMERICAN COINS & GOLD, INC.: HASSAN, RILWAN -  
Acm Mcc Vi, LLC As Assignee Of Merchant Cash And  
Capital, LLC; 202000108; \$376,094.98.

AMERICAN REAL ESTATE DEVELOPMENT, LLC -  
Franklin Management, Inc.; 201928011; \$730,520.84.  
APPLE ROOFING COMPANY: MULHERN, MICHAEL:  
RAVER, RYAN, ET AL. - American Builders &  
Contractors Supply Co, Inc.; 201922656.  
BANKS, PATRICIA: WELLS FARGO BANK, GRNSH. -  
Midland Funding, LLC; 201625968; \$2,525.13.  
BREIDOR, HOLLY - Jpmorgan Chase Bank  
National Association; 201629385; ORDER/  
JUDGMENT/167,218.31.  
CHARLES COHEN PLUMBING AND HEATING, LLC -  
Donegal Mutual Insurance Co; 201928078;  
WRIT/EXEC.  
CLIFFORD, GARY - Pls Corporation Investments, LLC,  
et al.; 201924027.  
COPYLITE PRODUCTS, LLC: COPYLITE PRODUCTS  
CORPORATION: BANK OF AMERICA, GRNSH. -  
Industrial Real Estate Management, Inc., et al.;  
201822863; WRIT/EXEC.  
COURT STREET BUILDERS, LLC:  
VENTRESCA, PAUL: MARIA, ET AL. -  
Keystone Business Credit, LLC; 201925277.  
DARCANGELO BUILDERS, INC.:  
CARMEN, DARCANGELO: BRYN MAWR TRUST,  
GRNSH. - Liberty Roofing Center Quakertown, LLC;  
201914126.  
HASSAN, MARY: SAID - Hsbc Bank Usa  
National Association; 201802362.  
MIMS, NICHOLAS - Pennsylvania Housing  
Finance Agency; 201918677; \$119,651.97.  
MORGAN, CHELSIE: PNC BANK, GRNSH. -  
Ally Bank; 201923537; WRIT/EXEC.  
O'BRIEN, JAMES - Village At Regents Park  
Homeowners Association; 201918848; \$2,777.87.  
ORGANTINI, CHRISTOPHER: DAWN -  
Bac Home Loan Servicing, L.P., et al.; 201701630.  
PANZARELLA, ELIZABETH: RUSSELL: UNIVEST  
BANK & TRUST CO, GRNSH. - Maple Hill  
Community Association; 201925581; \$2,059.60.  
PETERSON, TAHARA: FRANLIN MINT  
FEDERAL CREDIT UNION, GRNSH. -  
Cramer Hill Apartment; 201917135; WRIT/EXEC.  
RANKIN, MARIA - Jp Morgan Mortgage  
Acquisition Corp C/O Rushmore Loan Manag;  
201920780.  
RICE, THOMAS: THOMAS - Wilmington Savings  
Fund Society Fsb Et Al; 201924473.  
ROBBINS, HOLLY: MICHAEL - Citadel Servicing  
Corporation, et al.; 201828670; ORDER/  
IN REM JUDGMENT/1,365.95.  
SKALECKI, MICHAEL: TERRI: THE UNITED STATES  
OF AMERICA - The Bank Of New York Mellon,  
et al.; 201304430; ORDER/IN REM JUDGMENT/  
977,932.  
UNITED PARCEL SERVICE: TRU MARK, GRNSH. -  
Hagan, Vincent, et al.; 201922156; WRIT/EXEC.  
VINCE & TONY'S PIZZA, INC.: RUSSO, VINCE:  
LORI - Santander Bank Na; 201929458; \$114,510.67.  
VOLPE EXPRESS - Singletary Gorup, Inc.; 201929586;  
\$9,112.02.  
WILLIAMS, LESLIE: DANIELS, LESLIE:  
BELLO, LESLIE - Thomas Jefferson University;  
201302105; \$24,538.50.  
WITWER, STACY: TD BANK, GRNSH. -  
Main Street Acquisition Corp; 201417629;  
WRIT/EXEC.

**JUDGMENTS AND LIENS ENTERED****Week Ending January 7, 2020****The Defendant's Name Appears  
First in Capital Letters**

APPLE ROOFING COMPANY - Baker, James; 202000172; Judgment fr. District Justice; \$5,182.20.  
 BAYLE, JAMES - Lvnv Funding Llc; 202000198; Judgment fr. District Justice; \$3,736.47.  
 BLAZONA, JOSEPH - Americredit Financial Services; 202000224; Judgment fr. District Justice; \$3919.86.  
 BOLDEN, SHIRL - Midland Funding Llc; 202000209; Judgment fr. District Justice; \$908.50.  
 CANCELLIERE, JOSEPH: DANIEL - Tony Bello & Sons Inc; 201929533; Complaint In Confession of Judgment; \$231,365.83.  
 DPR INVESTMENTS LLC: RING, DANIEL - Sms Financial P Llc; 201929526; Complaint In Confession of Judgment; \$47,500.00.  
 KANE BUILDERS S&D INC: HEIDENBERG PROPERTIES LLC: LAKE PLAZA SHOPPING CENTER LLC, ET.AL. - Mcas Roofing & Contracting Inc; 201929541; Foreign Judgment; \$16,078.92.  
 LEE, WOON: AE - Audubon Square Inc; 201929431; Complaint In Confession of Judgment Money; \$26,442.95.  
 SAYEH, LAWRENCE - Cavalry Spv I Llc; 202000090; Judgment fr. District Justice; \$1,914.46.  
 TERRY, MATTHEW: BRANDY - Americredit Financial Services; 202000211; Judgment fr. District Justice; \$3963.06.

**LETTERS OF ADMINISTRATION****Granted Week Ending January 7, 2020****Decedent's Name Appears First,  
Then Residence at Death, and  
Name and Address of Administrators**

DOYLE, FRANCIS X. JR. - Upper Moreland Township; Doyle, Francis X., 1643 Magnolia Avenue Hatboro, PA 19040; Doyle, Patricia A., 1643 Magnolia Avenue Hatboro, PA 19040.  
 HANSEN, ELLEN - ; Maransky, Michael J., 10 Sentry Parkway Blue Bell, PA 19422.  
 HARRISON, DALBERT O. - Norristown Borough; Harrison, Shirell L., 1730 North Hills Drive Norristown, PA 19401.  
 PARKER, CHARLES B. - Upper Gwynedd Township; Parker, Julie A., 836 Girard Avenue Lansdale, PA 19446.  
 SCHIELKE, ANDREW G. - Upper Dublin Township; Schielke, Robert W., 37 North 23Rd Street Kenilworth, NJ 07033.  
 TOMCZAK, PATRICIA J. - Plymouth Township; Tomczak, Jerome J., 611 Old Elm Street Conshohocken, PA 19428.

**SUITS BROUGHT****Week Ending January 7, 2020****The Defendant's Name Appears  
First in Capital Letters**

ALTOMARI, JOHN - Crouch, Melissa; 202000217; Complaint Divorce; Brown, Lisa Kane.  
 BELLAMY, BRENEE - Harris, Damon; 201929490; Complaint for Custody/Visitation; Rentz, Sheryl R.  
 BIRD, CHRIS: ALBERTA - Ventrone, Michael; 201929314; Petition to Appeal Nunc Pro Tunc.  
 CAMPION, PATRICK - Commonwealth Of Pennsylvania Department Of Transportation; 201929358; Appeal from Suspension/Registration/Insp.  
 CARPENTER, ROMAN - Carpenter, Darlene; 202000104; Complaint Divorce.  
 DAVIS, TROY: CHAD - Jones-Cole, Tanea; 202000248; Civil Action; Campbell, Charles W.  
 FRATANGELI, KIM - Erdman, Russel; 202000157; Complaint Divorce.  
 FX CASSIDY & ASSOCIATES - Tomaszewski, Jacqueline; 202000169; Defendants Appeal from District Justice.  
 GLOSTER, JOHNNY - Green, Ayana; 202000173; Support/Exceptions.  
 GOTLEWSKI, JAMES - Gotlewski, Laurie; 202000225; Complaint Divorce; Rentschler, Thomas C.  
 GULIAN, CHANTEL: MAIR, JOHN - Mair, Ashley; 202000045; Complaint for Custody/Visitation.  
 GUTEKUNST, SCOT - Rago, Danielle; 202000080; Complaint for Custody/Visitation; Difiore, Anthony D.  
 HENRY, MIRANDA - Corcoran, Michael; 202000147; Complaint Divorce.  
 HOCK, TAYLOR - Younger, Jacob; 202000177; Complaint Divorce.  
 HOFFMAN, JAMIE - Hoffman, Marlene; 202000171; Complaint for Custody/Visitation; Leeds, Abigail Silverman.  
 JUDGE, DEANNA - Judge, Jack; 202000231; Complaint for Custody/Visitation.  
 KHATAMOV, OBIDJON - Harding, Chelsea; 202000242; Complaint Divorce.  
 LARUE, PETER - Larue, Megan; 202000149; Complaint Divorce.  
 LAW FIRST FINANCE LLC - Espinal, Juan; 201929521; Petition.  
 LEE, DOMINIC - Mendez, Shaina; 202000087; Complaint for Custody/Visitation.  
 LEFLER ENERGY: PETROLEUM HEAT AND POWER CO INC - Liberty Mutual Insurance; 202000180; Civil Action; Zellner, Brian K.  
 LEVONSKI, TREVOR - Levonski, Teresa; 202000055; Complaint for Custody/Visitation.  
 MANNARINO, JOHN - Mannarino, Christine; 202000252; Complaint Divorce; Mittman, Norman.  
 MARKLEY MOTORS: PENA, GERMAN - Hernandez, Candelario; 202000164; Defendants Appeal from District Justice.  
 MILLWARD, ROBERT - Fallick, Harry; 201929587; Petition.  
 MORGAN STANLEY: MANNING, JENNIFER: TITTLE, KENT, ET.AL. - Tittle, Lance; 202000196; Petition; Allebach, David L., Jr.  
 MUELLER, KENT - American Express National Bank; 201928137; Civil Action; Felzer, Jordan W.

- MURILLO CRUZ, ICIAR - Keech, Andrew; 202000159; Complaint Divorce.
- PENATE-LINARES, OSCAR - Ventura, Jamilette; 202000161; Petition for Protection from Sexual Viol.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Barclay, Bryan; 202000106; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Fry, Zachary; 202000078; Appeal from Suspension/Registration/Insp; Klein, Ellis B.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Boddie, Anthony; 201929392; Appeal from Suspension/Registration/Insp; Goodman, Michael B.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Fine, Charles; 202000205; Appeal from Suspension/Registration/Insp; Sager, Adam.
- RANDOLPH, NANCY - Fallick, Harry; 201929588; Petition.
- RECIGNO LABORATORIES LLC - Tyco Fire & Security Us Managment Inc; 202000134; Defendants Appeal from District Justice.
- RIVERA, ALEXANDER: HENDERSON, STEPHANIE: RIVERA, ALEXANDER - Mendez, Shaina; 201929569; Complaint for Custody/Visitation.
- RODRIGUEZ, MIGUEL - Rodriguez, Marisol; 202000190; Complaint Divorce.
- ROSARIO, EMILY - Rosario, Marvin; 202000208; Complaint Divorce.
- SCHUETTLER, DAVID - Schuettler, Brandi; 202000102; Complaint Divorce.
- SERRBOCCO, NICHOLAS: DONNA - Biesecker, Angela; 201929486; Petition to Appeal Nunc Pro Tunc.
- SLAUGHTER, DARREN - Slaughter, Janet; 202000191; Complaint Divorce; Kaufman, Madeleine R.
- THOMPSON, MICHAEL-JOHN - Carroll, Toni; 202000058; Complaint for Custody/Visitation.
- ZEHR, DARWIN: KAREN - Payne, Bob; 202000162; Plaintiffs Appeal from District Justice; Cullen, Sean E.
- EMERY, GEORGE L. - Pottstown Borough; Mccoy, Danielle R., 304 Blacksmith Road Douglassville, PA 19518.
- GIBSON, JUDITH A. - Worcester Township; Beck, William F., 692 Spruce Dr West Chester, PA 19382.
- HARRINGTON, THOMAS D., SR. - Springfield Township; Cleary, Maryalice, 105 Hampton Lane Blue Bell, PA 19422.
- HARRIS, BESSIE - Cheltenham Township; Harris, Gregory L., 137 New Street Glenside, PA 19038.
- HASSOLD, ELAINE F. - Lower Merion Township; Fackenthal, Edward, 1945 Swedesford Road Malvern, PA 19355; Flick, Louise H., 23 Aylesbury Drive St Louis, MO 63132.
- HIPP, JEANETTE E. - Whitemarsh Township; Chun, Jeanette, 2311 S. Gilinger Road Lafayette Hill, PA 19444; Hipp, Robert A., 3019 Chestnut Street Lafayette Hill, PA 19444.
- HOCKRIDGE, RALPH R. - Upper Gwynedd Township; Hockridge, Brian J., Po Box 557 Eden, UT 84310.
- KEHLER, JANET A. - Upper Gwynedd Township; Kehler, Keith E., 448 Store Road Harleysville, PA 19438.
- KERSHNER, ELLSWORTH S. - Horsham Township; Luddecke, Tricia, 224 Pine Tree Lane Hatboro, PA 19040.
- LIEBERUM, HUBERT P., JR. - East Norriton Township; Lieberum, Thomas J., 287 Big Hammer Lane Manchester, TN 37355.
- MARSHALL, TERRELL, JR. - Cheltenham Township; Jakubowski, John R., 1330 Easton Road Abington, PA 19001; Pailas, Tyler C., 344 Glen Echo Road Philadelphia, PA 19119.
- MCGARVEY, KATHLEEN A. - Ambler Borough; MCGarvey, Daniel D., 18 Essex Court Quakertown, PA 18951.
- MORGAN, BETTY H. - Lower Providence Township; Langston, James A., 463 School House Lane Devon, PA 19333.
- PARTINGTON, RICHARD O. - Whippain Township; Partington, S. L., 211 Grist Mill Court Ambler, PA 19002.
- PIASECKI, EUFEMIA G. - Horsham Township; Coleman, Diane A., 315 Sissinghurst Drive West Chester, PA 19382; Szczesniak, Karen K., 1732 Harness Drive Warrington, PA 18976.
- SMITH, JUNE F. - Marlborough Township; Smith, Shari D., 5014 Mclean Station Road Green Lane, PA 18054.
- STAPLER, GWENDOLYN - Plymouth Township; Horry, Elisabeth, 58 Red Rowan Lane Plymouth Meeting, PA 19462.
- THOMAS, JOHN C. - Lower Salford Township; Melroy, Valerie J., 511 Juniper St Quakertown, PA 18951.
- TREACY, LUCY C. - Upper Moreland Township; Treacy, William F., Jr., 152 Twilight Drive Canonsburg, PA 15317.
- WEST, MARGOT I. - Lower Gwynedd Township; Shober, Cintra S., 124 Scituate Street Arlington, MA 02476.
- WILEY, BEVERLY A. - Montgomery Township; Swaby, Kristen, 2817 Blair Mill Road Willow Grove, PA 19090.

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## WILLS PROBATED

### Granted Week Ending January 7, 2020

#### Decedent's Name Appears First, Then Residence at Death, and Name and Address of Executors

- BURNETTA, THOMAS E. - Cheltenham Township; Burnetta, Katherine T., 31 Johns Road Cheltenham, PA 19012.
- CERRY, MARY M. - Whitemarsh Township; Kaufmann, GERALYNE, 2316 S Gilinger Rd Lafayette Hill, PA 19444.
- CREHEN, JUDITH A. - Red Hill Borough; Bilyk, Kathleen M., 211 Papermill Road Barto, PA 19504.
- DENNIS, ROBERT H. - Worcester Township; Dennis, Janis A., 2917 Clyston Rd Norristown, PA 19403.
- DIDOMENICO, SELENA - Upper Dublin Township; Didomenico, Michael P., 6 Mildred Lane Ambler, PA 19002.
- DRAPIKOWSKI, FRANK S. - ; Morano, Pamela, 103 Lehigh Avenue Rear Gloucester City, NJ 08030.

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**RETURN DAY LIST**

**January 20, 2020  
COURT ADMINISTRATOR**

**All motions “respecting discovery” in civil cases are subject to the provisions of Local Rule 4019\* - Discovery Master. If such a motion is answered in opposition on or before the rule return date, the matter is automatically listed for argument before the Discovery Master at 9:00 a.m. on the Friday of the week in which the rule was made returnable. Check the MCCCH electronic directory for assigned courtroom.**

1. Adamson v. Mogil - Plaintiff's Motion to Compel (Seq. 28 D) - **M. Greenfield - G. Slocum.**
2. Alterman v. O'Brien - Plaintiff's Motion to Conduct Discovery to Defendant's Wealth (Seq. 13 D) - **E. Silva - M. Miller.**
3. Artisan Display, Inc. v. Fessenden Hall of Pa., Inc. - Defendant Fessenden Hall of Pa.'s Motion for Admission Pro Hac Vice of Attorney Matthew Marotta (Seq. 55) - **M. Foley - M. Daley.**
4. Artisan Display, Inc. v. Fessenden Hall of Pa., Inc. - Defendant Fessenden Hall of Pa.'s Motion for Admission Pro Hac Vice of Attorney Jeffrey Kadish (Seq. 56) - **M. Foley - M. Daley.**
5. Artisan Display, Inc. v. Fessenden Hall of Pa., Inc. - Motion for Admission Pro Hac Vice of Attorney Michael Salvo (Seq. 54) - **M. Foley - M. Daley.**
6. Avery v. Ksenics - Defendant's Motion to Compel Plaintiff's Discovery (Seq. 3) - **K. Cohen - M. Hazel.**
7. Bannerman v. Moy - Plaintiff's Motion to Compel (Seq. 11 D) - **M. Greenfield - K. May.**
8. Barclays Bank Delaware v. Williams - Motion for Leave to Withdraw as Counsel for Defendant (Seq. 6) - **F. Weinberg - B. Weston.**
9. Carson v. Grandview Hospital - Defendant's Motion to Compel (Seq. 102 D) - **E. Chacker - J. Hoynoski.**
10. Cenlar FSB v. Stewart - Plaintiff's Motion to Amend the Complaint (Seq. 11) - **B. Lamanna - C. Campbell.**
11. Chase Manhattan Bank USA, N.A. v. Smith - Plaintiff's Petition to Compel Defendant to Answer Interrogatories in Aid of Execution (Seq. 31) - **W. Molczan.**
12. Chiaravalloti v. Margavich - Defendant's Motion to Compel Plaintiff's Answers to Written Discovery (Seq. 9 D) - **J. Piscitello - J. Layne.**
13. Clothier v. Modica - Defendant's Motion to Compel Answers to Discovery (Seq. 15 D) - **J. Penneys - R. Pugh.**
14. Coleman v. The David Cutler Group - Defendant's Motion to Compel (Seq. 153 D) - **C. Labletta - C. Rafuse - D. Rucket - J. Baakman - W. Catto.**
15. Collons v. Sahin - Plaintiff's Motion to Certify This Lawsuit as a Class Action Lawsuit (Seq. 181) Send to J. Tolliver After RR Date - **T. Swann.**
16. Cooper v. Kratz Enterprises, Inc. - Defendant's Motion for Protective Order (Seq. 58 D) - **G. Chada - P. Fecile-Moreland.**
17. Cooper v. West Side Electrical Service, Inc. - Defendant's Motion to Compel (Seq. 46 D) - **A. Grutzmacher - M. Coburn.**
18. Cramer v. Marcus - Defendant's Motion to Compel (Seq. 40 D) - **B. Yaches.**
19. Discover Bank v. Roberts - Motion for Leave to Withdraw as Counsel for Defendant (Seq. 1-4) - **N. Boone - B. Weston.**
20. Discover Bank v. Walters - Motion for Leave to Withdraw as Counsel for Defendant (Seq. 1-7) - **N. Boone - B. Weston.**
21. Ferreira v. Watson - Plaintiff's Motion to Compel Defendant's Discovery Responses (Seq. 38 D) - **P. Macavoy - R. Pugh.**
22. Firstrust Bank v. Minissale - Plaintiff's Motion to Reassess Damages (Seq. 22) - **K. Bates.**
23. Grebe v. Abington Memorial Hospital - Petition to Withdraw as Counsel for Plaintiff (Seq. 34) - **E. Galang - J. Reynolds.**
24. Hampshire at Harvard Condominium Owners Association v. Klapp - Plaintiff's Motion to Order Morgan Stanly Smith Barney to Sell Securities of C. Klapp and to Satisfy Judgment (Seq. 15) - **D. Pritchard.**
25. Hill v. Main Line Hospitals, Inc. - Non Party the Children's Hospital's Motion for Protective Order (Seq. 108 D) - **R. Wilson - F. Greek.**
26. Hill v. Main Line Hospitals, Inc. - Non Parties Hospital of The University of Pa.'s Motion to Quash Subpoenas Served on Non Parties Hospital of The University of Pa. (Seq. 109 D) - **R. Wilson - F. Greek.**
27. Horvath v. Neilson - Defendant's Motion for Protective Order (Seq. 35 D) - **A. Altopiedi - H. Noye.**
28. Industrial Floor Corp v. Ameriquet Technologies, Inc. - Petition to Appoint Receiver (Seq. 10) - **J. Springer.**
29. Johnson v. Einstein Healthcare Network - Defendant's Motion to Strike Plaintiff's Objections to Defendant's Records Subpoenas and Compel Plaintiff's Authorizations (Seq. 58-D) - **C. Rothenberger - M. Sabo.**
30. Johnson v. Georges Market - Petition to Withdraw as Counsel for Plaintiff (Seq. 24) - **C. Srogoncik - J. Walsh.**
31. Jordan v. Gratson - Defendant's Motion to Compel Discovery (Seq. 39 D) - **J. Zafran - A. Davis.**
32. Kearney v. Finley - Defendant's Motion to Compel Discovery (Seq. 7 D) - **S. Friedman - C. Maloney.**
33. Legacy Capital Loan Fund, LLC v. Ddmflips, LLC - Defendant's Petition to Open the Default Judgment (Seq. 17) - **L. Mester - M. Weisberg.**
34. Lewis v. Levine - Motion for Leave to Withdraw Appearance (Seq. 4) - **A. Riemenschneider.**
35. Luczkowski v. St. Charles Borromeo Seminary - Defendant Arch Diocese of Philadelphia's Motion to Compel Plaintiff's Responses to Written Discovery Propounded on 10/15/19 (Seq. 22 D) - **J. McNally - S. Medina.**
36. Marchak v. Crowley - Plaintiff's Motion to Compel Discovery (Seq. 8 D) - **J. Solnick - J. Auth.**
37. McFadden v. Universal Restoration Systems - Plaintiff's Motion for the Court to Assess My Capacity to Represent Myself and Grant Relief as the Court Deems Appropriate (Seq. 5).
38. McIntyre v. Rozo - Defendant's Motion to Compel Plaintiff to Answer Requests for Admission - **M. Simon - T. Chapin.**
39. Meredith v. Belz - Plaintiff's Motion to Compel Discovery Responses (Seq. 29 D) - **M. Simon - J. Silli.**

40. Miller v. Miller - Petition to Withdraw as Counsel for Defendant (Seq. 65 F) - **A. Newman - J. Pritchard.**
41. Murphy Murphy and Murphy, P.C. v. Nationwide Insurance Company - Defendant's Motion to Strike Plaintiff's Objections and Compel Plaintiff's Answers to Interrogatories and RFP (Seq. 25 D) - **R. Murphy - B. Vance.**
42. Nascimento v. Bivins - Defendant's Motion to Compel Discovery (Seq. 11 D) - **C. Campbell - M. Khan.**
43. Norris v. Abington Jefferson Health - Defendant Abington Health, et al.'s Motion to Strike Plaintiff's Certificates of Merit (Seq. 17) - **A. Aigeldinger - D. Adelsberger.**
44. Odhner v. Odhner - Plaintiff's Counsel's Petition to Withdraw as Counsel (Seq. 1-02 F) - **J. Pritchard - D. Smirnov.**
45. Pard v. Wesselt - Defendant on Equity's Motion for Extension of Time to Respond to the Complaint (Seq. 9) - **M. Willner - J. Quinn - C. Hymowitz.**
46. Petry v. Rose - Defendant's Motion to Compel Plaintiff to Submit to an IME (Seq. 126 D) - **K. Petry - C. Cosgrove - V. Komarnicki.**
47. Quinn v. Lovitz - Plaintiff's Motion for Leave to File a Second Amended Complaint (Seq. 63) - **S. O'Hanlon - L. Falcone.**
48. Schaefer v. Spigonardo - Defendant's Motion to Compel Discovery (Seq. 9 D) - **S. Corr - A. Zabicki.**
49. Sharp v. Dougherty - Plaintiff's Motion to File Amended Reply to New Matter and Answer to counterclaim and in the Alternative, Open Default (Seq. 41) - **M. Pansini.**
50. Sharp v. Dougherty - Plaintiff's Motion to Strike Default Judgment on Defendant's Counterclaim (Seq. 40) - **M. Pansini.**
51. Sheridan v. Valley Forge Convention Center - Plaintiff's Motion to Consolidate With 1925028 - **M. Simon - S. Vilardi.**
52. Speakes v. Kim - Defendant's Motion to Compel Plaintiff's IME (Seq. 45 D) - **A. Shaw - J. Gilman.**
53. Sukhu v. Errandonea - Defendant's Motion to Compel Discovery (Seq. 6 D) - **Z. Feinberg - T. Simmons.**
54. Sukhu v. Errandonea - Defendant's Motion to Deem Request for Admissions Admitted (Seq. 7 D) - **Z. Feinberg - T. Simmons.**
55. Torres v. Flagzone, Inc. - Plaintiff's Motion to Transfer (Seq. 64) - **P. Munsing - K. Sykes.**
56. Turella v. Minnick - Defendant's Motion to Enforce Settlement (Seq. 19) - **A. Venters.**
57. Uriarte v. Uriarte - Petition to Withdraw as Counsel (Seq. 12) - **F. Flick.**
58. Uriarte v. Uriarte - Petition to Withdraw as Counsel for Defendant (Seq. 13) - **F. Flick.**
59. Walden v. Buckley - Defendant's Motion to Compel Plaintiff's Discovery Responses (Seq. 27 D) - **M. Greenfield - K. Sykes.**
60. Wells Fargo Bank, N.A. v. Davis - Plaintiff's Petition to Divest Junior Lienholder (Seq. 19) - **M. Wooters.**
61. Zimmerman v. Kravco Company, LLC - Defendant Kravco's Motion to Compel Additional Defendant Precision Concrete's Responses to Discovery (Seq. 38 D) - **S. Friedman - J. Riches.**
62. Zimmerman v. Kravco Company, LLC - Defendant's Motion to Compel Additional Defendant EJ Montgomery Contractors, Inc. Responses to Discovery (Seq. 39 D) - **S. Friedman - J. Riches.**