

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 June 26, 2019 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 July 31, 2019 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 & Final Publication

06-16219

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in the Sixth Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, on a Plan of Lots known as "Rosemont," (Plan made by Ralph E. Shaner, R.E., dated December 29, 1941 and revised January 2, 1942), bounded and described as follows, to wit:

BEGINNING at a stake in the Westerly line of Cherry Lane at a corner of Lot #40; thence along said Cherry Lane (50 feet wide), South 44 degrees West 50 feet, a corner of Lot #42; thence along said lot, North 46 degrees West 100 feet to a corner in line of Lot #60; thence along said lot, North 44 degrees East 50 feet to a corner of Lots #40, #41, #60 and #61; thence along line of Lot #40, South 46 degrees East 100 feet to the place of beginning.

BEING Lot #41 on said Plan.

BEING the same premises which William J. Jacobs, Jr. and Linda D. Jacobs, his wife, by Deed dated July 24, 1987, and recorded on July 31, 1987, in the Office of the Recorder of Deeds of Montgomery County at Norristown, Pennsylvania, in Deed Book 4846, Page 707, granted and conveyed unto Anthony E. Mickletz and Susan K. Mickletz, his wife, and Harold L. Smale and Patricia A. Smale, his wife, in fee.

Parcel Number: 16-00-04632-00-5.

Location of property: 1445 Cherry Lane, Pottstown, Pennsylvania 19464.

The improvements thereon are: Consist of a dwelling house and any and all outbuildings.

Seized and taken in execution as the property of **Famous Fat Freddie's Pizza, LLC and Anthony E. Mickletz and Susan K. Mickletz, husband and wife**, at the suit of John P. Carmelo. Debt: \$189,651.53.

Wolf, Baldwin & Associates, P.C., Attorneys. I.D. #42304

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.

12-14283

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon created, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania and described according to a Plan thereof made by Daniel J. McLaughlin, Civil Engineer and Surveyor, dated March 6, 1958, as follows to wit:

BEGINNING at a point on the southwesterly side of Mill Road (sixty feet wide) said point being at the distance of one thousand six hundred sixty-one and fifty-six One Hundredths feet southeastwardly measured by partly along the southwesterly side of Mill Road (sixty foot wide) and partly along the southwesterly side of Mill Road (sixty foot wide) and partly along the southwesterly side of Mill Road (sixty foot wide) and partly along the southwesterly side of Mill Road (sixty-three) and fifty One-Hundredths foot wide) (the Southwesterly side of Mill sixty foot wide and the southwesterly side of Mill Road sixty three and fifty One-Hundredths foot wide are one and the same) and its extension from the center line of Easton Road; thence extending from said point of beginning south forty-six degrees twenty-five minutes east along the southwesterly side of Mill Road (sixty foot wide) eighty-one foot to a point; thence extending south forty three degrees thirty five minutes west two hundred eighty nine and fifty-five One Hundredths feet to a point on the Northeastly side of the Pennsylvania Turnpike Commission; thence extending along the last mentioned land the two following courses and distances, (1) north forty-five degrees thirty-nine minutes twenty-six seconds west sixty-six and forty-eight One Hundredths feet to a point an angle in the same and (2) north forty-one degrees fifty-six minutes twenty-five seconds west fourteen and fifty-seven One Hundredths feet to a point; thence extending north forty-three degrees thirty five minutes east two hundred eighty-seven and fifty-four One Hundredths feet to the first mentioned point and place of beginning.

BEING Lot 12.

BEING part of the same premises which Ambassador Estates, Inc. by Indenture date the 27th day of June A.D. 1957 and recorded in the office for the Recording of Deeds in and for Montgomery County in Deed Book 2798 page 141 granted and conveyed unto Fillmore Housing Corp. in fee.

Parcel Number: 59-00-12625-00-6.

Location of property: 3550 Mill Road, Hatboro, PA 19040.

The improvements thereon are: Single-family residence.

Seized and taken in execution as the property of **Robert Ruch, Jr. in His Capacity, as the Personal Representative of the Estate of Robert Ruch, Sr. (Deceased) and as the Sole Residuary Beneficiary of Robert Ruch, Sr.** at the suit of John J. O'Neill, et al. Debt: \$222,393.91 plus interest of \$105,434.42 (as of March 31, 2019) Total \$327,828.33.

Stradley Ronon Stevens & Young, 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 \$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.

13-09204

ALL THAT CERTAIN lot or piece of ground and all of the improvements thereon erected.

ALL THAT CERTAIN messuage and lot, piece or parcel of land, situate at Ringing Rocks, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described according to a survey thereof made by George F. Shaner, R. E. as follows, to wit:

BEGINNING at a stake along the Westerly right of way formerly of the Pottstown and Boyertown Electric Railway Company and lands formerly of John W. Bickel; thence along said right or way North 44 degrees East 85.88 feet to a point; thence North 12 degrees 9 minutes East 91.20 feet to a point; thence South 82 degrees 54 minutes West 97.54 feet to a point; thence South 70 degrees 46 minutes East, a distance of 140.90 feet to the point or place of beginning, the said last course passing through the middle of a division or party wall between this and house adjoining the said premises on the West.

BEING the same property which Tax Claim Bureau of the County of Montgomery, Pennsylvania, as Trustee, granted and conveyed unto Jacob Singer and Albert Martin, by Deed dated December 21, 2015 and recorded December 22, 2015 in the Recorder's Office of said County in Deed Book 5983 Page 237.

Parcel Number: 42-00-02473-00-5.

Location of property: 1845 North Keim Street, Pottstown, PA 19464.

The improvements thereon are: Residential single-family.

Seized and taken in execution as the property of **Carolyn Dillon, Deceased, and Julia w/ Dillon, Deceased, Co-Executrixes of The Estate of Julia F. Dillon, All Known and Unknown Heirs of The Estate of Julia F. Dillon, Jacob Singer, and Albert Martin** at the suit of PNC Bank, National Association. Debt: \$125,791.92.

Tucker Arsenberg, 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.

13-09920

ALL THAT CERTAIN messuage or tenement and lot of piece of ground, situate in **Jenkintown Borough**, Montgomery County, Pennsylvania, bounded and described according to a survey and plan thereof, made on 9/24/1920 by William T. Muldrew, Civil Engineer, as follows, to wit:

BEGINNING at a point, on the Northwesterly side of Division Street (25 feet wide) at the distance of 28.29 feet, Northeastwardly from the Northeasterly side of Walnut Street (40 feet wide); thence extending North 24 degrees, 46 minutes, 30 seconds West, passing through the center of the party wall of said messuage and crossing an 8 feet wide alley, in the rear, 91.44 feet, to a point, in line of land, now or late of H.C. LaRue; thence extending along same, North 64 degrees 17 minutes, 35 seconds East, 14.55 feet to a point; thence extending South 24 degrees, 46 minutes East, crossing the aforementioned 8 feet wide alley and passing through the center of the party wall of said messuage, 91.68 feet to the said side of Division Street; thence extending along same South 65 degrees, 13 minutes, 30 seconds West, 14.54 feet to the place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of the aforementioned alley, as and for a 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 alley in good order, condition and repair.

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

TITLE TO SAID PREMISES IS VESTED IN Joseph White and Jennifer White, by Deed from Peter Pomerantz and Julia Pomerantz, dated 03/06/2007, recorded 03/14/2007 in Book 5638, Page 2914.

Parcel Number: 10-00-00832-00-4.

Location of property: 403 Division Street, Jenkintown, PA 19046-3216.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph White and Jennifer White** at the suit of U.S. Bank National Association, Not in its Individual Capacity, but Solely as Trustee for The RMAC Trust, Series 2016-CTT. Debt: \$232,164.25.

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.

13-24701

ALL THAT CERTAIN lot or piece of ground, with the dwelling and improvements thereon erected, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a certain survey thereof made by George B. Mebus, Registered Professional Engineer, dated the Twenty-Eighth day of December A.D., 1951, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Stewart Avenue (forty feet wide) said point being at a distance of one and one one-hundredths feet measured North fifty degrees, seven minutes East from the intersection which the said Southeasterly side of Stewart Avenue makes with the Northeasterly side of Kenmore Avenue (formerly Tyson Avenue) (sixty-five feet wide) not open; thence from the first mentioned point and along the said Southeasterly side of Stewart Avenue North fifty degrees, seven minutes East, fifty-nine and twenty-nine one-hundredths feet to a point;

thence along land now or late of Clarence A. Nagle South thirty-nine degrees, fifty-three minutes East, one hundred seventy-two and sixty-five one-hundredths feet to a stone; thence through land of Standard Pressed Steel Company South seventy-four degrees, fifty minutes, thirty seconds East, eighty-three and ninety-five one-hundredths feet to a point; thence still through land of Standard Pressed Steel Company and parallel to the Northeast side of said Kenmore Avenue and one foot Northeast therefrom North forty-six degrees, two minutes East, one hundred four and forty-four one-hundredths feet to a point in the aforesaid Southeasterly side of Stewart Avenue the place of beginning.

BEING premises known as 363 Stewart Avenue.

FEE SIMPLE TITLE VESTED IN John J. Flamino, a single man and Joann Pickwell, a single woman, by Deed from Gregory Francis Glemser, dated 6/27/2003, recorded 7/23/2003, in the Montgomery County Recorder of Deeds in Deed Book 5476, Page 2005.

....and the said Joann Pickwell died 7/21/2011 intestate leaving as her only surviving heirs at law and next of kin the following: Vicki Alvaro, daughter. The said Vicki Alvaro was duly granted Letter of Administration on 8/10/2011 by the Surrogated Office of the County of Montgomery under Record and Docket Number 2011-X2824.

Parcel Number: 30-00-63716-00-1.

Location of property: 363 Stewart Avenue, Jenkintown, PA 19046-2231.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **John J. Flamino and Vicki Alvaro, in Her Capacity, as Administratrix and Heir of the Estate of Joann Pickwell, by Deed from Gregory Francis Glemser, dated 06/27/2003, recorded 07/23/2003 in the Montgomery County Recorder of Deeds in Deed Book 5476, Page 2005, and the said Joann Pickwell died 7/21/2011 intestate leaving as her only surviving Heirs at law and next of kin the following: Vicki Alvaro, daughter. The said Vicki Alvaro was duly granted Letter of Administration on 8/10/2011 by the Surrogated Office of the County of Montgomery under Record and Docket Number 2011-X2824** at the suit of Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, Not in its Individual Capacity, but Solely as Trustee for BCAT 2015-13BTT. Debt: \$239,007.91.

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.

13-27755

ALL THAT CERTAIN unit designated as Unit D-5 in the Maple Building, being a unit in Spring Mountain Summit, a condominium, located on Walnut Street and Centennial Street in **Schwenksville Borough**, Montgomery County, Pennsylvania, as being designated in the Declaration of Condominium of Spring Mountain Summit, under the Unit Property Act, dated 2/22/1980 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Deed Book 4503 Page 443 &c, and First Amendment thereto dated 2/26/1981 and recorded in Deed Book 4612 Page 99 and also designated on the Declaration Plan of Spring Mountain Summit recorded in the aforesaid Recorder of Deeds Office in Condominium Plan Book 7, Page 80 and a Code of Regulations of Spring Mountain Summit, recorded in the aforesaid Recorder of Deeds Office in Deed Book 4503 Page 480.

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

BEING the same premises which Joseph Davis and Sharon Davis, by Deed dated 1/23/2009 and recorded 2/9/2009 in Montgomery County in Deed Book 5721, Page 1276, granted and conveyed unto Kenneth Lyle.

Parcel Number: 20-00-00060-39-7.

Location of property: 3322 Forest Lane Schwenksville, PA 19473.

The improvements thereon are: Condominium Mid Rise 4-6 Stories.

Seized and taken in execution as the property of **Kenneth Lyle III** 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: \$90,229.93.

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 \$3,500. 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.

14-00538

ALL THAT CERTAIN lot or piece of ground, situate in **Plymouth Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan "Cardinal View", made by Chambers Assoc., Consulting Engineers and Surveyors, dated 4/8/1987 and last revised on 11/16/1988 and recorded in Plan Book A-50, Page 307, as follows, to wit:

BEGINNING at a point on the northeasterly side of Cardinal Drive (50 feet wide), said point being a corner of Lot No. 46 on the above mentioned plan and place of beginning; thence extending from said place of beginning and along Lot No. 46 north 77 degrees 09 minutes 49 seconds east 139.40 feet to a point a corner of land now or late of Archdiocese of Philadelphia; thence extending along said land south 25 degrees 21 minutes 53 seconds east crossing a storm sewer easement 102.81 feet to a point a corner of Lot No. 44; thence extending along Lot No. 44 and along the southeasterly side of said easement south 85 degrees 33 minutes 20 seconds west 165.61 feet to a point on the northeasterly side of Cardinal Drive; thence extending along the northeasterly side of Cardinal Drive the two (2) following courses and distances, viz: (1) re-crossing easement on the arc of a circle curving to the left having a radius of 200.00 feet the arc distance of 29.29 feet to a point of tangent and (2) north 12 degrees 50 minutes 11 seconds west 47.00 feet to a point a corner of Lot No. 46; being the first mentioned point and place of beginning.

BEING known as Lot No. 45 on the above-mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN James DiPiero and Patti Giachetti-DiPiero, husband and wife, by Deed from Cardinal View Associates, Inc., dated 11/06/1992, recorded 11/13/1992, in Book 5024, Page 1199. MORTGAGOR James DiPiero died 09/22/2016, as surviving tenant by the entirety Patti Giachetti DiPiero became the sole owner of the mortgaged premises.

Parcel Number: 49-00-01741-88-3.

Location of property: 216 Cardinal Drive, Conshohocken, PA 19428-1393.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Patti Giachetti DiPiero** at the suit of MTGLQ Investors, L.P. Debt: \$544,757.65.

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.

14-34002

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Lower Moreland Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of "Woodmont", by Boucher James, Inc., dated 10/24/02 and last revised 3/3/2005 and recorded at Norristown, PA, in Plan Book 25, Page 5, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Copper Beech Road (50 feet wide) a corner of Lot 62 on said Plan; thence from said beginning point, along the Southwesterly side of Copper Beech Road, South 44 degrees, 56 minutes, 30 seconds East, 55.00 feet to a point of curve; thence on the arc of a circle curving to the right having a radius of 9.00 feet the arc distance of 14.14 feet to a point of tangent on the Northwesterly side of Lupine Lane (24 feet wide); thence along the Northwesterly side of Lupine Lane, South 45 degrees, 05 minutes, 30 seconds West, 117.00 feet to a point of curve; thence along the arc of a circle curving to the right having a radius of 14.00 feet the arc distance of 21.99 feet to a point on the Northeasterly side of Lupine Lane (24 feet wide); thence along the Northeasterly side of Lupine Lane North 44 degrees, 56 minutes, 30 seconds West, 50.00 feet to a point a corner of Lot 62 on said plan; thence along Lot 62, North 45 degrees, 03 minutes, 30 seconds East, 140.00 feet to a point on the Southwesterly side of Copper Beech Road the first mentioned point and place of beginning.

BEING Lot 63, as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Christopher M. Loscalzo and Monica A. Adduci, h/w, by Deed from Gigliotti Woodmont Associates, L.P., dated 04/28/2006, recorded 05/04/2006 in Book 5599, Page 1557.

Parcel Number: 41-00-02382-02-5.

Location of property: 1616 Copper Beech Road, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christopher M. Loscalzo a/k/a Christopher Loscalzo and Monica A. Adduci a/k/a Monica Adduci** at the suit of Ally Bank. Debt: \$634,003.59.

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.

15-09609

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, described according to a Final Plan for Dominic LaRosa, made by Eastern Engineers and Surveyors, Inc., Warminster, Pennsylvania, dated 10/1/1987 and last revised 7/18/1988 and recorded in Plan Book A-50, Page 81, described as follows, to wit:

BEGINNING at a point of curve on the Northeasterly terminus of Ashley Drive (of variable width) a corner of Lot 9 on said plan; thence extending from Ashley Drive and along Lot 9 on said plan North 45 degrees 30 minutes 29 seconds East 80.69 feet to a point on the Southwesterly side of County Line Road (65 feet wide) thence along the same South 46 degrees 56 minutes East 152.06 feet to a point; thence extending from County Line Road and along land now or late of Emil Scheck, South 42 degrees 45 minutes 00 seconds West 38.47 feet to a corner of Lot 7 on said plan; thence along the same and along the center line of a 20 feet wide sanitary sewer easement North 77 degrees 11 minutes 46 seconds West 132.74 feet to a point of curve on the Southeasterly side of Ashley Drive; thence along the same on the arc of a circle curving to the left having a radius of 50 feet the arc distance of 50.00 feet to a point being the first mentioned point and place of beginning.

BEING Lot 8 on said plan.

CONTAINING in area 11,723 square feet.

TITLE TO SAID PREMISES IS VESTED IN John Kerr, by Deed from Lee Falgoust and Jean M. Falgoust, Dated 10/30/2000, recorded 11/22/2000, in Book 5339, Page 1249.

Parcel Number: 59-00-00485-14-9.

Location of property: 430 Ashley Drive, Hatboro, PA 19040-1222.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John Kerr** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee (Successor by Merger to LaSalle Bank National Association) as Trustee for Morgan Stanley Mortgage Loan Trust 2007-8Xs. Debt: \$273,360.78.

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.

15-30555

ALL THAT CERTAIN lot or piece of land with the buildings and improvements to be erected thereon, Situate in **Hatfield Township**, Montgomery County, Pennsylvania, bounded and described according to an Overall Plan of Subdivision entitled "The Arbors", made for Gambone Development Company, drawn by Schlosser & Clauss, Consulting Engineers, Inc., Hatfield, PA, Job No. 02017, dated 11/8/2002, last revised 8/5/2003 and recorded in Plan Book A-61, Pages 392-394, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Arbor Circle, said point being a corner of this and Open Space "F", as shown on said Plan; thence extending along the same South 34 degrees 33 minutes 29 seconds West 14.00 feet to a point on the Northeasterly side of Arbor Circle, thence extending along the same on an arc of curve, curving to the right, having a radius of 125.00 feet, the arc distance of 53.78 feet to a point a corner of Lot No. 53, thence extending along Lot No. 53 North 67 degrees 30 minutes 35 seconds East 125.38 feet to a point a corner in line of Lot No. 87, thence extending along Lot No. 87 the next two following courses and distances, viz: (1) South 22 degrees 29 minutes 25 seconds East 12.18 feet to a point; (2) South 41 degrees 28 minutes 22 seconds East 31.88 feet to a point a corner of Open Space "F", thence extending along the same South 67 degrees 30 minutes 35 seconds West 105.20 feet to said beginning point.

BEING Lot No. 52 on said Plan.

UNDER AND SUBJECT, however, to a drainage easement located upon and extending through premises as being more fully shown and set forth on the above mentioned recited Plan Book and Pages.

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

BEING the same premises which Deed, dated 10/03/05, conveying from Arbors Residential, LP, PA Ltd. Partnership to Kyung Tae Ko and Young Hee Ko, recorded 10/14/05, in Book 05675, Page 0558, Instrument # 2015149531.

Parcel Number: 35-00-00074-73-7.

Location of property: 12 Arbor Circle, Colmar, PA 18915.

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

Seized and taken in execution as the property of **Young Hee Ko and Kyung Tae Ko** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Benefit of the Certificate Holders of The CWALT, Inc., Alternative Loan Trust 2005-72, Mortgage Pass Through Certificates, Series 2005-72. Debt: \$365,012.80.

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 \$3,500. 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.

15-30745

ALL THAT CERTAIN lot or piece of ground, situate in Ardmore, in **Lower Merion Township**, Montgomery County, Pennsylvania, being more particularly bounded and described, as follows, to wit:

BEGINNING at a point in the middle line of a certain fifty feet wide public road called "Chestnut Avenue" at the distance of two hundred thirty and forty-one one-hundredths feet from the intersection of the said middle line of Chestnut Avenue and the middle line of Spring Avenue, thence south sixty-three degrees, thirty minutes west forty feet to a point in the dividing line between Lots No. 51 and No. 51, thence north twenty-six degrees, thirty minutes west one hundred thirty feet to a point in the rear of Lot No. 39 where it intersects with dividing line of said Lots No. 52 and No. 51, thence north sixty-five degrees, thirty minutes east, forty feet to a point, a corner, thence south twenty-six degrees, thirty minutes east one hundred thirty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jeannine Blay-Miezah by Deed from Jeannine Blay-Miezah and Reginald West dated March 11, 1988 and recorded April 5, 1988 in Deed Book 4869, Page 368.

Parcel Number: 40-00-10472-00-9.

Location of property: 216 Chestnut Avenue, Ardmore, Pennsylvania 19003.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jeannine Blay-Miezah** at the suit of Nationstar Mortgage LLC d/b/a Champion Mortgage Company. Debt: \$239,153.35.

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.

16-02868

ALL THAT CERTAIN property, situated in **Pottstown Borough**, Montgomery County, Pennsylvania, being more fully described in a Deed dated 12/28/1995 and recorded 1/25/1996, among the land records of the County and State set forth above, in Deed Volume 5138 and Page 664.

TITLE TO SAID PREMISES IS VESTED IN Robert M. Bertoti by Deed from John D. McLaughlin dated 12/28/1995 recorded 01/25/1996 in Deed Book 5138, Page 664.

Parcel Number: 16-00-26716-00-7.

Location of property: 369 South Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Robert M. Bertoti and Holly J. Bertoti** at the suit of LSF9 Master Participation Trust. Debt: \$93,338.47.

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.

16-22700

ALL THAT CERTAIN Lot or piece of land with the buildings and improvements thereon erected, situate in **Lower Providence Township**, Montgomery County, Pennsylvania, being Lot 39 on a Plan of Subdivision #2 of lots laid out for Harry W. Roediger by Donald H. Schurr, Registered Surveyor, Norristown, PA, dated 3/26/53 and bounded and described in accordance with as follows, to wit:

BEGINNING at a point on the Southeast side of Oaklynn Avenue (50 feet wide) at the distance of 144.84 feet Northeastwardly from a point of tangent of the radius found corner of Oaklynn Avenue and Mount Kirk Avenue (50 feet wide) a corner of Lot 38 on said plan; thence along the Northeast side of Oaklynn Avenue, North 47 degrees 40 minutes East 100 feet to a point, a corner of Lot 40; thence along Lot 40, South 44 degrees 20 minutes East 220 feet to a point in line of Lot 34; thence along lot 34, South 47 degrees 40 minutes West 14.86 feet to a point, a corner of Lot 35; thence along Lot 35, South 57 degrees 31 minutes West 65.66 feet to a point of Lot 37; thence along Lot 37, North 54 degrees 2 minutes West 100.99 feet to a point a corner of Lot 38; thence along Lot 38, North 44 degrees 20 minutes West 110.26 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael J. Falco and Theresa W. Falco, his wife, by Deed from Charles H. Hamilton and Sandra L. Hamilton, his wife, dated 07/27/1972, recorded 07/28/1972, in Book 3774, Page 124.

MICHAEL J. FALCO was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Michael J. Falco's death on or about 12/14/2014, his ownership interest was automatically vested in the surviving tenant by the entirety.

MORTGAGOR Theresa W. Falco a/k/a Theresa Falco a/k/a Theresa Wheeler Falco a/k/a Theresa C. Falco died on 11/04/2017, and Michael J. Falco, Jr. was appointed Administrator/trix of her estate. Letters of Administration were granted to him on 03/26/2018 by the Register of Wills of Montgomery County, No. 46-2018-X1125. Decedent's surviving heirs at law and next-of-kin are Michael J. Falco, Jr, Amy F. Blizzard, and Karen Mossup. By Executed waiver Amy F. Blizzard waived her right to be named in the foreclosure action.

Parcel Number: 43-00-09814-00-7.

Location of property: 138 Oaklyn Avenue, Norristown, PA 19403-1726.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael J. Falco, Jr, in His Capacity as Administrator and Heir of The Estate of Theresa W. Falco a/k/a Theresa Falco a/k/a Theresa Wheeler Falco a/k/a Theresa C. Falco, Karen Mossup, in Her Capacity as Heir of The Estate of Theresa W. Falco a/k/a Theresa Falco a/k/a Theresa Wheeler Falco a/k/a Theresa C. Falco, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Theresa W. Falco a/k/a Theresa Falco a/k/a Theresa Wheeler Falco a/k/a Theresa C. Falco, Deceased** at the suit of Pennymac Loan Services, LLC. Debt: \$220,982.81.

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.

16-22801

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situated in **Abington Township**, Montgomery County, Pennsylvania, and described according to a plan thereof made by Charles E. Shoemaker, Registered Professional Engineer dated November 30, 1956, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Ferndale Avenue (50 feet wide), said point being at the distance of 375 feet Southwestwardly measured along the Northwesterly side Ferndale Avenue from its point of intersection with the Southwestly side of Penbryn Avenue (50 feet wide).

CONTAINING in front or breadth on the Northwesterly side of Ferndale Avenue 75 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to Ferndale Avenue 125 feet.

BEING Lot Number 676-677 and 678 as shown on a certain plan of Crestmont Division No. 2.

BEING the same property conveyed to John J. Hunt, II, no marital status shown who acquired Title by Virtue of a Deed from Isabella C. Link, no marital status shown, dated August 5, 2005, recorded August 23, 2005, at Document ID 2005119745, and recorded in Book 05567, Page 2751, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 30-00-19568-00-4.

Location of property: 1508 Ferndale Avenue, Abington, PA 19001.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **John J. Hunt, II** at the suit of U.S. Bank National Association, as Trustee for SASCO Mortgage Loan Trust 2006-WF2. Debt: \$398,322.30.

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.

17-04475

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 according to a survey thereof made by Donald H. Schurr, Civil Engineer and Surveyor, Norristown, Pennsylvania, dated February 27th, 1967, as follows, to wit:

BEGINNING at an iron pin on the northwest side of Buttonwood Street (sixty-six feet wide), at the distance of three hundred thirty-one and thirty-five one-hundredths feet, measured south forty degrees thirty-five minutes west from the southwest side of Elm Street (sixty-six feet wide); thence extending south forty degrees thirty-five minutes west along the northwest side of Buttonwood Street, sixty-eight and ninety-four one-hundredths feet to an iron pin set at a corner of lands of Joseph Bilella; thence extending north forty-nine degrees thirty-eight minutes west along lands of said Joseph Bilella and along the line which was the original title line between lands of J. K. Furnance and Elmer O. Rehrer, one hundred seventy-one and fifteen one-hundredths feet to a point on the southeast side of a twenty-foot wide alley; thence extending north forty degrees thirty-five minutes east along the southeast side of said alley, sixty-eight and ninety-four one-hundredths feet to an iron pin, a corner of lands of Raymond M. Naylor; thence extending south forty-nine degrees thirty-eight minutes east, along lands of said Raymond M. Naylor, one hundred seventy-one and fifteen one-hundredths feet to the first mentioned iron pin and place of beginning.

CONTAINING eleven thousand seven hundred ninety-nine square feet.

TITLE TO SAID PREMISES IS VESTED IN Edward L. Simpson and Henry K. Simpson, Executors of the Last Will and Testament of Linnie K. Simpson, Deceased by Deed from Edward L. Simpson and Henry K. Simpson, Executors of the Last Will and Testament of Linnie K. Simpson, Deceased dated 03/01/1967 recorded 03/02/1967 in Book 3460, Page 637. Parcel Number: 13-00-05928-00-8.

Location of property: 717 Buttonwood Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Patricia A. Kelly** at the suit of Reverse Mortgage Solutions, Inc. Debt: \$188,804.69.

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.

17-05910

ALL THAT CERTAIN lot or piece of ground, situate at Ardmore in **Lower Merion Township**, Montgomery County, Pennsylvania, being the Northeast portion of Lot # 30 on a plan of lots laid out for Margaret C. Green in October 1891 by Samuel M. Garrigues, Civil Engineers, which plan is recorded at Norristown in Deed Book 363, Page 125, bounded and described in accordance with said Plan as follows:

BEGINNING at a point in the middle line of Edgemont Avenue, at the distance of 181.55 feet North 65 degrees 26 minutes East from a stone at the intersection of the middle line of the said Edgemont Avenue and the County Line Road, thence by a line dividing said Lots # 30, North 24 degrees 34 minutes West passing through the middle of the partition wall separating the house on the premises hereby granted from the house adjoining on the Southwest, 150 feet; thence by Lot # 15, North 65 degrees 26 minutes East, 27.65 feet; thence by Lot # 29 on said Plan, South 24 degrees 34 minutes East, 150 feet to the middle line of Edgemont Avenue; and thence along the middle line of Edgemont Avenue, South 65 degrees 26 minutes West, 27.65 feet to the place of beginning.

BEING the same premises conveyed to Christopher Holder and Aubrey Leodore, by Deed from Joseph M. DeMeo, dated 02/04/2011 and recorded 02/15/2011 in Montgomery County Deed Book 5793, Page 979.

Parcel Number: 40-00-16708-00-1.

Location of property: 228 Edgemont Avenue, Ardmore, PA 19003.

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

Seized and taken in execution as the property of **Christopher Holder and Aubrey Leodore** at the suit of Bank of America, N.A. Debt: \$289,751.46.

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 \$3,500. 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.

17-07747

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

BEGINNING at a point on the Northeast side of Wood Street at the distance of 23.67 feet Southeasterly from the Easterly corner of Wood and Pine Streets; thence Northeasterly parallel to Pine Street and along the line of adjoining property now or late of Clarence G. Land, 120.00 feet to land now or late of J. Frank Boyer Plumbing & Heating Company; thence Southeasterly parallel to Wood Street along line of J. Frank Boyer Plumbing & Heating Company's Land 20.00 feet to line of land now or late of said Herbert S. Land and Clarence G. Land; thence Southwesterly parallel to Pine Street the line passing through the middle of the partition wall between the premises hereby conveyed and said Herbert S. Land and Clarence G. Land's adjoining premises known as No. 121 West Wood Street, 120.00 feet to the Northeast side of Wood Street, and along said side of said Wood Street Northwesterly 20.00 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Shaneiqa Anthony, by Deed from MVL Realty Holdings, LLC, dated 12/27/2007, recorded 01/04/2008, in Book 5677, Page 2423.

Parcel Number: 13-00-39644-00-6.

Location of property: 123 West Wood Street, Norristown, PA 19401-3309.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Shaneiqua Anthony** at the suit of Wells Fargo Bank, N.A. Debt: \$86,596.09.

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.

17-09149

ALL THAT CERTAIN message and lot or piece of land situate in **Conshohocken Borough**, Montgomery County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Northeasterly side of Eighth Avenue at the distance 196.47 feet Northwesterly from Forrest Street, a corner of this and other property now or late of Joseph McFarland, said point of beginning being opposite to the center of the partition wall located between these premises and Joseph McFarland's adjoining premises thence Northeasterly at right angles to said Eighth Avenue the line being through the center of the partition wall between the premises hereby conveyed and the said Joseph McFarland's adjoining premises, 76 feet to a point a corner of this and other property now or late of Annie Harvey thence along the line of said Annie Harvey's adjoining land 14.73 feet Northwesterly to a point a corner of this and other property now or late of Lalance Bert Clemens, thence along the line of said adjoining property and passing through the center of the partition wall of these premises and the said Lalance Bert Clemens premises Southwesterly 76 feet to the Northeasterly side of Eighth Avenue and along the said side of said Eighth Avenue Southeasterly 14.73 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Gerald E. Rath, III and Christine Marie Amento, by Deed from Gerald E. Rath, Jr. and Rita I. Rath, dated 08/14/1992, recorded 08/21/1992, in Book 5016, Page 1379.

Parcel Number: 05-00-00612-00-4.

Location of property: 120 West 8th Avenue, Conshohocken, PA 19428-1404.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gerald E. Rath, III and Christine A. Rath a/k/a Christine Marie Amento** at the suit of Branch Banking and Trust Company Successor, by Merger to Susquehanna Bank Successor, by Merger to Susquehanna Patriot Bank. Debt: \$67,406.97.

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.

17-09275

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

BEGINNING at a point a corner being the intersection of the northwesterly side of Buttonwood Street and the northeasterly side of Oak Street; thence extending along the said side of Oak Street Northwesterly one hundred seventy one and thirty three one hundredths feet to a point a corner on the southeasterly side of a twenty feet wide alley; thence extending along the said side of said alley northeasterly fifty feet to a point a corner of other lands of the grantors; thence extending along said land southeasterly one hundred seventy one and thirty three one hundredths feet to a point a corner on the northwesterly side of Buttonwood Street aforesaid and extending along the said side thereof Southwesterly fifty feet to the first mentioned point and place of beginning.

BEING the same premises conveyed to Todd Culbreath, by Deed from Christina V. Tibbs, dated 2/25/2011 and recorded 03/01/2011 in Book 5794, Page 1545.

Parcel Number: 13-00-05920-00-7.

Location of property: 701 Buttonwood Street, Norristown, PA 19401.

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

Seized and taken in execution as the property of **Todd L. Culbreath a/k/a Todd Culbreath** at the suit of Homebridge Financial Services, Inc. Debt: \$161,123.31.

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 \$3,500. 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.

17-09613

ALL THOSE TWO (2) CERTAIN lots or pieces of ground, situate in **Worcester Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision prepared for Joseph R.. Copy by Herbert H. Marz, Inc., Civil Engineers and Surveyors, dated October 3, 1977 and revised on July 17, 1978 and recorded in the Recorder of Deeds Office at Norristown, Pennsylvania in Plan Book A-33 page 95 as follows, to wit:

PREMISES "A"

BEGINNING at a point in the former center line of Morris Road (to be widened to 40 feet from the existing center line thereof), a corner of this and lands now or late of John P. and Charles B. Sexton; thence extending from said point of beginning and along the former center line of Morris Road, South 52 degrees 03 minutes

06 seconds East 4.39 feet to a point; thence extending through the bed of Marris Road and along lands now or late of the Pennsylvania Turnpike and crossing the Southwesterly side ultimate right of way line of Marris is Road, South 22 degrees 09 minutes 00 seconds East 177.61 feet to a point, a corner in line of lands now or late of Maynard and Betty Jane Rothenberger; thence extending along the same and crossing a certain 20 feet wide Pennsylvania Turnpike Commission Right of Way, South 38 degrees 10 minute 12 seconds West, 26746 feet to a point, a corner in line of lands now or late of the Philadelphia Electric Company; thence extending along the same South 86 degrees 05 minutes 35 seconds West 213 81 feet to a point, a corner in line of lands now or late of John P and Charlotte Sexton; thence extending along the same and re-crossing the aforesaid Southwesterly side of ultimate right of way line of Morris Road, North 38 degrees 10 minutes 12 seconds East 498.67 feet to the first mentioned point and place of beginning.

PREMISES "B"

BEGINNING at an interior point, a corner of this and lands now or late of the Philadelphia Electric Company, said point being measured South 38 degrees 10 minutes 12 seconds West 754.65 feet from a point in the former center line of Morris Road (to be widened to 40 feet from the existing center line of thereof); thence extending from said point of beginning and along lands now or late of the Philadelphia Electric Company, North 86 degrees 05 minutes 35 seconds East 213.81 feet to a point, a corner in line of lands now or late of Maynard and Betty Jane Rothenberger; thence extending along the same, the (2) following courses and distances, as follows, to wit: thence (1) South 38 degree 10 minutes 12 seconds West 213.92 feet to a point, a corner; thence (2) North 51 degrees 17 minutes 40 seconds West 158.71 feet to a point, a corner in line of lands now or late of the Philadelphia Electric Company; thence extending along the same North 38 degrees 10 minutes 12 seconds East 69.13 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 2 on the above-mentioned plan.

CONTAINING 83,440 square feet of land, more or less.

TOGETHER with all and singular the improvements, ways, streets, alleys, driveways, passages, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging or in any way appertaining, and the reversions and remainders, rents, issues, and profits thereof, and all the estate, right, title interest property, claim and demand whatsoever of the said Grantor, as well as in equity, of; in and to the same.

BEING THE SAME PREMISES WHICH Romona Y. Jones and John W. Howard and Sandra Howard, by Deed dated 01/12/1999 and recorded 03/04/1999 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5262, at Page 0230.

CONVEYED unto Romona Jones. The said Romona Jones, DOD 12/20/2018, vesting title in Hazel L. Thomas.

Parcel Number: 67-00-02486-00-3.

Location of property: 2870 Morris Road, Lansdale, PA 19446

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

Seized and taken in execution as the property of **Hazel L. Thomas, Solely in Her Capacity as Heir of Romona Jones, Deceased** at the suit of Reverse Mortgage Solutions, Inc. Debt: \$268,401.69.

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 \$3,500. 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.

17-18966

ALL THAT CERTAIN tract or parcel of land, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Plan of Lots known as "Ringling Hill Gardens", as laid out by Ralph E. Shaner and Son Engineering Company, October 1962 and revised October 1963, as follows, to wit:

BEGINNING at the northwesterly corner lands Joseph G. Spacek, said point being on the easterly property line of No. Adams Street and distant along the same from a point marking the intersection of said property line, as projected, with the middle of Buchert Road, North 35 degrees 31 minutes East 199.36 feet; thence from said point of beginning continuing along the easterly side of N. Adams Street North 35 degrees 31 minutes East 142.00 feet to a corner Lot #64; thence along the same South 54 degrees 29 minutes East 157.55 feet to a corner; thence South 45 degrees 21 minutes West 141.61 feet to a corner lands Joseph G. Spacek; thence along the same North 54 degrees 39 minutes West 133.00 feet to the place of beginning.

BEING all of Lot No. 65 of a Plan of Lots known as "Ringling Hill Gardens".

TITLE TO SAID PREMISES VESTED IN Partners for Payment Relief DE LLC by Deed from Sean P. Kilkenny, Sheriff of the County of Montgomery dated September 15, 2006 and recorded on November 6, 2006 in the Montgomery County Recorder of Deeds in Book 5623, Page 00554 as Instrument No. 2006138347.

Parcel Number: 42-00-00106-00-5.

Location of property: 1232 North Adams Street, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Payment Relief DE LLC and Jason Cole and Angie Cole** at the suit of U.S. Bank National Association, as Trustee, on behalf of the Holders of the Asset Backed Pass-Through Certificates, Series RFC 2007-HE1. Debt: \$294,275.17.

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.

17-18999

ALL THAT CERTAIN of parcel of land, with the message thereon erected, situate in **Lansdale Borough**, Montgomery County, Pennsylvania, bounded and described according to a survey thereof made by Herbert H. Metz, Registered Engineer and Land Surveyor, on the 28th day of July, 1925, as follows, to wit:

BEGINNING at a point in the Northeast side line of Fairview Avenue (thirty two feet wide) at the distance of two hundred and six and twenty five one-hundredths feet Northwesterly from the Northwest side line of Chestnut Street (forty eight feet wide), said beginning point being a corner of this and land now or late of Louise Blanche Gill; thence extending along said side line of Fairview Avenue North forty four degrees and fifteen minutes West sixteen feet to a point, a corner of this and land now or late of Aaron S. Tyson and Leroy K. Tyson; thence along the same, and passing through the middle of the party wall dividing this and the adjoining premises, North forty five degrees and forty five minutes East, one hundred and eighteen and twenty one-hundredths feet to an iron pin in the Southwest side line of a twenty feet wide alley, herein dedicated to public use forever; thence along said line of said alley South forty five degrees and eleven minutes East sixteen feet to an iron pin, corner of this and land now or late of Louise Blanche Gill; thence along the same, and passing through the middle of the party wall dividing this and the adjoining premises, South forty five degrees and forty five minutes West one hundred and eighteen and forty eight one-hundredths feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN James Acquaviva, by Deed from George E. White and Holly E. White, husband and wife, dated 12/14/2006, recorded 01/04/2007, in Book 5629, Page 2907.

Parcel Number: 11-00-05072-00-2.

Location of property: 45 Fairview Avenue, Lansdale, PA 19446-2639.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James Acquaviva** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for TBW Mortgage-Backed Trust 2007-1, Mortgage-Backed Pass-Through Certificates, Series 2007-1. Debt: \$194,915.72.

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.

17-22067

ALL THAT CERTAIN unit in the property, known, named and identified in the declaration plan referred to below as Plymouth Hill Condominium, located on Germantown Pike, **Plymouth Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, of July 3, 1963, PL 196, by the recording in the Office of the Recorder of Deeds, in and for Montgomery County, Pennsylvania of a Declaration dated March 6, 1974, and recorded on March 8, 1974 in Deed Book 3926, Page 5711 a Declaration Plan dated February 12, 1974 and recorded on March 8, 1974 in Condominium Plan Book 2, Page 74 and a Code of Regulations dated March 8, 1974 and recorded on March 8, 1974 in Deed Book 3926, Page 589 as amended in Deed Book 4192, Page 43, Deed Book 4355, Page 392 and Deed Book 4975, Page 151, being and designated on such Declaration Plan as Unit No. 419-S, as more fully described in such Declaration Plan and Declaration, together with an initial proportionate undivided interest in the Common Elements (as defined in such Declaration) of 208%.

UNDER AND SUBJECT TO easements of roads and to certain building restrictions, rights granted to public utilities and other rights, covenants, and restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Nancy S. Rosenberg by Deed from Harry J. Alba and Nancy J. Bloomer dated 06/20/2005 recorded 07/14/2005 in Book 5562, Page ____.

Parcel Number: 49-00-04108-84-7.

Location of property: 666 W. Germantown Pike, Apt. 2419, Plymouth Meeting, PA 19462.

The improvements thereon are: Residential - Condominium High Rise 7 + Stories.

Seized and taken in execution as the property of **Nancy S. Rosenberg** at the suit of Specialized Loan Servicing LLC. Debt: \$116,595.35.

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.

17-24269

ALL THAT CERTAIN lot or piece of ground with the improvements thereon erected known as 752 Roosevelt Avenue, situated in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southeasterly side of Roosevelt Avenue at the distance of 115 feet southwesterly from the southeast corner of West Elm Street (measured from the westerly building line of West Elm Street a corner of this and the adjoining house of Margaret E. Keyser (D.B. 3031 Page 325) said point being in the middle of said partition wall; thence southeasterly the line passing in part through the said partition wall 77 feet 6 inches to a point in the middle of Buttonwood Alley; thence southwesterly along the middle of said alley 12 feet 10 inches to a point; thence northwesterly the line passing through the middle at the partition wall between this property and No. 750 Roosevelt Avenue of Betty J. Brandon et vir (D.B. 2650 Page 499) 77 feet 6 inches to a point on the southeast side of said Roosevelt Avenue; then northeasterly along the southeast side thereof, 12 feet 10 inches to the place of beginning.

BEING the same premises which Joseph R. Marchese and Mary J. Marchese, his wife, by indenture bearing date 08/29/2001 and recorded 09/13/2001 at Norristown in the Office for Recording of Deeds in and for the County of Montgomery in Deed Book 5375 Page 2380 etc. granted and conveyed unto Joseph R. Catagnus and Meghan M. McGee, in fee.

Parcel Number: 13-00-32592-00-2.

Location of property: 752 Roosevelt Avenue, Norristown, PA 19401.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Bradley Weldon** at the suit of Aubrey Investments LLC. Debt: \$72,961.87 plus interest at \$10.26 per diem from 02/22/2019.

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.

17-26594

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, Montgomery County, Pennsylvania, as shown on plan showing revisions of Lots #50, #51, #52, Village of Mingo, dated September 11, 1973, made by Tri-State engineers and Land Surveyors, Inc., and recorded on October 30, 1973 in Plan Book C-13, Page 26, as follows, to wit:

BEGINNING at a point on the northwesterly side of Cochise lane (50 feet wide) which point is measured the three following courses and distances from a point of compound curve on the northeasterly side of Kaokuk Road (50 feet wide), (1) leaving Kaokuk Road on the arc of a circle curving to the left having a radius of 20 feet the arc distance of 31.42 feet to a point of tangent on the northwesterly side of Cochise Lane; (2) thence along some north 45 degrees 43 minutes 30 seconds east 35.00 feet to a point of curve; (3) thence on the arc of a circle curving to the left having a radius of 325 feet the arc distance of 52.37 feet to the place of beginning; thence extending from said point of beginning and along Lot #50 north 53 degrees 30 minutes 30 seconds west 152.48 feet to a point a corner in line of Lot #49 on said plan, thence extending along parts of Lots #49 and #42 on said plan, north 32 degrees 42 minutes 44 seconds east 48.13 feet to a point a corner of Lot #52 on said plan; thence along same south 69 degrees 20 minutes 30 seconds east 148.97 feet to a point on the northwesterly side of Cochise Lane; thence along same on the arc of a circle curving to the right having a radius of 325 feet the arc distance of 89.81 feet to the first mentioned point and piece of beginning.

BEING Lot #51 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Francis M. Nailon, Jr. and Patricia A. Nailon, his wife, by Deed from Gamen Construction Company, Inc., Pennsylvania Corporation, dated 08/12/1974, recorded 08/14/1974 in Book 3968, Page 289.

FRANCIS M. NAILON, JR. was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Francis M. Nailon, Jr's death on or about 10/20/2002, his ownership interest was automatically vested in the surviving tenant by the entirety.

Parcel Number: 61-00-00900-40-7.

Location of property: 22 Cochise Lane, Royersford, PA 19468-3010.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Patricia A. Nailon** at the suit of JPMorgan Chase Bank, N.A. Debt: \$203,928.70.

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.

18-01024

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Hatfield Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Subdivision Plan made for Acuff, Berthold & Marchese, by Eckert & Malone, Consulting Engineers and Land Surveyors, Sellersville, Pennsylvania, dated June 25, 1982 and last revised December 15, 1982, as recorded at Norristown, Pennsylvania in Plan Book A-45, Page 358, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Koffel Road (no width given), said point being a common corner of this Lot and the Northwesterly side of a Texas Eastern Transmission right of way (77 feet wide); thence extending from said point of beginning leaving the Southwesterly side of Koffel Road along aforementioned right of way South 73 degrees 17 minutes 36 seconds West 207.15 feet to a point, a corner of this Lot and Lot No. 3; thence extending from said point along Lot No. 3 North 45 degrees 16 minutes 10 seconds West 78.62 feet to a point a corner of this Lot and Lot No. 21; thence extending from said point along Lot No. 2 North 43 degrees 15 minutes 00 seconds East 182.00 feet to a point a corner located on the Southwesterly side of Koffel Road; thence extending from said point along the Southwesterly side of Koffel Road South 45 degrees 16 minutes 10 seconds East 182.37 feet to a point, said point being the first mentioned point and place of beginning.

BEING Lot Number 1 as shown on said Plan.

BEING THE SAME PREMISES WHICH Sharon L. Delp, his wife, by Deed dated 4/28/2000 and recorded 5/23/2000 in Montgomery County in Deed Book 5317 Page 1898 granted and conveyed unto Joseph A. Mina and Kathleen J. Mina, h/w, in fee.

Parcel Number: 35-00-05014-00-9.

Location of property: 1912 Koffel Road, Hatfield, PA 19440.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joseph A. Mina and Kathleen J. Mina** at the suit of American Heritage Federal Credit Union. Debt: \$232,719.47 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.

18-03516

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

BEGINNING at a point on the east side of Hanover Avenue, distant 210 feet northerly from the northerly line of Gay Street; thence easterly 140 feet to a 20 feet wide alley; thence by said alley, northerly 45 feet to property recently conveyed to Harold J. Rosenberry and known as No. 818 North Hanover Avenue, thence by said lot, westerly 140 feet to Hanover Ave, aforesaid; thence by said Hanover Avenue, southerly 45 feet to place of beginning.

BEING all of Lot No. 418 and the southerly half of Lot No. 417 on a plan of lots laid out by the Pottstown Land and Improvement Company.

TITLE TO SAID PREMISES IS VESTED IN Stephen Tokonitz and Susan Tokonitz by Deed from L. Ernest Pickard and Myrtle E. Pickard dated September 25, 1953 and recorded September 29, 1953 in Deed Book 2409, Page 533. The said Stephen Tokonitz died on September 28, 1990 thereby Vesting Title in his wife Susan Tokonitz by Operation of Law. The said Susan Tokonitz died on October 1, 2017 without a Will or Appointment of an Administrator, thereby Vesting Title in Robert Tokonitz, Known Surviving Heir of Susan Tokonitz, David Tokonitz, Known Surviving Heir of Susan Tokonitz, Richard Tokonitz, Known Surviving Heir of Susan Tokonitz, and Unknown Surviving Heirs of Susan Tokonitz by Operation of Law.

Parcel Number: 16-00-12912-00-5.

Location of property: Residential dwelling.

The improvements thereon are: 814 North Hanover Street, Pottstown, Pennsylvania 19464.

Seized and taken in execution as the property of **Robert Tokonitz, Known Surviving Heir of Susan Tokonitz, David Tokonitz, Known Surviving Heir of Susan Tokonitz, Richard Tokonitz, Known Surviving Heir of Susan Tokonitz, and Unknown Surviving Heirs of Susan Tokonitz** at the suit of Broad Street Funding Trust I. Debt: \$109,135.33.

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.

18-04497

ALL THAT CERTAIN lot or piece of ground with a house erected, thereon, situate in **Douglass Township**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center line of a public road; thence along the same South 44 degrees 30 minutes East, 60 feet to a corner of lands of formerly Wayne F. Houck and wife, now Harold F. Houck and wife; thence along the same South 40 degrees 30 minutes West, 371 feet 3 inches to a corner in a line of lands of Clair Good; thence along the same, North 44 degrees 30 minutes West 60 feet to a corner of lands of formerly Joseph Fischer; thence along the same, North 40 degrees 30 minutes East 371 feet 3 inches to the place of beginning.

BEING Map #32014 004.

BEING the same premises which John J. Allen and John A. Jones, by Deed dated 6/25/2014 and recorded 6/27/2014 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5918, Page 00729, granted and conveyed unto Dennis M. McConnon and Mary K. McConnon.

Parcel Number: 32-00-01636-00-6.

Location of property: 446 Mill Street, Boyertown PA 19512.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Dennis McConnon a/k/a Dennis M. McConnon and Mary K. McConnon** at the suit of Pennsylvania Housing Finance Agency. Debt: \$192,682.39 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.

18-05384

ALL THAT CERTAIN lot or piece of ground, with the dwelling house thereon erected, situate in **Upper Hanover Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan of Property surveyed for Robert O. Hack, by George Reid Navells, Registered Surveyor, dated October 11, 1976, last revised January 11, 1977, recorded in the Office of the Recording of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book C-14, Page 63, as follows, viz:

BEGINNING at an iron pin on the centerline of Gramm Road (no width given, but intended to be widened), as shown on said plan, said iron pin being a corner of lands now or late of John Gambone, as shown on said plan; thence extending from said point of beginning, north 40 degrees 14 minutes east along the said centerline of Gramm Road, also crossing the Pennsylvania Power and Light Company Transmission Line right-of-way (of variable width), as shown on said plan, the distance of 275.06 feet to a point, a corner of Lot No. 2, as shown on said plan; thence extending south 51 degrees 37 minutes east along Lot No. 2, also crossing the southeasterly side of Gramm Road, as shown on said plan, the distance of 779.75 feet to a point, a corner in line at lands now or late of Gerhard K. Thaden, as shown on said plan; thence extending south 38 degrees 22 minutes 45 seconds west along said lands, also re-crossing the aforesaid Pennsylvania Power and Light Company right-of-way, the distance of 253.28 feet to a stone, a corner in line of the aforesaid lands now or late of John Gambone; thence extending north 53 degrees 11 minutes 17 seconds west along said lands, also re-crossing the said southeasterly side of Gramm Road, as shown on said plan, the distance of 788.95 feet to an iron pin on the centerline of same, being first mentioned iron pin and place of beginning.

BEING Lot Number 1 as shown on the above-mentioned plan.

BEING the same premises conveyed to Joseph E. Holmes, a separated man from Allen L. Clymer and Kathleen J. Clymer, husband and wife, by Deed dated March 30, 1992, and recorded on April 10, 1992, as Instrument Number: 1992157117 in Book 5003, Page 1739.

TITLE TO SAID PREMISES IS VESTED IN Joseph E. Holmes by deed from Allen L. Clymer and Kathleen J. Clymer dated March 30, 1992 and recorded April 10, 1992 in Instrument Number 1992157117. The said Joseph E. Holmes died on March 14, 2018. Letters of Administration were granted to Joseph E. Holmes Jr. on July 9, 2018.

Parcel Number: 57-00-01165-12-8.

Location of property: 2424 Gramm Road, Pennsburg, PA 18073.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joseph Holmes, Jr., Administrator of the Estate of Joseph E. Holmes** at the suit of American Advisors Group. Debt: \$218,119.53.

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.

18-06348

ALL THAT CERTAIN brick message and lot of land, (formerly described as 2 tracts of land), situate in **Upper Merion Township**, Montgomery County, Pennsylvania, bounded and described as follows, viz:

BEGINNING at a point in a public road now known as Balligomingo Road leading from Gulf to Conshohocken, (formerly Gulf Creek Road), a corner of this and land late of Daniel McIntyre; thence along said McIntyre's land south 20 degrees, 10 minutes east 179.03 feet to the line of land of Philip Rees, Deceased; thence along said Rees' land north 64 degrees, 7 minutes east 79.93 feet to land formerly of Abram W. Supplee; thence along Supplee's land, north 20 degrees 35 minutes west, 155.43 feet, more or less, to the middle of the said public road now known as Balligomingo Road; thence along the middle of the said road, south 81 degrees, 30 minutes west, 81.62 feet to the place of beginning.

BEING the same premises which Federal National Mortgage Association, by Deed, dated May 21, 2013 and recorded January 31, 2014 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5903, Page 495, granted and conveyed unto Frances E. Richardson.

Parcel Number: 58-00-00973-00-4.

Location of property: 263 Balligomingo Road, Conshohocken, PA 19428.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Frances E. Richardson** at the suit of Pennymac Loan Services, LLC. Debt: \$179,802.54.

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.

18-07119

ALL THAT CERTAIN lot or piece of land with the buildings and improvements to be erected thereon, situate in **Upper Merion Township**, Montgomery County, Pennsylvania, bounded and described according to a record plan entitled "Deer Creek", drawn by Chambers Associates, Inc., Consulting Engineers and Surveyors, Villanova, Pennsylvania, dated 1/5/1996 last revised 6/25/1996 and recorded in Plan Book A-56, Pages 278-279, as follows, to wit:

BEGINNING at a point on the southeasterly side of Fawn Circle (26 feet wide) said point of beginning in common to this lot and Lot No. 2103 as shown on said plan; thence extending from said point of beginning along Lot No. 2103, South 74 degrees 20 minutes 00 seconds East 112.00 feet to a point in line of Open Space as shown on said Plan; thence extending South 16 degrees 40 minutes 00 seconds East 22.00 feet to a point, a corner of Lot No. 2101 as shown on said plan; thence extending along the same, North 74 degrees 20 minutes 00 seconds West 112.00 feet to a point on the said southeasterly side of Fawn Circle; thence extending along the same, North 15 degrees 40 minutes 00 seconds East 22.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 2102 on said Plan.

TITLE TO SAID PREMISES IS VESTED IN Melody C. Thompson by Deed from Melody C. Thompson f/k/a Melody C. Richardson dated 3/19/2014 and recorded 3/31/2014 in the County of Montgomery in Deed Book 5908, Page 775.

Parcel Number: 58-00-06780-61-4.

Location of property: 650 Fawn Circle, King of Prussia, PA 19406.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Melody C. Thompson** at the suit of Citadel Federal Credit Union. Debt: \$89,716.34.

Fox Rothschild 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.

18-07279

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in the Ninth Ward, in **Pottstown Borough**, Montgomery County, Pennsylvania and bounded and described according to a Plan Made George F. Shener, Registered Engineer, of Pottstown, Pennsylvania on December 24, 1951; and developed by Pottsgrove Manor, Inc., and known and designated as Lot No. 168 as indicated on the Plan of Pottsgrove Manor, said plan being recorded in the Office for the Recording of Deeds etc., in and for the County of Montgomery, State of Pennsylvania, on November 19, 1952, in Deed Book No. 2315, Page 601.

BEING the same premises conveyed from Richard P. Hughes and Maria D. Hughes, husband and wife, to Douglas A. Bristol and Melissa Borzick, as Joint Tenants with the Right of Survivorship and not as Tenants in Common, by Deed dated 10/20/06 and recorded 10/31/06, in Book 5622, Page 1075.

Parcel Number: 16-00-22428-00-2.

Location of property: 65 Potts Drive, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Melissa Borzick and Douglas Bristol a/k/a Douglas A. Bristol** at the suit of Pacific Union Financial, LLC. Debt: \$108,542.12.

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 \$3,500. 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.

18-07717

ALL THAT CERTAIN message and lot or piece of land, situate in **Norristown Borough**, Montgomery County, Pennsylvania, being Lot No. 32 on Plan of Lots known as "Ideal Building Lots" said plan recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, PA in Deed Book 649, Page 500, bounded and described as follows, to wit:

BEGINNING at a point on the Northwesterly side of Stanbridge Street, at the distance of 217 feet Northeastwardly from the Northeast side of Oak Street; thence extending Northwestwardly at right angles to said Stanbridge Street, 170.7 feet to the Southeast side of a 20 feet wide alley; thence along the same Northeastwardly 26 feet to a corner of other land now or late of Clayton Guy Smith, and about to be conveyed to Marie V. West; thence along the same Southeastwardly at right angles to said 20 feet wide alley the line passing through the middle of the partition wall between the house erected hereon and that on the adjoining Lot 170.7 feet to the Northwest side of Stanbridge Street, aforesaid, and thence along the same Southwestwardly 26 feet to the place of beginning.

BEING the same premises conveyed to Patricia A. Rogers by Deed from Eugene C. Field and Gail A. Field, his wife, dated 1/03/1988 and recorded 11/10/1988 in Book 4893, Page 708.

Parcel Number: 13-00-35560-00-4.

Location of property: 719 Stanbridge Street, Norristown, PA 19401.

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

Seized and taken in execution as the property of **The Unknown Heirs of Patricia A. Rogers, Deceased and Rashid Griffin, Solely in His Capacity as Heir of Patricia A. Rogers, Deceased and Julius Kennedy, Solely in His Capacity as Heir of Patricia A. Rogers, Deceased** at the suit of Bayview Loan Servicing, LLC. Debt: \$56,974.40.

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 \$3,500. 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.

18-12798

ALL THAT CERTAIN frame bungalow and four lots or pieces of ground, with a trailer thereon, being Lots Nos. 225, 226, 227 and 228 in a Plan of Lots at "Rutter Heights" situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point, the northwest corner of Beech and Berks Streets, thence in a northerly direction along the west side of Berks Street, a distance of one hundred twenty feet (120') to a point, the dividing line of the hereby conveyed piece of land and Lot No. 229, now owned by W.S. Rhoads, thence in a westerly direction along the south side of the aforesaid Lot No. 229, a distance of one hundred thirty feet (130') to a twenty feet (20') wide alley, thence along said alley in a southerly direction a distance of one hundred twenty feet (120') to Beech Street, thence along the same Beech Street, in an easterly direction, a distance of one hundred and thirty feet (130') to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Tammy Washington, by Deed from Frank X. McLaughlin, dated 09/15/2010, recorded 09/17/2010, in Book 5779, Page 1944.

Parcel Number: 16-00-02508-00-5.

Location of property: 203 Berks Street, Pottstown, PA 19464-6303.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tammy Washington** at the suit of Wells Fargo Bank, NA. Debt: \$114,073.73.

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.

18-12931

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Montgomery Township**, Montgomery County, Pennsylvania, and described according to a Subdivision Plan of "Winners Circle" Phase III, dated October 14, 1991 and last revised December 17, 1992 and recorded in Montgomery County in Plan Book A-54, Page 214, as follows, to wit:

BEGINNING at a point of tangent on the Northerly side of Ascot Court (24 feet wide), said point being a corner of Lot No. 177 (as shown on said plan); thence from said point of beginning extending along said court on a line curving to the left having a radius of 20.00 feet an arc distance of 18.86 feet to a point, being a corner of Lot No. 175; thence leaving said court extending along Lot No. 175 North 23 degrees, 02 minutes, 49 seconds West, 26.14 feet to a point in line of Open Space, being a corner of Lot No. 175; thence extending partially along Open Space the two following courses and distances: 1) North 43 degrees, 19 minutes, 03 seconds East, 108.50 feet to a point; thence 2) South 46 degrees, 40 minutes, 57 seconds East, being a corner of Lot No. 177; thence leaving Open Space extending along lot No. 177 South 43 degrees, 19 minutes, 03 seconds West, 107.46 feet to the first mentioned point and place of beginning.

BEING the same premises which Michael Trovarelli and Gina M. Trovelli, by Deed dated September 30, 2003 and recorded October 9, 2003, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5477, Page 104, granted and conveyed unto Maybell Maddox and Margaret Peel, in fee.

Parcel Number: 46-00-00001-24-1.

Location of property: 614 Ascot Court, North Wales, PA 19454.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Margaret Peel, Carol Masson, Solely as Administratrix of the Estate of Maybell Maddox a/k/a Maybell P. Maddox and United States of America c/o The United States District Court for the Eastern District of PA** at the suit of LSF9 Master Participation Trust. Debt: \$253,897.71.

Richard M. Squire & 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.

18-14005

ALL THAT CERTAIN lot or piece of land, situate in the Village of West Point, **Upper Gwynedd Township**, Montgomery County, Pennsylvania, bounded and described according to a survey of Herbert H. Metz, Registered Engineer, Lansdale, Pennsylvania, dated 4/16/1946, as follows, to wit:

BEGINNING at an iron pin set in the centerline of the intersection of a public road (33 feet wide) known as Park Road and Second Street (33 feet wide); thence along the centerline of said Second Street South 44 degrees, 47 minutes West, the distance of 185 feet to an iron pin, a corner; thence along land now or late of Albert E. Jenkins and Theresa M. Jenkins, North 44 degrees, 34 minutes West, the distance of 213.5 feet to an iron pin, a corner; thence along land of Ambler Trust Company North 44 degrees, 47 minutes East, the distance of 185 feet to an iron pin set in the centerline of said Park Road; thence along the same South 44 degrees, 34 minutes East, the distance of 213.5 feet to the place of beginning.

BEING THE SAME PREMISES which Central Penn Property Services, Inc., by Deed dated December 15, 2004 and recorded January 7, 2005, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5539, Page 2050, as Instrument No. 2005004683, granted and conveyed unto Rebecca Young and Richard Messing, wife and husband, in fee.

Parcel Number: 56-00-06478-00-9.

Location of property: 1916 East 2nd Street, Lansdale, PA 19446.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Rebecca Young and Richard Messing** at the suit of U.S. Bank National Association, Not in its Individual Capacity, but Solely as Trustee for Maroon Plains Trust. Debt: \$573,537.08.

Richard M. Squire & 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.

18-14288

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Abington Township**, Montgomery County, Pennsylvania, described according to a Plan and Survey thereof made by William T. Muldrew, Civil Engineer Jenkintown, Pa., dated March 18, 1924, revised on April 2, 1924 and approved by the Commissioners of the Township of Abington on April 10, 1924, as follows:

BEGINNING at a point on the Northwesterly side of Edgehill Road (38 feet wide), which point is measured along the Northwesterly side of Edgehill Road on the arc of a circle bearing to the right having a radius of 376.08 feet, the arc distance of 13.33 feet from another point, a stone set in the Northwesterly Side of said road which last mentioned point is measured still along the Northwesterly side of Edgehill Road, South 66 degrees, 7 minutes, 20 seconds West 198.73 feet from another point in the Northwesterly side of said road, which last mentioned point is measured along the Westerly side of Edgehill Road on the arc of a circle bearing to the right having a radius of 10 feet, the arc distance of 19.08 feet from a point on the Southwesterly side of Susquehanna Road; thence extending from the first mentioned point and place of beginning along the Northwesterly side of Edgehill Road on the arc of circle bearing to the right having a radius of 376.08 feet, the arc distance of 66.77 feet to a point on the Northwesterly side of said road; thence leaving Edgehill Road and extending along line of land now or late of Clark M. Hill; North 9 degrees, 7 minutes west 174.61 feet to a point, a corner of this and land now or late of Clark M. Hill; thence extending still along line of land now or late of Clark M. Hill, North 80 degrees, 53 minutes East 25.64 feet to a point, another corner of this and land now or late of Clark M. Hill, thence extending along line of other land now or late Clark M. Hill, South 5 degrees, 40 minutes, 40 seconds East 10 feet to a point in line of lands now or late of Clark M. Hill thence extending still along line of land now or late of Clark M. Hill, South 23 degrees, 52 minutes, 40 seconds East 161.07 feet to a point in the northwesterly side of Edgehill Road, being the first mentioned point and place of beginning.

BEING Lots Nos. 42 and 43 on Plan of Lots made for Clark M. Hill on March 18, 1924 by William T. Muldrew, Civil Engineer, Jenkintown PA, revised on April 2, 1924 and approved by the Commissioners of the Township of Abington on April 10, 1924.

BEING the same premises which Martin E. Wasser and Janet L. Wasser, husband and wife by Deed dated November 15, 1996 and recorded on December 9, 1996 in the Office for the Recording of Deeds in Book 5170 and Page 0383 conveyed unto Barry D. Whitney & Kim Whitney, husband and wife as tenants by the entirety.

Parcel Number: 30-00-15552-00-6.

Location of property: 1082 Egdehill Road a/k/a 1082 Edge Hill Road a/k/a 1082 Edgehill Road, Abington, PA 19001.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Barry D. Whitney a/k/a B. D. Whitney a/k/a Barry Whitney and Kim Whitney** at the suit of U.S. Bank National Association, as Trustee, for the C-BASS Mortgage Loan Asset Backed Certificates, Series 2007-RP1, c/o Ocwen Loan Servicing, LLC. Debt: \$135,284.17.

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.

18-14649

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 Lots 403 and 424 and all of Lots 404 to 423 on Plan of Baederwood, made by George B. Mebus, Inc, Engineers, Glenside, Pa., on 10/14/1955 and revised 8/13/1956 as follows, to wit:

BEGINNING at a point on the Southeast 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 3,065 293 feet, the arc distance of 956 28 feet from a point, which point is measured on the arc of a circle curving to the left having a radius of 45 feet, the arc distance of 15 18 feet from a point, which point is measured on the arc of a circle curving tot the right having a radius of 46 30 feet, the arc distance of 15 17 feet from a point, which point is measured on the arc of a circle curving to the left having a radius of 3,060 29 feet, the arc distance of 39 38 feet from a point of intersection of the Southeast side of Wanamaker Road and the Southwest side of Baeder Road (formerly Wharton)(60 feet wide)(as projected to intersection), thence extending South 33 degrees 7 minutes 44 seconds East partly passing through the party wall between this premises and the premises adjoining to the Northeast crossing the bed of a certain property driveway which extends Northeastwardly thence Northwestwardly into Wanamaker Road and Southwestwardly, thence Northwestwardly into Wanamaker Road and crossing the bed of a right-of-way for poles 155 feet to a point on the Southeast side of said right-of-way, thence extending along the Southeast side of said right-of-way along the arc of a circle curving to the left having a radius of 2,910 293 feet, the arc distance of 28 82 feet to a point, thence extending North 33 degrees 41 minutes 46 seconds West re-crossing the bed of aforesaid right-of-way and re-crossing the bed of aforesaid driveway, 155 feet to a point on the Southeast side of Wanamaker Road, thence extending along the Southeast side of Wanamaker Road along the arc of a circle curving to the right having a radius of 3,065 293 feet, the arc distance of 30 35 feet to the first mentioned point and place of beginning.

BEING Part of Lot 419 and part of Lot 420.

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 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 Sharona Durry, by Deed from Raymond J. Adamik, Dated 06/27/2006, Recorded 07/13/2006, in Book 5608, Page 178.

Parcel Number: 30-00-70096-00-2.

Location of property: 577 Wanamaker Road, Jenkintown, PA 19046-2219.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sharona Durry** at the suit of US Bank Trust National Association, as Trustee for Bluewater Investment Trust 2018-1. Debt: \$208,717.71.

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.

18-14972

ALL THAT CERTAIN message lot or piece of land with the buildings and improvements to be erected thereon, situate in Pennsburg Borough, Montgomery County, Pennsylvania, bounded and described according to a Phase III Record Plan, prepared for Montgomery Meadows, drawn by Urwiler & Walter, Inc., Summeytown, PA, Job No. 89033, dated 1/12/1990, last revised 4/3/2001 and recorded in Plan Book A-60, Page 178, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Seminary Street, said point of beginning is being at a point a corner of Lot No. 159 as shown on said plan, thence extending from said point of beginning and extending along the line of said Lot No. 159, North 67 degrees 28 minutes 58 seconds East 114.50 feet to a point in line of Lot No. 147 as shown on said plan, thence extending along the line of said Lot No. 147, South 22 degrees 31 minutes 02 seconds East 45.85 feet to a point a corner of Lot No. 157 as shown on said plan, thence extending along the line of said Lot No. 157, South 67 degrees 28 minutes 58 seconds West 114.50 feet to a point on the Northeasterly side of Seminary Street, aforesaid, thence extending along the said Northeasterly side of Seminary Street, North 22 degrees 31 minutes 02 seconds West 45.85 feet to a point a corner of Lot No. 159, aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 158 on said Plan.

BEING the same premises which Deutsche Bank National trust Company as trustee for, Amerquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R10, by Deed dated January 11, 2011 and recorded February 17, 2011 in Montgomery County in Deed Book 5793 page 1788 granted and conveyed unto Jonathan Landis and Crystal Landis, in fee.

Parcel Number: 15-00-02462-73-6.

Location of property: 660 Seminary Street, Pennsburg, PA 18073.

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

Seized and taken in execution as the property of **Jonathan Landis and Crystal Landis** at the suit of Penn Community Bank f/k/a First Savings Bank of Perkasie. Debt: \$136,641.09.

Grim, Biehn & Thatcher, 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.

18-15152

ALL THAT CERTAIN lot or piece of ground together with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania and described according to a Plan and Survey thereof known as Plan of Highland Farm, made by Albright and Mebus, Civil Engineers, which plan is recorded at Norristown in Deed Book 842, Page 600, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Jericho Road at the distance of 198 feet Southwest from the Southwesterly side of Woodland Road.

CONTAINING in front or breadth on the said Jericho Road 66 feet and extending of that width in length or depth Northwesterly at right angles to said Jericho Road between parallel lines for the distance of 160 feet.

BEING part of Lot No. 292, all of Lot No 293 and part of Lot No. 294.

TITLE TO SAID PREMISES IS VESTED IN Eileen G. Britton, by Deed from R. Stevenson Britton and Eileen G. Britton, H/W, dated 12/21/1984, recorded 01/08/1985, in Book 4757, Page 402.

Parcel Number: 30-00-34428-00-3.

Location of property: 1230 Jericho Road, Abington, PA 19001-3610.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Eileen G. Britton** at the suit of Wells Fargo Bank, N.A., s/b/m to Wells Fargo Bank Southwest, N.A. f/k/a Wachovia Mortgage, F.S.B. f/k/a World Savings Bank, F.S.B. Debt: \$242,978.03.

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.

18-16814

ALL THAT CERTAIN Unit designated as Unit Number 903, being a Unit in Middleton Place Townhomes Condominium, situate **West Norriton Township**, Montgomery County, Pennsylvania, as designated in Declaration of Condominium of Middleton Place Townhomes Condominium bearing date of January 6, 1982 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania, on January 7, 1982 in Deed Book 4674 Page 1029, etc., and Plats and Plans of Middleton Place Townhomes Condominium bearing date of January 6, 1982 and recorded as Exhibit A "CA" of the Declaration of Condominium of Middleton Place Townhomes Condominium, in Deed Book 4674 Page 1029.

TOGETHER with all right, title, and interest being a 0.86957 percent undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

Parcel Number: 63-00-05211-02-7.

Location of property: 903 Middleton Place, Norristown, PA 19403.

The improvements thereon are: Condominium townhouse.

Seized and taken in execution as the property of **Diane J. Passerin a/k/a Diane Passerin Braun** at the suit of Ardent Federal Credit Union. Debt: \$84,425.05.

Wilson Law Firm, 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.

18-19389

ALL THAT CERTAIN lot or piece of land with the brick message or tenement thereon erected, in **Pottstown Borough**, Montgomery County, Pennsylvania, as follows, to wit:

BEGINNING at corner of this and other land now or late of James H. Renninger on the south side of Oak Street at a distance of 86 feet 6 inches from the East side of Evans Street; Thence South 130 feet to a 10 feet wide Alley; Thence by said Alley East 16 feet 2 inches to other land now or late of James H. Renninger; Thence by the same North 130 feet to the aforesaid Oak Street; Thence West Along the South line of said Oak Street; Thence west along the south line of said Oak Street 16 feet 2 inches to the place of beginning.

BEING the same property conveyed to David Duff and Nancy Duff who acquired title, as tenants by the entirety, by virtue of a deed from PA Properties A-4, LLC, dated October 31, 2008, recorded November 13, 2008, at Deed Book 5713, Page 2834, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 16-00-21844-00-1 .

Location of property: 332 Oak Street, Pottstown, PA 19464.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **David Duff and Nancy Duff** at the suit of Nationstar Mortgage LLC d/b/a Mr. Cooper. Debt: \$59,354.67.

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.

18-19493

ALL THAT CERTAIN tract or piece of land with the buildings and improvements thereon erected situate in Pottstown Borough, Montgomery County, Pennsylvania, bounded and described to a survey made thereof by George F. Shaner, Registered Engineer of Pottstown, PA on September 19, 1946 as follows, to wit:

BEGINNING at a point on the south side of West Fourth Street at a distance of 51 feet 6 inches of the southwest corner of West Fourth and Johnson Streets, a corner of this and land now or late of Samuel H. Porter, thence by said Porter's land south 35 degrees 8 minutes west 140 feet to the northerly side of a given 20 feet wide public alley, thence by said alley north 54 degrees 52 minutes west 16 feet 3 1/2 inches to a corner of other lands of Thomas Weiss, thence along the same and on said course passing through the middle of a joint brick partition wall north 25 degrees 8 minutes east 140 feet to the southerly side of the aforesaid West Forth Street; thence along the same south 54 degrees 52 minutes east to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Benjamin L. Shirey by Deed from Timothy C. Clancy and Linda J. Clancy dated January 10, 2005 and recorded January 24, 2005 in Instrument Number 2005012608.

Parcel Number: 16-00-09824-00-6.

Location of property: 8 West 4th Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Benjamin L. Shirey** at the suit of TIAA, FSB. Debt: \$54,039.68.

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.

18-20456

ALL THAT CERTAIN tract of land, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, compromised of part of Lot No. 1 and the whole of Lot No. 2 on a plan of property made by Charles E. Shoemaker, Registered Professional Engineer, dated July 27, 1955 and recorded at Norristown I plan Book H 2, page 87, and bounded and described, partly in accordance with the above mentioned plan and partly in accordance with another plan made by the said Charles E. Shoemaker for Franks S. Cumber, et al., dated April 14, 1959, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Meade Road (50 feet wide), said point being the (3) following courses and distance from a point of curve on the Southwesterly side of Jenkintown Road, 41.50 feet wide; (1) leaving Jenkintown Road on the arc of a circle curving to the left, having a radius of 20 feet, the arc distance of 22.50 feet to a point of compound curve on the Southerly side of Meade Road (2) Westwardly and Southwestwardly and partly along the Southerly and partly along the Southeasterly side of Meade Road on the arc of a circle curving to the left, having a radius of 275.00 feet, the arc distance of 131.02 feet to point of reverse curve on the Southeasterly side of Meade Road and (3) Southwestwardly along the Southeasterly side of Meade Road on the arc of a circle curving to the right, having a radius of 222.63 feet to the arc distance of 28.68 feet to the place of beginning; thence extending along

said point of beginning South 14 degrees, 19 minutes, 22 seconds West, 147.59 feet to a point; thence extending South 75 degrees, 40 minutes, 38 seconds East, 32.11 feet to a point; thence extending South 15 degrees, 39 minutes, 30 seconds West, 109.04 feet to a point; thence extending North 75 degrees, 40 minutes, 38 seconds West, 104.57 feet to a point; thence extending North 14 degrees, 19 minutes, 22 seconds East, 221.66 feet to a point on the Southerly side of Meade Road; thence extending Eastwardly and Northeastwardly partly along the Southerly and partly along the Southeastly side of Meade Road on the arc of a circle, curving to the having a radius of 222.63 feet, the arc distance of 83.22 feet to the first mentioned point and place of beginning.

BEING the same premises conveying from John Begley, Executor under the Will of Mary C. Cumber, Deceased, unto Clarence Batipps and Kenneth Martin, by Deed dated 11/25/1997 and recorded 12/10/1997 as Instrument Number 021575 in Book 5209 and Page 1530.

Parcel Number: 31-00-18502-00-7.

Location of property: 106 Meade Road, Elkins Park, PA 19027.

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

Seized and taken in execution as the property of **The Unknown Heirs of Kenneth Martin, Deceased; Craig Martin, Solely in His Capacity as Heir of Kenneth Martin, Deceased and Monica Martin, Solely in Her Capacity as Heir of Kenneth Martin, Deceased** at the suit of Nationstar Mortgage LLC d/b/a Champion Mortgage Company. Debt: \$322,425.48.

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 \$3,500. 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.

18-20590
PREMISES "A"

ALL THAT CERTAIN message and lot or piece of land, situate in **Upper Merion Township**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at an iron spike in the middle of the Matsonford Road at the distance of 411.89 feet southwestwardly from the westerly side of a public road running through Mechanicsville to the Gulf Creek Road, said point being opposite the middle of the partition wall separating the dwelling on this from the one on the adjoining premises; thence north 28 degrees 40 minutes west through the middle of the said partition wall 130 feet to a stake; thence south 61 degrees 20 minutes west 32.87 feet to a stake a corner of land now or formerly of John Wells; thence south 28 degrees 40 minutes east 130 feet to the middle of the Matsonford Road aforesaid; thence north 61 degrees 20 minutes east 32.87 feet to the first mentioned point and place of beginning.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Merion Township**, Montgomery County, Pennsylvania, as shown on a Plan for Karl and William Cook, made by Howard W. Doran, Registered Land Surveyor, Newtown Square, Pennsylvania, dated May 21, 1976, being bounded and described, as follows, to wit:

BEGINNING at a point, said point being corner to other land now or formerly of William Cook and corner to lands now or formerly of Lee Callick of which this is a part; said point being also in line of lands of Lot 1 on a subdivision plan for John Fertal and William Smith, Jr., said beginning point also located the two following courses and distances from the intersection of the title line of Matson-Ford Road (33 feet wide) and the extended northeast side of Supplees Lane (40 feet wide): (1) north 61 degrees 20 minutes east 474.19 feet to a point, corner of Lot 1 and corner to other lands now or formerly of Cook; and (2) along said line of lands, north 28 degrees 40 minutes west 130 feet to the point of beginning; thence from said point of beginning along Lot 1 of the above mentioned plan and the out bounds of the whole tract of which this is a part, north 28 degrees 40 minutes west 70.33 feet to a point; corner to Lot 1 and Lot 4; thence on a curve to the left in a northeast direction having a radius of 50 feet, for an arc distance of 59.10 feet to a point, said point having a chord bearing of north 57 degrees 35 minutes 23 seconds east and a chord length of 35.72 feet; thence still along Lot 4, north 62 degrees 23 minutes 31 seconds east 4.40 feet to a point; thence along remaining lands now or formerly of Collick, south 28 degrees 40 minutes east 73.89 feet to a point, corner of lands now or formerly of Earl C. Foy; thence along lands now or formerly of Foy and other lands now or formerly of William Cook, south 61 degrees 20 minutes west 60 feet to point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Joseph J. Bean, Jr. a/k/a Joseph J. Bean by Deed from Earl R. Cook and Rosa I. Cook, husband and wife, dated May 8, 1999 and recorded March 28, 2000 in Deed Book 5311, Page 1326.

Parcel Number: 58-00-13468-00-1.

Location of property: 255 Matsonford Road a/k/a 255 East Matsonford Road, Conshohocken, PA 19428.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joseph J. Bean, Jr. a/k/a Joseph J. Bean** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$166,115.64.

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.

18-20993

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, together with the buildings and improvements thereon erected, and described according to a survey and plan thereof made by George B. Mebus, Registered Engineer, Glenside, Pennsylvania, on April 8, 1943, as follows, to wit:

BEGINNING at a point in the Northeasterly side of Limekiln Turnpike at the distance of 95 feet, 11-7/8 inches Southeastwardly from the intersection which the said side of Limekiln Turnpike makes with the Southeasterly side of Greenwood Avenue (originally 33 feet wide, but since widened 21 feet on the Northwesterly side of its present width of 54 feet); thence, along Lot No. 5, North 66 degrees 58 minutes East, passing through a party wall of a garage, 124 feet, 3/8 inches to a point; thence, along the Southwesterly side of Lot No. 8, South 20 degrees 57 minutes 55 seconds East, 45 feet, 3/8 inches to a point; thence, through Lot No. 6, South 66 degrees 58 minutes West, 122 feet, 4-5/8 inches to a point in the aforesaid Northeasterly side of Limekiln Turnpike; thence, along the same, North 23 degrees 02 minutes 00 seconds West, 45 feet to the place of beginning.

BEING Map #31157-002.

BEING THE SAME PREMISES which was conveyed to Daniel A. Jones and Debra D. Jones, his wife, by Deed of Steven J. Schonwald and Alyce Amelia H. Schonwald, his wife, dated 06/30/1988 and recorded 07/01/1988 in BK 4878 PG 496 in the Montgomery County Recorder of Deeds Office, in fee.

Parcel Number: 31-00-17134-00-7.

Location of property: 8355 Limekiln Pike, Wyncote, PA 19095.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Daniel A. Jones, Debra D. Jones and United States of America c/o The United States District Court for the Eastern District of PA** at the suit of The Bank of New York Mellon, the Successor to JPMorgan Chase Bank, as Trustee For CIT home Equity Loan Trust 2002-1. Debt: \$185,293.54.

Richard M. Squire & 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.

18-21917

ALL THAT CERTAIN lot, plot or parcel of land with the message or tenement thereon erected, situate in Walnut Ridge Estates, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, designated as Lot No. 905, on a certain development plan of Walnut Ridge Estates, recorded in the Office for the Recording of Deeds of Montgomery County in Plan Book A26, Page 19A, described according to an as built plan of House No. 905, prepared by Serdy, Bursich and Huth, Inc. as endorsed thereon as follows:

BEGINNING at a point on the centerline of the party wall between these premises and Lot No. 904 as shown on said plan, which point is located the 3 following courses and distances from a point on the centerline of Kepler Road as shown on said plan, viz: (1) leaving said centerline of Kepler Road on a course of south 51 degrees 11 minutes 23 seconds east the distance of 73.24 feet to a concrete monument (2) thence extending south 52 degrees 46 minutes 04 seconds east 224.91 feet and (3) south 35 degrees 14 minutes east 73.49 feet to the point of beginning.

CONTAINING in frontage or breadth measured south 35 degrees 14 minutes east from said point of beginning 20.00 feet and extending of that width southwestwardly between parallel lines at right angles thereto 38.00 feet.

TITLE TO SAID PREMISES IS VESTED IN Dustin D. Dattilo by Deed from Caredean Consulting LLC, dated January 25, 2010 and recorded February 4, 2010 in Deed Book 5758, Page 00965.

Parcel Number: 42-00-05117-52-9.

Location of property: 905 Walnut Ridge, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Dustin D. Dattilo** at the suit of Home Point Financial Corporation. Debt: \$124,605.52.

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.

18-22452

ALL THAT CERTAIN unit in the property known, named and identified as Montgomery Brook, located in **Limerick Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa C.S. 31201 et seq by the recording in the Montgomery County Department of Records of a Declaration dated December 10, 1987 and recorded on December 16, 1987 in Deed Book 4860 Page 1162, an Amendment thereto dated January 15, 1988 and recorded January 20, 1988 in Deed Book 4863 Page 651, an Amendment thereto dated April 28, 1988 and recorded May 6, 1988 in Deed Book 4872 Page 792, an Amendment thereto dated July 27, 1988 and recorded August 1, 1988 in Deed Book 4881 Page 1409, and Amendment thereto dated October 6, 1988 and recorded October 25, 1988 in Deed Book 4891 Page 1218, an Amendment thereto dated November 30, 1988 and recorded December 7, 1988 in Deed Book 4895 Page 2463, and Amendment thereto dated March 8, 1989 and recorded March 22, 1989 in Deed Book 4905 Page 1362, and an Amendment dated May 5, 1989 and recorded May 25, 1989 in Deed Book 4912 Page 324; and an Amendment dated 7/21/1989 and recorded 8/1/1989 in Deed Book 4918 Page 1836; and an Amendment dated September 7, 1989 and recorded 10/20/1989 in Deed Book 4927 Page 206; and an Amendment thereto dated December 5, 1989 and recorded December 12, 1989 in Deed Book 4932 Page 982, being designated as Unit No.303, together with a proportionate undivided interest in the common elements as set forth in and subject to adjustment in accordance with, the Declaration of Condominium of Montgomery Brook, Condominium.

BEING the same premises conveyed to Joseph J. Petkunas from Pamela D. Berkey, a/k/a Pamela D. Berky, by Deed dated 05/26/1990, recorded 06/05/1990 as Instrument Number 1990065628 in Book 4948, Page 339 of Official Records.

Parcel Number: 37-00-00743-02-1.

Location of property: 303 Foxcroft Circle, Royersford, PA 19468.

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

Seized and taken in execution as the property of **The Unknown Heirs of Joseph J. Petkunas, Deceased** at the suit of Quicken Loans Inc. Debt: \$131,092.94.

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 \$3,500. 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.

18-22811

ALL THAT CERTAIN lot or piece of ground together with the buildings and improvements thereon erected, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, being Lot No. 5 on a plan of lots known as Glen Oaks Farm made by G. A. Houtman & Son, Civil Engineers and Land Surveyors, dated August 1953 and last revised December 16, 1953, and recorded March 22, 1954 in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book No. A-1, Pages R.6 and 6A and being more fully bounded and described according to said plan as follows, to wit:

BEGINNING at a point on the southwesterly side of Green Tree Lane (fifty feet wide) a corner of Lot No. 1 on said plan, at the arc distance of two hundred and seventy-two one hundredths feet measured in a northwesterly direction along the southwesterly side of Green Tree Lane on the arc of a circle deflecting to the right having a radius of three hundred sixty-nine feet on the southwesterly side of Green Tree Lane said point of curve being at the distance of sixty-six and sixty-three one-hundredths feet measured north seventy-two degrees fifty-five minutes west along the said southwesterly side of Green Tree Lane from the northwesterly end of a curve having a radius of twenty-five feet which connects the said southwesterly side of Green Tree Lane with the west side of Woodbine Avenue (formerly fifty feet wide, now widened to fifty-five feet by the addition of five feet on the westerly side thereof); thence from the point of beginning and extending south forty-eight degrees fifteen minutes west along Lot No. 4 on said plan a distance of two hundred forty-six and sixty one-hundredths feet to a point; thence north seventy-two degrees fifty-five minutes west a distance of one hundred eighteen and six one-hundredths feet to a point; thence extending north seventeen degrees five minutes east ninety-four and ninety-two one-hundredths feet to a point a corner of Lot No. 7 on said plan; thence extending north sixty-two degrees twenty-four minutes east along said Lot No. 7 a distance of two hundred forty-five and ten one-hundredths feet to a point on the southwesterly side of Green Tree Lane; thence extending along the said southwesterly side of Green Tree Lane in a southeasterly direction on the arc of a curve deflecting to the left having a radius of three hundred sixty-nine feet the arc distance of ninety-one and thirteen one hundredths feet to the first mentioned point and place of beginning.

BEING the same premises which Paul Cerwinka and Elizabeth G. Cerwinka, his wife, conveyed unto Harmond P. Rossetti (Deceased) and Ruby A. Rossetti, his wife, by deed dated 04/19/1965 and recorded 04/22/1965 in Deed Book 3376 and Page 541.

Parcel Number: 40-00-21064-00-1.

Location of property: 1112 Greentree Lane, Lower Merion, PA 19072.

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

Seized and taken in execution as the property of **Ruby Rossetti a/k/a Ruby A. Rossetti** at the suit of Nationstar Mortgage LLC d/b/a Champion Mortgage Company. Debt: \$307,788.25.

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 \$3,500. 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.

18-22873

ALL THAT CERTAIN, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described according to a subdivision plan of property of Salvatore J. Manzo and Grace B. Manzo, his wife, prepared by Conceptual Planners & Engineers Inc. dated 10/30/1985 last revised 4/24/1986.

BEGINNING at a point on the southwesterly side of Brown Street (66.00 feet wide) at a corner of Lot No. 11 as shown on said plan and which point is at the distance of 230.38 feet measured south 37 degrees 12 minutes east along the said southwesterly side of Brown Street from its point of intersection marked by an iron pin with the southeasterly side of Arch Street (66.00 feet wide).

CONTAINING in front or breadth measured south 37 degrees 12 minute east along the said southwesterly side of Brown Street the distance of 18.00 feet and extending of that width in length or depth on a course of south 52 degrees 48 minutes west between parallel lines at right angles to Brown Street the distance of 127.27 feet the northwesterly and southeasterly lines thereof for a portion of the distance extending through the party walls, as shown on said plan.

BEING Lot No. 12 as shown on the above-mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Jessica Gaymon, by Deed from Ramon A. Cline and Melanie J. Cline, Dated 06/24/2015, Recorded 06/29/2015, in Book 5959, Page 1516.

Parcel Number: 13-00-04889-22-8.

Location of property: 324 East Brown Street, Norristown, PA 19401-5407.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jessica Gaymon** at the suit of Wells Fargo Bank, NA. Debt: \$106,147.25.

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.

18-23030

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, Montgomery County, Pennsylvania, bounded and described according to a plan of Perkiomen Woods, made by F.X. Ball Associates, Inc. Consulting Engineers and Surveyors, Schwenksville, Pennsylvania, dated 4/14/1976 and last revised 1/30/1979 as follows:

BEGINNING at a point on the Southeasterly side of Larchwood Court (of variable width) which point is measured the 3 following courses and distances from a point formed by the intersection of the extended centerline of Larchwood Court with the centerline of Perkiomen Railroad (as shown on said plan); (1) from said point of intersection South 57° 36' 26" East, 59 feet to a point (2) North 85° 49' 9" East, 210.32 feet to a point and (3) South 4° 10' 51" East, 31 feet to a point on the Southeasterly side of Larchwood Court the point and place of beginning; thence extending from said beginning point along the Southeasterly side of Larchwood Court North 85° 49' 9" East, 42 feet to a point; thence extending South 4° 10' 51" East, 90 feet to a point; thence extending South 85° 49' 9" West, 42 feet to a point a corner of Lot No. 199; thence extending along Lot No. 199 North 4° 10' 51" West passing partly through the party wall between these premises and the premises adjoining to the West, 90 feet to the first mentioned and place of beginning.

BEING Lot No. 198 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN James Sabre, by Deed from Michelle L. Sabre, Dated 4/28/1999, Recorded 5/12/1999 in Book 5271, Page 238.

Parcel Number: 61-00-02834-10-2.

Location of property: 120 Larchwood Court, Collegeville, PA 19426.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James Sabre** at the suit of Citizens Bank Of Pennsylvania. Debt: \$135,160.58.

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.

18-24619

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

BEGINNING at a point in the Southwesterly line of Arboretum road, distant 283.62 feet Southeastwardly from the Southeasterly end of the curve connecting the Southwesterly line of Arboretum Road with the Southeasterly line of Arboretum Road, said connecting curve having a radius of 125 feet, said beginning point being in the division line between Lots 9 and 10, Block No. 9 on plan hereinafter mentioned; Thence South 45 degrees 14 minutes 52 seconds East, along the Southwesterly line of Arboretum Road, 135 feet to a point in the division line between Lots 8 and 9, Block No. 9, said plan; Thence South 44 degrees 45 minutes 08 seconds West, along the division line between Lots 8 and 9, Block No. 9, said plan, 161.09 feet to a point in the line of Lot 5, Block No. 9, said plan; Thence North 47 degrees 47 minutes 22 seconds West, partly along the line of Lots 4 and 5, Block No. 9, said plan, 135.13 feet to a point in the division line between Lots 9 and 10, Block 9, said plan; Thence North 44 degrees 45 minutes 08 seconds East, along the last mentioned division line, 167.08 feet to the place of beginning.

BEING Lot 9, Block No. 9, Plan of Curtis Hills, Section No. 3, dated July 8, 1953, made by George B. Mebus, Registered Professional Engineer.

TITLE TO SAID PREMISES IS VESTED IN Jean H. Woods, by Deed from Rubin Tarnoff And Edna Tarnoff, Dated 01/30/1996, Recorded 02/24/1997, in Book 5177, Page 2535.

Parcel Number: 31-00-00472-00-1.

Location of property: 1013 Arboretum Road, Wyncote, PA 19095-2109.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jean H. Woods** at the suit of JPMC Specialty Mortgage LLC f/k/a WM Specialty Mortgage LLC. Debt: \$247,190.25.

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.

18-25515

ALL THAT CERTAIN tract of land with the buildings thereto erected, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the middle of a road leading from Ringing Rocks to Englesville, at a distance of 100 feet southwardly from the road aforesaid and a public road leading from Pottstown to Swamp or Layfield, thence South 45 degrees 7 minutes West 160 feet to land now or late of Samuel J. Kurtz, thence South 43 degrees 45 minutes East 50 feet to land now or late of Samuel J. Kurtz; thence by the same North 45 degrees 7 minutes East 160 feet to the middle of the said road leading from Ringing Rocks to Englesville, hereinbefore referred to; thence along the middle of the said road North 43 degrees 45 minutes West 50 feet to the point or place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Travis W. Bodge and Monica L. Dyson, by Deed from the Estate of Edna S. Kienle, by Charlene E. Atwell, Executrix, dated 11/25/2003, recorded 11/28/2003, in Book 5483, Page 1340. Parcel Number: 42-00-02488-00-8.

Location of property: 1995 North Kiem Street a/k/a 1995 North Keim Street, Pottstown, PA 19464-2015.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Travis W. Bodge and Monica L. Bodge a/k/a Monica L. Dyson** at the suit of Wells Fargo Bank, N.A. Successor by Merger to Wells Fargo Home Mortgage, Inc. Debt: \$108,584.16.

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.

18-26026

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate at Elkins Park, in **Cheltenham Township**, Montgomery County, Pennsylvania and described according to a Plan and Survey thereof made by Albright and Mebus, Civil Engineers on the Twelfth day of September A.D., 1927 as follows, to wit:

BEGINNING at a point on the Northwest side of Church Road (thirty-three feet wide) at the distance of one hundred sixty-nine and forty-five one hundredths feet Southward from the Northwest side of New Second Street (thirty-three feet wide); thence extending South seventy-six degrees twenty-five minutes, fifteen seconds West, along the said Northwest side of Church Road forty-two and fifty-seven one-hundredths feet to a point; thence extending North thirteen degrees, thirty-four minutes, forty-five seconds West one hundred twenty-four and sixty-nine one-hundredths feet to a point; thence extending South seventy-eight degrees, fifty-three minutes, thirty-two seconds East forty-six and eighty-five one-hundredths feet to a point, thence extending South thirteen degrees, thirty-four minutes, forty-five seconds East one hundred twelve feet to the said Northwest side of Church Road the first mentioned point and place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of a private driveway and passageway at all times hereafter, forever in common with the owners, tenants and occupiers of the other lot of ground adjoining to the Northeast and entitled to the use thereof.

TITLE TO SAID PREMISES IS VESTED IN Claude Robert Gibson and Chante Gibson, by Deed from Adam D. Brewton, Jr. and Laura E. Brewton, dated 02/10/2001, recorded 04/12/2001, in Book 5356, Page 276.

Parcel Number: 31-00-06211-00-4.

Location of property: 209 Church Road, a/k/a 209 E. Church Road, Elkins Park, PA 19027-2727.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Claude Robert Gibson a/k/a Claude R. Gibson and Shante E. Gibson a/k/a Chante Gibson** at the suit of Wells Fargo Bank, NA. Debt: \$138,267.66.

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.

18-26084

ALL THAT CERTAIN message and lot of land, known as No. 33 Ross Street, situate in **Plymouth Township**, Montgomery County, Pennsylvania, bounded and described according to a survey made by Will D. Hiltner, Reg. April 1946, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Ross Street at the distance of one hundred and twenty seven and four tenths feet Southwesterly from the Southwesterly side of Richardson Street, a corner of this and land recently conveyed to Antonio Aloia and Millie, his wife; thence extending along the said land South twenty degrees thirty six minutes East, the line passing through the middle of the partition wall dividing this house from the house on the adjoining premises of Antonio Aloia and wife, forty seven and eight tenths feet to a point; thence still by the same South nineteen degrees forty four minutes East one hundred and thirty nine and seventy eight one hundredths feet more or less, to a point on the Northwest side of a twelve feet wide public road; thence extending along the said road south sixty seven degrees fifty four minutes West fourteen feet to a corner of this and land of Nicholas Romano and Anastasia, his wife; thence along the said Romano's property North nineteen degrees eight minutes West one hundred and twenty one and twenty five one hundredths feet to a point a corner in the center line of the old stone church building and thence through the center of the said wall, which makes the partition wall between the said church and this building North twenty four degrees thirty five minutes West sixty nine and two tenths feet to a point on the southeast side of Ross Street aforesaid; and thence along the said side of Ross Street North sixty seven degrees thirty three minutes East seventeen and six tenths feet to the place of beginning.

BEING designated as Unit 19 of Block 16.

TITLE TO SAID PREMISES IS VESTED IN Edward C. Harrison, III, by Deed from Joyce E. Harrison, Dated 05/16/2002, Recorded 06/11/2002, in Book 5412, Page 245.

Parcel Number: 49-00-10675-00-4.

Location of property: 33 Ross Street, Plymouth Meeting, PA 19462-2736.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Edward C. Harrison, III** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association. Debt: \$89,108.34.

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.

18-27006

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements to be thereon erected, situate in **East Norriton Township**, Montgomery County, Pennsylvania, bounded and described according to a plan thereof known as "Sub-Division Plan of Norriton Gardens" made by Donald H. Schurr, Registered Surveyor dated the Twenty-Fifth day of February A.D., 1955 and revised March 6, 1956, said plan being recorded in the office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Plan Book A-2 as follows, to wit:

BEGINNING at a point on the southwesterly side of Barbara Drive (fifty feet wide), said point being at the distance of seven hundred nineteen and ninety hundredths feet measured on a bearing of north sixty-nine degrees forty one minutes west along the southwesterly side of Barbara Drive from its point of intersection with the northwesterly side of North Wales Road (thirty-three feet wide) thence extending from said point of beginning south twenty degrees nineteen minutes west one hundred ninety-nine and sixty-nine hundredths feet to a point: thence extending north sixty-nine degrees forty-one minutes west one hundred feet to a point, thence extending north twenty degrees nineteen minutes east two hundred one and eighty-seven hundredths feet to a point on the southwesterly side of Barbara Drive aforesaid, thence extending along the southwesterly side of barbara drive the two following courses and distances, 1 southeastwardly on the arc of a circle curving to the left having a radius of one hundred seventy five feet the arc distance of twenty-seven and seventy-two hundred feet to a point of tangent on the southwesterly side of Barbara Drive and (2) south sixty-nine degrees forty-one minutes east along the southwesterly side of Barbara Drive seventy-two and thirty-nine hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Richard E. Williams, an Individual by Deed from David M. Jordan and Richard E. Williams, Executors of the Estate of John J. Williams, Deceased, recorded 06/27/2005 in Book 05563, Page 2523.

Parcel Number: 33-00-00445-00-8.

Location of property: 516 Barbara Drive, East Norriton, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Richard E. Williams** at the suit of Bank of America, N.A. Debt: \$237,059.62.

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.

18-27364

ALL THAT CERTAIN lot or piece of ground situate in the **Marlborough Township**, Montgomery County, Pennsylvania, described according to a plan thereof made by Smith & Brunner, dated January 12, 1951, as follows to wit:

BEGINNING at a point on the Southeasterly side of Bromer Road at a corner of land now or late of E. Laverne Godshall; thence extending along said side of Bromer Road North 55 degrees 10 minutes East 21.45 feet to a point; thence extending South 15 degrees East 151.8 feet to a point at or near the Southwesterly edge of the black top ribbon of the Gerryville Pike; thence extending South 67 degrees West 51.975 feet to an iron pin; thence extending along said land now or late of E. Laverne Godshall North 3 degrees West 154.275 feet to the first mentioned point and place of beginning.

BEING the same premises which Timothy D. O'Boyle and Julie A. O'Boyle by Deed dated August 29, 2008 and recorded on September 4, 2008, in the Office of the Montgomery County Recorder of Deeds in Deed Book Volume 5706 at Page 1276 and Instrument# 2008090243 granted and conveyed unto Laura Musselman.

Parcel Number: 45-00-00901-00-8.

Location of property: 4691 Geryville Pike, Marlborough Township, PA 18084.

The improvements thereon are: Single-family residential.

Seized and taken in execution as the property of **Laura Musselman** at the suit of Select Portfolio Servicing, Inc. Debt: \$118,090.51.

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.

18-27601

TRACT A

ALL THOSE CERTAIN lots or pieces of land, situate in Guldin's Addition to the **West Pottsgrove Township** (erroneously stated as Pottstown Borough, in West Pottstown, in West Pottsgrove Township, in prior deed), Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southeast corner of Fairview and Third Streets; thence eastwardly along the south side of said Third Street 140 feet to a 20 foot wide alley; thence southward along the same 45 feet to the center line of Lot No. 110; thence westwardly along the center of said Lot 140 feet to the east side of said Fairview Street; thence northward along the same 45 feet to the place of beginning.

BEING Lots Nos. 111 and the northern one-half of Lot No. 110 in plan of lots laid out by Horace N. and Cyrus Q. Guldin.

TRACT B

ALL THOSE CERTAIN one lot and the half of another lot or piece of ground, situate in Guldin's Addition **West Pottsgrove Township** (erroneously stated as Pottstown Borough in prior deed) in Montgomery County, Pennsylvania. BEING Lot No. 109 and one-half of Lot Number 110 all the plan of lots as laid out by Horace W. and C. Q. Guldin.

BOUNDED on the south by Lot 108, on the west by Fairview Street, on the north by the other half of Lot 110, and on the east by an alley containing in front or width on said Fairview Street 45 feet, and extending of that width eastwardly at right angles with said Fairview Street, 140 feet to all alley.

TITLE TO SAID PREMISES IS VESTED IN Daniel F. Trump and Pamela J. Trump by deed from Jennifer A. Wagner dated November 1, 2017 and recorded November 3, 2017 in Deed Book 6068, Page 00158.

Parcel Number: 64-00-01222-00-1.

Location of property: 428 Fairview Street, Pottstown, Pennsylvania 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Daniel F. Trump and Pamela J. Trump**, at the suit of Citizens Bank, N.A. Debt: \$127,711.10.

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.

18-27628
PREMISES "A"

ALL THAT CERTAIN lot or piece of ground situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described according to a survey thereof made by Donald H. Schurr, R.L.S., July 10, 1952, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Elm Street, said point being 109.93 feet Westwardly from the intersection of the Northwesterly side of George Street with the Northeasterly side of Elm Street; thence North 50 degrees west 0.70 feet to land now or late of Edna M Jones; thence along said Jones' land North 40 degrees 40 feet to a point; thence South 50 degrees East, 0.45 feet to a concrete block wall; thence South 40 degrees 33 minutes West, 40 feet, said line passing through the middle of the partition wall between this and the adjoining premises of which this is a part to the Northeasterly side of Elm Street, the point and place of beginning.

PREMISES "B"

ALL THAT CERTAIN message and two contiguous lots or pieces of land, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described as follows.

No.1 BEGINNING at a point on the Northeast side of Elm Street at the distance of 86 feet 06 inches Southeast from Kohn Street a corner of this and land of Hugh Roberts and Elwood Roberts; thence extending Northeast through the middle of the partition wall between this and the adjoining house 72 feet 07 inches to a 4 feet wide alley; thence along said alley, Southeast and parallel to Elm Street, 13 feet 8 inches to a 20 feet wide alley; thence along said last mentioned alley, Southwest and parallel to Kohn Street, 72 feet 7 inches to Elm Street; thence along Elm Street Northwest 13 feet 8 inches to the place of beginning.

No. 2 BEGINNING at a point on the Northeast side of Elm Street the distance of 100 feet 2 inches Southeast from the East corner of Kohn and Elm Street; thence Northeast parallel to Kohn Street passing along land of Anna Naylor, 76 feet 6 inches to the line of land now or late of Simon Henninger; thence along the land of said Henninger, parallel to Elm Street, Southeast 10 feet to a corner of this land of said Henninger and land now or late of Alfred England; thence along the line of said England's lot and lot of land now or late of Edward Doyle, Southwest parallel to George Street, 76 feet 6 inches to a point on the Northeast side of Elm Street at the distance of 110 feet Northwest from George Street; thence along said side of Elm Street Northwest 10 feet or more to the place of beginning.

BEING Parcel #13-00-10964-00-3 to all 3 tracts.

BEING the same premises conveyed to Robert R. Long and Jane T. Vogel, by Deed from Jar Investments Inc., dated 4/25/1997 and recorded 08/12/1997 in Book 5195, Page 1787.

Parcel Number: 13-00-10964-00-3.

Location of property: 601 West Elm Street, Norristown, PA 19401.

The improvements thereon are: Retail, Office, Apts.-Multi use.

Seized and taken in execution as the property of **Robert R. Long and Jane T. Vogel** at the suit of Pennsylvania Housing Finance Agency. Debt: \$31,147.01.

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 \$3,500. 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.

18-28307

ALL THAT CERTAIN message and tract or piece of lands, situate in the West Ward of **Lansdale Borough**, Montgomery County, Pennsylvania, being more particularly described according to a survey made thereof by Herbert H. Metz, Registered Engineer and Land Surveyor, dated 11/25/1924, as follows, to wit:

BEGINNING at a point marking the intersection of the Southwest side of Third Street as laid out in the Borough of Lansdale (50 feet wide) with the Southeast side of Cannon Avenue as laid out in the Borough of Lansdale (48 feet wide), thence extending along the Southwest side of said Third Street, South 44 degrees 32 minutes East 135.88 feet to a point a corner of a 12 feet wide alley, thence extending along the Northwest side of said 12 feet wide alley, South 45 degrees 40 minutes West 31.25 feet to a point a corner of other land of the said Daub, Metz and Swartley, thence extending along the Northeast side of said other land of the said Daub, Metz and Swartley and passing through the middle of the partition wall of the building erected on this lot and said adjoining lot, North 43 degrees 49 minutes West 136.16 feet to the Southeast side of Cannon Avenue, aforesaid, thence extending along the Southeast side of said Cannon Avenue, North 46 degrees 11 minutes East 29.55 feet to the place of beginning.

BEING bounded on the Northeast by Third Street, on the Southeast by said 12 feet wide alley, the Southwest by other land of said Daub, Metz and Swartley and on the Northwest by Cannon Avenue Said 12 feet wide alley is hereby dedicated to public use, forever.

BEING the same premises in which Matt Meyers Also Known As Matthew Meyers and Jennifer Meyers also known as Jennifer S. Meyers, by deed dated 08/26/2009 and recorded 08/31/2009 in the Office of the Recorder of Deeds, in and for the County of Montgomery, Commonwealth of Pennsylvania, in Deed Book 5742, Page 00994, and/in Instrument No. 2009094773, granted and conveyed unto Jennifer S. Meyers.

Parcel Number: 11-00-01172-00-5.

Location of property: 123 North Cannon Avenue, Lansdale, PA 19446.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Jennifer Meyers Koenig a/k/a Jennifer S. Meyers** at the suit of Nationstar Mortgage LLC d/b/a Mr. Cooper. Debt: \$185,097.41.

Shapiro & DeNardo, L.L.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.

18-28778

ALL THAT CERTAIN message and lot or piece of land, situate on the South side of Queen Street between Mt. Vernon Street and Moser Road, and known as 1386 Queen Street, in **Pottstown Borough and partly in Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the South side of Queen Street, between Mt. Vernon Street and Moser Road, distant Eastwardly 380 feet from the Southeast corner of Queen and Mt. Vernon Streets, a corner of this and Lot No. 5, belonging to Lloyd F. Erb and Virginia, his wife; thence Southwardly along said Lot No. 5, 140 feet to a 20 feet wide alley known as New Alley, passing in part of said course and distance through the middle of the partition wall of this and property adjoining to the west belonging to the said Erbs; thence Eastwardly along said New Alley 30 feet to a point, a corner of this and Lot No. 7, land of Elizabeth V. R. Sweinhart; thence Northwardly along said Lot No. 7, 140 feet to the South side of Queen Street; thence Westwardly along said Queen Street 30 feet to the place of beginning.

BEING Lot No. 6 on a Plan of Lots as laid out by Elizabeth V. R. Sweinhart, said plan being dated May 8, 1923.

BEING the same premises which Vernon Roussey and Doris A. Roussey, his wife by Deed dated December 19, 1980, and recorded December 30, 1980 in Deed Book 4593 page 106, in the Office for Recording of Deeds in and for the County of Montgomery, granted and conveyed unto Vernon Roussey and Doris A. Roussey, his wife, in fee.

AND THE SAID Vernon Roussey passed away on or about February 9, 2011 thereby vesting title unto Doris A. Roussey, his wife, by operation of law.

AND THE SAID Doris A. Roussey passed away on or about June 20, 2018 thereby vesting title unto Gregory S. Hoffmaster a/k/a Gregory S. Hoffmaster, Sr., known heir of Doris A. Roussey, deceased and any Unknown Heirs, Successors, Assigns of Doris A. Roussey, deceased.

Parcel Number: 16-00-23608-00-1.

Location of property: 1386 Queen Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Doris A. Roussey, Deceased and Gregory S. Hoffmaster a/k/a Gregory S. Hoffmaster, Sr., Known Heir of Doris A. Roussey, Deceased** at the suit of Bank of New York Mellon Trust Company, N.A., as Trustee for Mortgage Assets Management Series I Trust. Debt: \$143,784.50.

Shapiro & DeNardo, L.L.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.

18-29133

ALL THAT CERTAIN lot or piece of ground land with the message thereon erected, situate in **Hatfield Borough**, Montgomery County, Pennsylvania, being Lot No. 9 in a Plan of Lots laid out in said Borough and field in the Recorder's Office at Norristown, known as the "Lambert Farm Lots" being bounded and described as follows:

BEGINNING at the Northwest side of Lambert Street at the distance of three hundred and fifty feet Southwesterly from a stone planted for a corner in the Southwest side of the Cowpath Road, now Main Street, containing in front or breadth on said Lambert Street seventy feet, and extending in length or depth Northwestward of that width between parallel lines at right angles to said Lambert Street one hundred and eighty feet.

BOUNDED on the Southeast by said Lambert Street, Southwest by land now or late of Jonas Moyer, or Lot No. 8 Northwest by Dawson Street and Northeast by land now or late of Oswald Boerner or Lot No. 10.

ALL of the above streets above named having been by the owners of the lands dedicated to and for public use as streets forever.

BEING the same premises conveyed to Steven D. Collier and Angela Collier, by deed from Gail M. Moyer, dated 09/01/2011 and recorded 09/02/2011 in Book 5812, Page 945.

Parcel Number: 09-00-00808-00-2.

Location of property: 39 West Lambert Street, Hatfield, PA 19440.

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

Seized and taken in execution as the property of **Angela Collier and Steven D. Collier** at the suit of Pennsylvania Housing Finance Agency. Debt: \$154,617.16.

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 \$3,500. 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.

18-29176

ALL THAT CERTAIN message and lot or parcel of land, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the south corner of Noble and Marshall Streets; thence along the southeast side of Noble Street southwestwardly at right angles to Marshall Street 140 feet to the northeast side of Haws Alley laid out 20 feet wide, thence along the northeast side of said alley southeastwardly 19 feet to a corner of lot of land of Willis L. Phillips, thence along said lot northeasterly at right angles to Marshall Street and through the middle of the partition wall of this and the adjoining house of said Willis L. Phillips, 140 feet to the southwest side of Marshall Street, aforesaid, thence along the said side of Marshall Street, northwestwardly 19 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Paul M. D'Orazio by deed from Douglas Tyrell dated June 29, 2006 and recorded July 14, 2006 in Deed Book 5608, Page 527.

Parcel Number: 13-00-25268-00-9.

Location of property: 932 West Marshall Street, Norristown, Pennsylvania 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Paul M. D'Orazio** at the suit of Bank of America, N.A. Debt: \$110,192.96.

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.

18-29469

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate No. 366 North Hanover Street in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake on the east side of Hanover Street at a distance of sixteen feet from the south line of a brick alley, at a point marking the middle partition or division wall of the hereby granted message and brick message immediately adjoining on the north, now or late of Rev. Samuel Johnson, thence extending eastwardly passing through the middle of the said partition wall, ninety seven feet seven and one half inches to a ten feet wide alley, running between the aforesaid brick alley and Jefferson Avenue; thence along said alley southwardly nineteen feet, one half inches to Lot #364, now or late of Jeremiah B Mock; thence westwardly along the same ninety eight feet eleven inches to Hanover Street aforesaid; thence along said Hanover Street northwardly nineteen feet to the point of place of beginning.

BEING the same premises conveyed to Samuel J. Buckwalter, by deed from David Dinenna aka David Dinenna Sr. and Diana M. Dinenna, dated 08/18/2008 and recorded 08/26/2008 in Book 5705, Page 500.

Parcel Number: 16-00-12688-00-4.

Location of property: 366 North Hanover Street, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Samuel J. Buckwalter** at the suit of Midfirst Bank. Debt: \$120,357.50.

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 \$3,500. 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.

18-29528

ALL THAT CERTAIN message (being known as No 336 Jefferson Street, East Greenville) and two lots or pieces of land, and herein described as one tract, situate on the Westerly side of Jefferson Street, in **East Greenville Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the Westerly curb line of said Jefferson Street and in line of land conveyed to Emma Herbert, thence along said curb line, South twenty-five and one-half degrees East 63 feet 3 inches to a point in line of Frank M. Moll's Land, thence along the same, South sixty-four and one-half degrees West 173 feet to a point in the Easterly line of Long Alley, thence along the same, North twenty-five and one-half degrees West 63 feet inches to a point in line of land of said Emma Herbert, thence along the same, North sixty-four and one-half degrees East and running through the center line of the party or partition wall of this and the adjoining house to the Northeast, 173 feet to the place of beginning.

CONTAINING ten thousand nine hundred forty-two square feet of land.

TITLE TO SAID PREMISES IS VESTED IN Thomas S. Duval, by Deed from Stephanie A. Hoch and Arthur J. Hoch, dated 07/08/2005, recorded 08/01/2005, in Book 5564, Page 1400.

THOMAS B. DUVAL A/K/A THOMAS S. DUVAL died on 08/26/2016, and upon information and belief, his surviving heirs are Robert Duval, June Duval, and William Duval. By executed waivers Robert Duval and June Duval waived their right to be named.

Parcel Number: 06-00-01960-00-5.

Location of property: 336 Jefferson Street, East Greenville, PA 18041-1627.

The improvements thereon are: Residential property/exempt dwelling veterans.

Seized and taken in execution as the property of **William Duval, in His Capacity as Heir of Thomas B. Duval a/k/a Thomas S. Duval, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Thomas B. Duval a/k/a Thomas S. Duval, Deceased** at the suit of PNC Bank, National Association, Successor by Merger to National City Mortgage, A Division of National City Bank. Debt: \$149,126.55.

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.

18-29531

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 recent survey as follows, to wit:

BEGINNING at a point on the Northwesterly side of Elm Avenue at the distance of eighty-two feet, six inches Southwest of the Southwesterly side of Jefferson Avenue.

CONTAINING in front or breadth on said Elm Avenue, twenty-seven feet, six inches, extending of that width in length or depth between parallel lines at right angles to said Elm Avenue, one hundred feet the Northeasterly line passing through the center of the party wall.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, Situate in Cheltenham Township, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Survey thereof made by Charles D. Conklin, Jr., as follows, to wit:

BEGINNING at a corner in the rear line of other property of the grantees and of N. Webster Bonsall and Caroline N. Bonsall, said point being in the line dividing Lot 135 and 136 on a certain Plan of Lots laid out by Hunter and Evan, and recorded at Norristown in Deed Book No. 330 page 111; said point being eighty-two feet, six inches from the Southwesterly side of Jefferson Avenue; thence by and along the rear line of land of the grantees herein, South thirty-eight degrees, fifty-eight minutes West, twenty-seven feet, six inches to a corner of land of William B. Miller, et al; thence by and along the same, North fifty-one degrees, two minutes West, fifty feet to a point in line dividing Lot Nos. 136 and 137 on said plan; thence by and along the same, North thirty-eight degrees, fifty-eight minutes East, twenty-seven feet, six inches at a corner of land of N. Webster Bonsall and Caroline M. Bonsall, his wife, thence by and along the same South fifty-one degrees, two minutes East, fifty feet to the place of beginning.

BEING the same premises in which Edward R. Farrell, III and Karen Farrell, husband and wife, by Deed dated November 30, 2006, recorded January 10, 2007 in Book 5630, page 2093, #2007004231, in the Office of the Recorder of Deeds in and for the County of Montgomery granted and conveyed unto Francis S. Micucci and Marissa L. Bortz-Micucci, husband and wife, in fee.

Parcel Number: 31-00-09409-00-1.

Location of property: 106 Elm Avenue, Cheltenham, PA 19012.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Francis S. Micucci and Marissa L. Bortz-Micucci** at the suit of Nationstar Mortgage LLC d/b/a Mr. Cooper. Debt: \$205,974.81.

Shapiro & DeNardo, L.L.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.

18-29831

ALL THAT CERTAIN lot or piece of ground with messuage thereon erected, situate in **Franconia Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Final Plan of property surveyed for P. K. Fisher Realty Corp., prepared by George Reid Nevells, Registered Surveyor, dated June 4, 1965, revised October 25, 1965 and last revised October 28, 1965 and recorded at Norristown in the Office for the Recording of Deeds, etc. in and for the County of Montgomery on November 15, 1965 in Plan Book A-8, Page 133, as follows to wit:

BEGINNING at a point in the center line of Rising Sun Road (33 feet wide), a corner of Lot No. 12 on said Plan (said point of beginning also 310.68 feet from a corner of land now or late of Ernest g. Hall), thence extending along the center line of said Rising Sun Road, South 70 degrees 8 minutes West 152 feet to a point a corner of Lot No. 10 on said Plan; thence extending along line of Lot No. 10 on said Plan North 29 degrees 9 minutes West, 302.88 feet to a point, thence extending North 70 degrees 8 minutes West (erroneously stated as East in prior deed) 100 feet to a point a corner of Lot No. 12 on the aforesaid Plan and thence extending along line of said Lot No. 12, South 33 degrees 45 minutes East, 307.30 feet to the first mentioned point of beginning.

BEING Lot No. 11 on said Plan.

TITLE TO SAID PREMISES IS VESTED IN Timothy L. Skrzat, by Deed from David Sague, Dated 04/14/2017, Recorded 04/18/2017, in Book 6040, Page 2525.

Parcel Number: 34-00-04285-00-1.

Location of property: 851 Rising Sun Road, Telford, PA 18969-2125.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Timothy Lee Skrzat a/k/a Timothy L. Skrzat** at the suit of Ditech Financial LLC. Debt: \$263,198.85.

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.

19-00163

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in **Ambler Borough**, Montgomery County, Pennsylvania, and described according to a Plot Plan thereof made by C. Raymond Weir, Registered Professional Engineer dated April 2, 1954 and revised April 20, 1955 as follows, to wit:

BEGINNING at a point on the Northeasterly side of Southern Avenue (42 feet wide) at the distance of 498.87 feet on a bearing South 86 degrees 39 minutes East along the said side of Southern Avenue from a point of tangent in the same; said point of tangent being at the distance of 23.56 feet measured on the arc of a circle curving to the left having a radius of 15 feet from a point of curve on the Southeasterly side of South Spring Garden Street (40 feet wide), thence extending from said point of beginning North 03 degrees 21 minutes East partly through the party wall crossing a certain 10 feet wide drainage right-of-way, and also crossing a certain 20 feet wide driveway 116.08 feet to a point in line of land now or late of John E. Turner, said 20 feet wide driveway extending Southeasterly from South Spring Garden Street to Park Avenue, thence extending South 86 degrees 42 minutes 30 seconds East along the said Turner's land 16.20 feet to a point, thence extending South 03 degrees 21 minutes West, re-crossing the aforesaid 20 feet wide driveway, re-crossing the aforesaid 10 feet wide drainage right-of-way and partly through the party wall 116.10 feet to a point on the said side of Southerly Avenue 16.20 feet to the first mentioned point and place of beginning.

BEING known as No. 263 Southern Avenue as shown on the above-mentioned 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 him, the said grantor, as well at law as in equity, of, in and to the same.

BEING Tax Map No. 01020 038.

BEING the same premises which Merle Properties, LLC, by Deed dated August 15, 2006, and recorded September 18, 2006, in the Office of the Recorder of Deeds in and for the County of Montgomery, Deed Book 5616, Page 2181, granted and conveyed unto Reagan Walton, as Sole owner, in fee.

Parcel Number: 01-00-04609-00-7.

Location of property: 263 Southern Avenue, Ambler, PA 19002.

The improvements thereon are: A dwelling.

Seized and taken in execution as the property of **Reagan Walton** at the suit of LSF9 Master Participation Trust. Debt: \$220,352.84.

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.

19-00221

ALL THAT CERTAIN brick message or tenement and lot of land situate on the South side of Second Street between York and Johnson Streets, in the Ninth Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the South side of said Second Street at a corner of Lot No. 16, now or late of Mahlon K. Fritz Estate; thence by the South side of said Second Street Westwardly 30 feet more or less to a corner of Lot No. 18; thence by the same Southwardly 140 feet more or less to a 16 feet wide alley; thence by the same Eastwardly 30 feet more or less to a corner of Lot No. 16; thence by the same Northwardly 140 feet to the place of beginning, passing in part of said course and distance thru the middle of the brick division or partition wall of this house of said Mahlon K. Fritz Estate immediately adjoining to the East.

BEING the same premises which Robin A. Remigio by Deed dated September 5, 2008, and recorded September 16, 2008 in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book 5707 Page 01581, #2008093170 granted and conveyed unto Wendi Michele Weaver, in fee.

Parcel Number: 16-00-25148-00-9.

Location of property: 6 East 2nd Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Wendi Michelle Weaver** at the suit of Nationstar Mortgage LLC d/b/a Mr. Cooper. Debt: \$104,644.96.

Shapiro & DeNardo, L.L.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.

19-01231

ALL THAT CERTAIN lot or piece of ground, situate in **Skippack Township**, County of Montgomery and Commonwealth of Pennsylvania described according to a plan of Subdivision "Renoir" made for Squirrel Meadows Incorporated, by Mesko Engineers Associates Incorporate, West Chester, Pennsylvania dated 03/30/2001 and last revised 11/14/2002 and recorded in Plan Book A 61 page 191 and 192 bounded and described as follows, to wit:

BEGINNING at a point of curve on the Southeastly side of the cul de sac of Renoir Lane a corner of this and Lot No. 10 on the above plan; thence extending along said lane along the arc of a circle curving to the left having a radius of 60 feet the arc distance of 81.02 feet to a point a corner of Lot No. 8 on the above plan; thence extending along Lot No. 8 the two following courses and distances; (1) South 38 degrees 11 minutes 21 seconds East 60 feet to a point; (2) South 16 degrees 11 minutes 56 seconds East crossing a PPL Interstate Energy Company easement and a storm water easement 321.66 feet to a point in line of lands now or late of Lester Reinford; thence extending along said lands North 86 degrees 38 minutes 15 seconds West re crossing said PPL easement 189.98 feet to a point a corner of Lot No. 14 on the above plan; thence extending along Lot No. 14 North 22 degrees 36 minutes 43 seconds West re crossing storm water easement 258.42 feet to a point a corner of Lot No. 10 aforesaid; thence extending along Lot No. 10 North 39 degrees 10 minutes 31 seconds East 138.02 feet to a point of curve the aforesaid side of Renoir Lane the first mentioned point and place of beginning.

BEING Lot No. 9.

BEING the same premises conveyed to Randy Pavlow and Birgit Gellner Pavlow, by deed from Squirrel Meadow Inc., dated 09/10/2004 and recorded 09/30/2004 in Book 5527, Page 971.

Parcel Number: 51-00-03095-02-2.

Location of property: 4802 Renoir Lane, Skippack, PA 19473.

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

Seized and taken in execution as the property of **Birgit Gellner Pavlow and Randy Pavlow** at the suit of M&T Bank. Debt: \$368,397.84.

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 \$3,500. 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.

19-01720

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

BEGINNING at an iron pin in the middle of the public road leading from Linfield to Parker Ford a corner of this and land of Jacob W. Horner; thence along the middle of said road South 85 ½° East, 100 feet to an iron pin in line of the other land of Joseph M. Kendall; thence by said Kendall's land South 4 ½° West, 437 feet to an iron pin in line of land of Daniel Stauffer; thence by said Stauffer's land South 7° 30' West, 114 feet to an iron pin in line of land of the Linfield Improvement Company; thence by land of the Linfield Improvement Company North 6° 25' West, 272 feet 6 inches to an iron pin, a corner of Joseph W. Horner's land; thence by said Horner's land the two following courses and distances; South 85 ½° East, 60 feet to an iron pin; thence North 4 ½° East, 200 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN D. Harry Schonbach, by Deed from Steven A. Raynor and Verna Raynor, Dated 6/29/1989, Recorded 6/29/1989 in Book 4915, Page 1274.

D. HARRY SCHONBACH departed this life on May 23, 2018.

Parcel Number: 37-00-02761-00-1.

Location of property: 1241 Main Street, Linfield, PA 19468.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of David H. Schonbach a/k/a D. Harry Schonbach a/k/a David Harry Schonbach, Deceased** at the suit of Citizens Bank Of Pennsylvania. Debt: \$142,429.97.

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.

19-01818

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in **Royersford Borough**, Montgomery County, Pennsylvania, described according to a Plan of Subdivision made for John F. Romer by William L. Conner, Registered Land Surveyor, Spring City, Pa., dated 7/15/1982 and last revised 8/2/1982 and recorded in Plan Book A 44 page 255, bounded and described as follows, to wit:

BEGINNING at a point in the centerline of Second Avenue (57.00 feet wide) a corner of this and No. 129 Second Avenue, said point being measured South 20 degrees 52 minutes 00 seconds East, 258.08 feet along the centerline of Second Avenue from its point of intersection with the centerline of Walnut Street; thence extending along said centerline South 20 degrees 52 minutes 00 seconds East 30.00 feet to a point, a corner of this and No. 133 Second Avenue; thence extending along the same passing through the centerline of a partition wall South 69 degrees 18 minutes 12 seconds West 216.71 feet to a point on the Northeastly property line of lands now or late of the Reading Railroad Company; thence extending along the same along the arc of a circle curving to the right having a radius of 5729.65 feet the arc distance of 30.17 feet to a point, a corner of No. 129 Second Avenue; thence extending along the same through the centerline of a partition wall North 69 degrees 18 minutes 12 seconds East 219.68 feet to a point in the centerline of Second Avenue the first mentioned point and place of beginning.

BEING the same premises which Kathleen Jones by Attorney-in-fact Jill Copes Childs duly constituted and appointed by Power of Attorney dated March 27, 1991 by Deed dated July 16, 1991 and recorded on July 17, 1991, in the Office of the Montgomery County Recorder of Deeds in Deed Book Volume 4981 at Page 850 granted and conveyed unto Bernice Coles.

Parcel Number: 19-00-03176-01-8.

Location of property: 131 Second Avenue, Royersford, PA 19468.

The improvements thereon are: Single-family residential.

Seized and taken in execution as the property of **Bernice Coles** at the suit of Select Portfolio Servicing, Inc. Debt: \$112,126.65.

Hladik, Oronato, 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.

19-02446

ALL THAT CERTAIN lot or piece of land, situate in **Abington Township**, Montgomery County, Pennsylvania, being bounded and described according to a Survey thereof made by Weir and Theime, Civil Engineers as the Willow Grove Realty Company plot as follows, to wit:

BEING Lots Nos. 9 and 10, Section 12 as laid out on a certain plan of Evergreen Manor, being 50 feet front by 120 feet in depth, as per plan recorded in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book No. 782 page 600.

AND ALSO

ALL THOSE TWO CERTAIN lots or pieces of land, situate in **Abington Township**, Montgomery County, Pennsylvania, being bounded and described according to a Survey thereof made by Weir & Theime, Civil Engineers, on the Willow Grove Realty Company plot as follows, to wit:

BEING Lots Nos. 11 and 12, Section 12 as laid out on a certain plan of Evergreen Manor, being 50 feet front by 120 feet in depth as per plan recorded in the Office of the Recording of Deeds in and for the County of Montgomery in Deed Book No. 782 page 600.

BEING the same premises which Kirk Peterson and Yuka Yamano-Peterson, by Deed dated May 9, 2013 and recorded August 5, 2013 in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania in Book 5883, Page 2536 as Instrument Number 2013083241, granted and conveyed unto Thomas L. Patton, III, Amanda Patton, Susan Patton, in fee.

AND THE SAID Thomas L. Patton, III, Amanda Patton, Susan Patton, by Deed dated March 9, 2015 and recorded April 7, 2015 in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania in Book 5949, Page 827 as Instrument Number 2015023018, granted and conveyed unto Amanda Patton, in fee.

Parcel Number: 30-00-60372-00-6.

Location of property: 2820 Rubicam Avenue, Willow Grove, PA 19090.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Amanda Patton and Thomas L. Patton, III a/k/a Thomas L. Patton III; and Susan Patton a/k/a Susan B. Patton** at the suit of JPMorgan Chase Bank, National Association. Debt: \$189,226.63.

Shapiro & DeNardo, L.L.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.

19-05203

ALL THAT CERTAIN piece or parcel of land with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania and being more particularly described as follows:

BEGINNING at a point of tangent on the northwesterly side of Maryland Road (60 feet wide) said point being at the distance of 141.90 feet measured on the arc of a circle curving to the right having a radius of 80.00 feet from a point of curve on the southwesterly side of Commerce Avenue (60 feet wide); thence, extending from said point of beginning south 55° 00' 00" west along the northwesterly side of Maryland Road 265.95 feet to a point a corner of lands now or late of Philadelphia Electric Company; thence extending north 46° 37' 30" west along the aforesaid lands of Philadelphia Electric Company, 458.02 feet to a point; thence extending north 43° 22' 30" east a distance of 356.61 feet to a point on the southwesterly side of Commerce Avenue aforesaid; thence extending south 46° 37' 30" east along the southwesterly side of Commerce Avenue a distance of 433.25 feet to a point of curve on the same; thence extending on the arc of a circle curving to the right, having a radius of 80.00 feet the arc distance of 141.90 feet, chord bearing of south 04° 11' 21" west, a chord of 124.02 feet to the first mentioned point of tangent and place of beginning.

Parcel Number: 59-00-12307-00-9.

Location of property: 3900 Commerce Avenue, Upper Moreland, Pennsylvania.

The improvements thereon are: SpringHill Suites by Marriott Hotel.

Seized and taken in execution as the property of **Waterford of Willow Grove, LLC** at the suit of U.S. Bank, N.A., as Trustee on Behalf of the Registered Holders of Citigroup Commercial Mortgage Securities, Inc., Commercial Mortgage Pass-Through Certificates, Series 2013-GC17. Debt: \$17,911,353.17.

Ballard Spahr 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 \$1,791,135.32. 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 July 31, 2019 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**

ARTICLES OF DISSOLUTION

Pursuant to the requirements of Section 5975 of the Pennsylvania Nonprofit Corporation Law of 1988, notice is hereby given that **Jewish Genealogical Society of Philadelphia** is currently in the process of voluntarily dissolving.

Hangley Aronchick Segal Pudlin & Schiller
One Logan Square, 27th Floor
Philadelphia, PA 19103

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.

Insight Tech Inc has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

J&C Fresh Seafood, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

Notice is hereby given that the Articles of Incorporation for **LBM Investments Inc.** were filed with the Commonwealth of Pennsylvania on May 29, 2019. The name of the corporation's commercial registered office provider is Registered Agents Inc. in Montgomery County. This was incorporated under the provisions of the Business Corporation Law of 1988, as amended.

ARTICLES OF INCORPORATION NONPROFIT

Young Achievers Chosen Generation has been incorporated under the provisions of the PA Nonprofit Corporation Law of 1988.

**Gary Schafkopf, Esquire
Hopkins & Schafkopf, LLC**
11 Bala Avenue
Bala Cynwyd, PA 19004

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2019-14262

NOTICE IS HEREBY GIVEN that on May 29, 2019, the Petition of Boy McDaniel was filed in the above named Court, praying for a Decree to change his name to TIMOTHY G. SINGLETON.

The Court has fixed August 7, 2019, 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. 2019-11798

NOTICE IS HEREBY GIVEN that on May 2, 2019, the Petition of Joshua Caleb Brant was filed in the above named Court, praying for a Decree to change his name to JOSHUA CALEB TAYLOR.

The Court has fixed July 17, 2019, 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. 2019-14035

NOTICE IS HEREBY GIVEN that on May 24, 2019, the Petition of Kyu Young Sim was filed in the above named Court, praying for a Decree to change his name to KEITH KYU YOUNG SIM.

The Court has fixed July 31, 2019, 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. 2019-14444

NOTICE IS HEREBY GIVEN that on May 31, 2019, the Petition of Seema Baneta was filed in the above named Court, praying for a Decree to change her name to REBECCA GERSHON.

The Court has fixed August 7, 2019, 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. 2019-13871

NOTICE IS HEREBY GIVEN that on May 22, 2019, the Petition of Taree Smith-Mitchell, on behalf of minor children, Mark and Marleigha McClellan, was filed in the above named Court, praying for a Decree to change their names to MARK AND MARLEIGHA SMITH-MITCHELL.

The Court has fixed July 17, 2019, 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.

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**ANDERSON, LILLIAN R., dec'd.**

Late of Springfield Township.
 Administratrix: SUZANNE N. PRITCHARD,
 319 W. Front Street,
 Media, PA 19063.
 ATTORNEY: SUZANNE N. PRITCHARD,
 319 W. Front Street,
 Media, PA 19063

AUDINO, FRANK A. also known as FRANK ANTHONY AUDINO, SR. and FRANK A. AUDINO, SR., dec'd.

Late of Upper Providence Township.
 Executrix: SUSAN A. FEDORIS,
 107 Hershey Drive,
 Pottstown, PA 19465.
 ATTORNEY: KATHLEEN M. MARTIN,
 O'DONNELL, WEISS & MATTEI, P.C.,
 41 E. High Street,
 Pottstown, PA 19464

BAKER, ELLEN R., dec'd.

Late of Lower Pottsgrove Township.
 Executrix: JOYCE TURGEON,
 303 Old Airport Road,
 Douglassville, PA 19518.
 ATTORNEY: KATHLEEN M. MARTIN,
 O'DONNELL, WEISS & MATTEI, P.C.,
 41 E. High Street,
 Pottstown, PA 19464

BERGBAUER, ANNE M., dec'd.

Late of Worcester Township.
 Executrix: PATRICIA BERGBAUER,
 c/o Pappano & Breslin,
 3305 Edgmont Avenue,
 Brookhaven, PA 19015.
 ATTORNEY: DANA M. BRESLIN,
 3305 Edgmont Avenue,
 Brookhaven, PA 19015

BERNHARDT, RUTH G., dec'd.

Late of Borough of Ambler.
 Executors: RICHARD M. BARNHARDT AND
 AMY BERNHARDT,
 c/o Joseph H. Dougherty, Esquire,
 2209 Mt. Carmel Avenue,
 Glenside, PA 19038.
 ATTORNEY: JOSEPH H. DOUGHERTY,
 DOUGHERTY & ECKEL,
 2209 Mt. Carmel Avenue,
 Glenside, PA 19038

BROWN, LEROY H., dec'd.

Late of Borough of Red Hill.
 Co-Executors: ROBERT L. BROWN AND
 PAMELA K. KESNER,
 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

BRUNNER JR., JOHN A. also known as JOHN A. BRUNNER, dec'd.

Late of West Pottsgrove Township.
 Administrators CTA: THERESA E. HILL AND
 WILLIAM ROACH,
 c/o E. Kenneth Nyce Law Office, LLC,
 105 E. Philadelphia Avenue,
 Boyertown, PA 19512.
 ATTORNEY: ERIC C. FREY,
 E. KENNETH NYCE LAW OFFICE, LLC,
 105 E. Philadelphia Avenue,
 Boyertown, PA 19512

CHOUHAN, KASHIBEN, dec'd.

Late of Hatfield Township.
 Executrix: ANJANA TANK.
 ATTORNEY: CARY B. FLEISHER,
 NARDUCCI, MOORE, FLEISHER, ROEBERG &
 WOLFE, LLP,
 589 Skippack Pike, Suite 300,
 Blue Bell, PA 19422

COHEN, LORNA, dec'd.

Late of Borough of North Wales.
 Executrix: JAN L. WEISS,
 c/o Richard M. Schlaifer, Esquire,
 20 Brace Road, Suite 400,
 Cherry Hill, NJ 08034.
 ATTORNEY: RICHARD M. SCHLAIFER,
 EARP COHN, P.C.,
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COOPER, LILLIAN M. also known as LILLIAN COOPER and LILLIAN COOPER MILLER, dec'd.

Late of Lower Merion Township.
 Executor: KYLE PAUL DANDRIDGE,
 c/o Roy S. Ross, Esquire,
 1600 Market Street, Suite 3600,
 Philadelphia, PA 19103.
 ATTORNEY: ROY S. ROSS,
 SCHNADER HARRISON SEGAL & LEWIS LLP,
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 Philadelphia, PA 19103

DAMBLY, DAVID A., dec'd.

Late of Lansdale, PA.
 Executor: HAROLD D. DAMBLY,
 5 Durham Court,
 Voorhees, NJ 08043.

DAVIS, JOHN R., dec'd.

Late of Franconia Township.
 Executrix: LORI KRUMAKER,
 c/o Andrew H. Dohan, Esquire,
 460 E. King Road,
 Malvern, PA 19355-3049.
 ATTORNEY: ANDREW H. DOHAN,
 LENTZ, CANTOR & MASSEY,
 460 E. King Road,
 Malvern, PA 19355-3049

DUCKWORTH, LORETTA C., dec'd.

Late of Borough of Narberth.
 Executors: JASON M. DUCKWORTH AND
 SHEARA GINSBERG GRABER,
 c/o Michael A. Breslow, Esquire,
 100 Four Falls, Suite 300,
 West Conshohocken, PA 19428.
 ATTORNEY: MICHAEL A. BRESLOW,
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
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**DUCKWORTH, W. JOSEPH also known as
WILLIAM JOSEPH DUCKWORTH, dec'd.**

Late of Borough of Narberth.
 Executors: JASON M. DUCKWORTH AND
 SHEARA GINSBERG GRABER,
 c/o Michael A. Breslow, Esquire,
 100 Four Falls, Suite 300,
 West Conshohocken, PA 19428.
 ATTORNEY: MICHAEL A. BRESLOW,
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
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FOSBENNER, VIRGINIA A., dec'd.

Late of West Norriton Township.
 Executor: STEPHEN FOSBENNER,
 c/o King Laird, P.C.,
 360 W. Main Street,
 Trappe, PA 19426.
 ATTORNEY: ANDREW C. LAIRD,
 KING LAIRD, P.C.,
 360 W. Main Street,
 Trappe, PA 19426

GILL, MARGARET ELIZABETH, dec'd.

Late of Whitemarsh Township.
 Executor: CHRISTOPHER GILL,
 2255 Lilac Lane,
 Jamison, PA 18929.

GLORIOSO, JOHN, dec'd.

Late of Hatfield Township.
 Executrix: KATHRYN ROSENBERG,
 1106 Elm Avenue,
 Lansdale, PA 19446.
 ATTORNEY: JASON B. MARTIN,
 725 Skippack Pike, Suite 337,
 Blue Bell, PA 19422

**GOLDBERG, ANNA N. also known as
ANNA GOLDBERG, dec'd.**

Late of Abington Township.
 Executrix: MARIANNE MATARAZZO,
 c/o Nina B. Stryker, Esquire,
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 ATTORNEY: NINA B. STRYKER,
 OBERMAYER, REBMANN, MAXWELL &
 HIPPEL, LLP,
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 Philadelphia, PA 19102-2101

GOLDSTEIN, ROBERT ALAN, dec'd.

Late of Lower Merion Township.
 Executor: BRIAN A. GORDON,
 GSB Building, Suite 519,
 One Belmont Avenue,
 Bala Cynwyd, PA 19004.
 ATTORNEY: BRIAN A. GORDON,
 GSB Building, Suite 519,
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GREGG, WILLIAM, dec'd.

Late of Horsham Township.
 Co-Executors: WILLIAM GREGG, JR.,
 120 Stout Road,
 Ambler, PA 19002,
 GLENN A. GREGG,
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 Fort Washington, PA 19034.
 ATTORNEY: DAVID P. GRAU,
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 Willow Grove, PA 19090

HENRICH, CATHARINE, dec'd.

Late of Borough of Lansdale.
 Executor: MICHAEL J. HENRICH,
 873 Andover Road,
 Lansdale, PA 19446.
 ATTORNEY: DAVID A. PECKMAN,
 29 Mainland Road,
 Harleysville, PA 19438

HITTNER, MYRA, dec'd.

Late of Horsham Township.
 Executor: PHILIP M. HITTNER,
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 Jamison, PA 18929.

LUGAS, KATHERINE J., dec'd.

Late of Borough of Lansdale.
 Executrix: MARYANN Q. MODESTI, ESQUIRE,
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 Blue Bell, PA 19422.

MELVIN, DOROTHY L., dec'd.

Late of Abington Township.
 Executor: ROBERT F. MELVIN,
 2401 Pennsylvania Avenue, 5B25,
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MIKANOWICZ, STANLEY A., dec'd.

Late of Upper Hanover Township.
 Co-Executors: RONALD J. MIKANOWICZ AND
 DENNIS M. MIKANOWICZ,
 c/o Michelle M. Forsell, Esquire,
 Norris McLaughlin, P.A.,
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 ATTORNEY: MICHELLE M. FORSELL,
 NORRIS McLAUGHLIN, P.A.,
 570 Main Street,
 Pennsburg, PA 18073

MLILO, MEMORY C., dec'd.

Late of Narberth, PA.
 Executrix: KATHLEEN STEPHANS,
 208 N. Essex Avenue,
 Narberth, PA 19072.

MONTOWSKI, CHESTER E., dec'd.

Late of Limerick Township.
 Executrix: CHRISTINE SHARP,
 c/o Jessica R. Grater, Esquire,
 Wolf, Baldwin & Associates, P.C.,
 P.O. Box 444,
 Pottstown, PA 19464.

PICCIONE, EZIO A., dec'd.

Late of Borough of Ambler.
 Executrix: CHRISTINA BOYER,
 129 Jonathan Drive,
 North Wales, PA 19454.
 ATTORNEY: MICHELLE A. WINTER,
 190 Bethlehem Pike, Suite 1,
 Colmar, PA 18915

RICHARD, KATHLEEN A., dec'd.

Late of Borough of Red Hill.
 Executor: LARRY D. RICHARD,
 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,
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SANTANGELO, SARAH A. also known as SARAH ANN SANTANGELO, dec'd.

Late of Worcester Township.
 Executrix: LISA DORAN,
 1001 Michael Lane,
 Eagleville, PA 19403,
 JOANNE STEWART,
 3130 Mill Road,
 Norristown, PA 19403.
 ATTORNEY: MARK S. HARRIS,
 KRAUT HARRIS, P.C.,
 5 Valley Square, Suite 120,
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SCHWARTZ, RUTH, dec'd.

Late of Abington Township.
 Executrix: JILL S. DAVIS,
 1616 Ridgeway Avenue,
 Willow Grove, PA 19090.

SERGIO, JOSEPH, dec'd.

Late of East Norriton Township.
 Administratrix: MARYANN C. MARTELLA,
 c/o Francis Recchuiti, Esquire,
 Vangrossi and Recchuiti,
 319 Swede Street,
 Norristown, PA 19401,
 610-279-4200.
 ATTORNEY: FRANCIS RECCHUITI,
 VANGROSSI AND RECCHUITI,
 319 Swede Street,
 Norristown, PA 19401,
 610-279-4200.

SHULTZ SR. HARRY FRANCIS, dec'd.

Late of West Norriton Township.
 Administratrix: VICKI DIEHL,
 150 Regents Road,
 Collegeville, PA 19426.

SIOMKO, ALEXANDER I., dec'd.

Late of Borough of Trappe.
 Executor: STEPHEN P. SIOMKO,
 2029 Easter Avenue,
 Harleysville, PA 19438.
 ATTORNEY: DEBORAH BRAND,
 3 Rossiter Avenue,
 Phoenixville, PA 19460

SITES, DORIS RENA also known as DORIS R. SITES and DORIS SITES, dec'd.

Late of Borough of Green Lane.
 Executor: SCOTT S. SITES,
 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,
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SNYDER, LOUISE C., dec'd.

Late of Borough of Lansdale.
 Executrix: DEBBORA CRAMER,
 c/o Robert G. Rosen, Esquire,
 1800 Pennbrook Parkway, Suite 200,
 Lansdale, PA 19446.
 ATTORNEY: ROBERT G. ROSEN,
 DISCHELL, BARTLE & DOOLEY, P.C.,
 1800 Pennbrook Parkway, Suite 200,
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SOMERVILLE, VIVIAN J. also known as VIVIAN JEAN SOMERVILLE, dec'd.

Late of Upper Merion Township.
 Executor: JOHN A. SOMERVILLE,
 c/o Elaine T. Yandrisevits, Esquire,
 P.O. Box 50,
 Doylestown, PA 18901.
 ATTORNEY: ELAINE T. YANDRISEVITS,
 ANTHEIL MASLOW & MacMINN, LLP,
 P.O. Box 50,
 Doylestown, PA 18901

STOUDT, NORMA A., dec'd.

Late of Upper Hanover Township.
 Executrix: CONSTANCE A. REYNOLDS,
 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

TUCKER, CHARLES M., dec'd.

Late of Springfield Township.
 Executrix: BARBARA TUCKER,
 c/o Jocelin A. Price, Esquire,
 140 E. Butler Avenue,
 Chalfont, PA 18914.
 ATTORNEY: JOCELIN A. PRICE,
 SEMANOFF ORMSBY GREENBERG &
 TORCHIA, LLC,
 140 E. Butler Avenue,
 Chalfont, PA 18914

WISNEWSKI, FRANCES, dec'd.

Late of Borough of Norristown.
 Executrix: SUSAN SHIREY,
 15185 Hopewell Road,
 Silver Point, TN 38582.

WOOD, ELIZABETH M. also known as**ELIZABETH M. BROWNING and ELIZABETH McGREE BROWNING, dec'd.**

Late of Lower Merion Township.
 Executor: PETER H. GERARD,
 278 General Miller Road,
 Peterborough, NH 03458.
 ATTORNEY: KENNETH R. WERNER,
 203 W. Miner Street,
 West Chester, PA 19382

Second Publication**ALBANI, ANN G. also known as ANN ALBANI, dec'd.**

Late of Upper Merion Township.
 Executrix: LISA ALBANI,
 10 Parkview Circle,
 Corte Madera, CA 94920.
 ATTORNEY: DAVID T. VIDEON,
 BARATTA, RUSSELL & BARATTA,
 3500 Reading Way,
 Huntingdon Valley, PA 19006

ALDERFER, PATRICIA M., dec'd.

Late of Borough of Lansdale.
 Administrator: MERRILL A. ALDERFER,
 c/o John H. Filice, Esquire,
 Rubin, Glickman, Steinberg & Gifford, P.C.,
 2605 N. Broad Street, P.O. Box 1277,
 Lansdale, PA 19446.

AMPLO, MARIO, dec'd.

Late of East Norriton Township.
 Executor: STEPHEN J. AMPLO,
 c/o James J. Ruggiero, Jr., Esquire,
 16 Industrial Blvd., Suite 211,
 Paoli, PA 19301.
 ATTORNEY: JAMES J. RUGGIERO, JR.,
 RUGGIERO LAW OFFICES LLC,
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BENKERT, JANET FISHER also known as

JANET F. BENKERT, dec'd.
 Late of Upper Moreland Township.
 Executors: EDMUND G. DALE, III AND
 LAWRENCE C. DALE,
 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

BLANK, MICHAEL, dec'd.

Late of Cheltenham Township.
 Executors: STEPHEN H. BLANK,
 44 Five Ponds Circle,
 Warminster, PA 18974,
 ALAN L. FRANK,
 135 Old York Road,
 Jenkintown, PA 19046.

BLOOMGARDEN JR., BARCLAY H. also known as

BARCLAY H. BLOOMGARDEN, dec'd.
 Late of Chestertown Borough, Maryland.
 Executrix: GAIL LYNN TORKILDSEN,
 1 Stony Brook Road,
 North Chelmsford, MA 01863.
 ATTORNEY: JEFFREY C. KARVER,
 BOYD & KARVER, P.C.,
 7 E. Philadelphia Avenue,
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BRANT, MICHAEL STANFORD, dec'd.

Late of East Norriton Township.
 Administratrix: BISA BULLOCK,
 2205 Nassau Place,
 Norristown, PA 19401.
 ATTORNEY: SLADE H. McLAUGHLIN,
 McLAUGHLIN & LAURICELLA, P.C.,
 2005 Market Street, Suite 2300,
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CHILDS, JOHN H. also known as

JOHN CHILDS, dec'd.
 Late of Upper Salford Township.
 Executor: ADAM T. KATZMAN.
 ATTORNEY: ADAM T. KATZMAN,
 KATZMAN LAW OFFICE, P.C.,
 1117 Bridge Road, Suite A,
 P.O. Box 268,
 Creamery, PA 19430,
 610-409-2909

COOLEY, KAREN M., dec'd.

Late of Borough of Royersford.
 Executor: JAMES P. COOLEY,
 2705 Willow Drive,
 Vienna, VA 22181.
 ATTORNEY: MICHAEL E. FUREY,
 FUREY & BALDASSARI, P.C.,
 1043 S. Park Avenue,
 Audubon, PA 19403

CUNNINGHAM, FRANK J. also known as

FRANCIS J. CUNNINGHAM, III, dec'd.
 Late of Abington Township.
 Executor: GILBERT E. TOLL,
 60 W. Boot Road, Suite 100,
 West Chester, PA 19380.
 ATTORNEY: GILBERT E. TOLL,
 GILBERT E. TOLL, P.C.,
 60 W. Boot Road, Suite 100,
 West Chester, PA 19380

DiTULLIO, ADA MARY also known as

ADA M. DiTULLIO, dec'd.
 Late of Lower Gwynedd Township.
 Executor: EMIL DiTULLIO,
 214 Heatherfield Drive,
 Souderton, PA 18964.

DRISCOLL, TIMOTHY J., dec'd.

Late of Borough of Royersford.
 Administratrix: TING HIN YEUNG,
 73 Walker Road,
 Royersford, PA 19468.
 ATTORNEY: GARY P. LEWIS,
 LEWIS McINTOSH & TEARE, LLC,
 372 N. Lewis Road, P.O. Box 575,
 Royersford, PA 19468

GALLWEY, JAMES H., dec'd.

Late of Montgomery Township.
 Administrator: DONALD F. McDONNELL,
 861 Old Huntingdon Pike,
 Huntingdon Valley, PA 19006.

GODSCHALL, MARGARET K., dec'd.

Late of Salford Township.
 Executor: KARL W. GODSCHALL,
 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

GORDON, JAMES G., dec'd.

Late of Springfield Township.
 Executor: JAMES G. GORDON, JR.,
 106 Ulmer Avenue,
 Oreland, PA 19075.
 ATTORNEY: A. VICTOR MEITNER, JR.,
 A. VICTOR MEITNER, JR., P.C.,
 564 Skippack Pike,
 Blue Bell, PA 19422

HENNINGER, DAVID JOHN, dec'd.

Late of Cheltenham Township.
 Executrix: BETH LAMBERT,
 164 Harrison Avenue,
 Glenside, PA 19038.

HENRICKS, RUTH ELAINE also known as

RUTH B. HENRICKS, dec'd.
 Late of Lower Pottsgrove Township.
 Executor: RICHARD A. HENRICKS,
 182 Lindenwood Drive,
 Exton, PA 19341.

HENRY, DAVID ALLEN, dec'd.

Late of Borough of Pennsburg.
 Administrator: JOSEPH P. HENRY,
 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

JEFFERIS JR., PHILIP P., dec'd.

Late of Abington Township.
 Executrix: ANNE M. JEFFERIS,
 c/o Diane K. Foxman, Esquire,
 890 Ashbourne Way,
 Schwenksville, PA 19473.
 ATTORNEY: DIANE K. FOXMAN,
 890 Ashbourne Way,
 Schwenksville, PA 19473

KATZENBERGER, KENNETH THOMAS also known as

KEN KATZENBERGER, dec'd.
 Late of North Wales, PA.
 Executrix: CINDY A. KATZENBERGER,
 329 Fell Lane,
 Schwenksville, PA 19473.

KENNEDY, CATHERINE J. also known as CATHERINE JOSEPHINE KENNEDY, dec'd.

Late of Skippack Township.
 Executor: ROBERT F. KENNEDY, JR.,
 742 Village Avenue,
 Collegetown, PA 19426.

KIRBY, REGETTA L., dec'd.

Late of North Wales, PA.
 Executor: NORBERT KIRBY,
 25 Maple Avenue,
 Line Lexington, PA 18932.

LEAUBY, ELVA A., dec'd.

Late of Upper Dublin Township.
 Executor: BRUCE A. LEAUBY,
 507 Hartranft Avenue,
 Fort Washington, PA 19034.

LIMBERT, HARRIET E., dec'd.

Late of Lower Frederick Township.
 Co-Executors: MARK L. STEWART AND
 HARRIET E. NACARELLI,
 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,
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LOGUE, JEANNE C., dec'd.

Late of Dresher, PA.
 Executor: HARRY E. LOGUE,
 140 Coggins Pt. Road,
 Hilton Head Island, SC 29928.

LYONS, BERNICE L., dec'd.

Late of Lower Gwynedd Township.
 Executrix: ROBIN GRANT,
 408 Oxford Avenue,
 Cape May Point, NJ 08212.
 ATTORNEY: A. VICTOR MEITNER, JR.,
 A. VICTOR MEITNER, JR., P.C.,
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 Blue Bell, PA 19422

MAYNARD, ROBERT B., dec'd.

Late of Whippain Township.
 Executor: BRUCE D. MAYNARD,
 310 Palomino Drive,
 Newark, DE 19711.
 ATTORNEY: JEANNA L. LAM,
 OFFIT KURMAN, PA,
 Ten Penn Center, Suite 2300,
 1801 Market Street,
 Philadelphia, PA 19103

McQUAID, HAROLD F., dec'd.

Late of Springfield Township.
 Executor: LEO J. MULLIN,
 c/o Gerard J. Woods, Esquire,
 415 Johnson Street, Suite 102,
 Jenkintown, PA 19046.
 ATTORNEY: GERARD J. WOODS,
 415 Johnson Street, Suite 102,
 Jenkintown, PA 19046

MOYER, BRIAN SCOTT also known as BRIAN S. MOYER, dec'd.

Late of Montgomery Township.
 Administratrix: REBECCA MOYER,
 c/o Adam L. Fernandez, Esquire,
 460 Norristown Road, Suite 110,
 Blue Bell, PA 19422-2323.
 ATTORNEY: ADAM L. FERNANDEZ,
 WISLER PEARLSTINE, LLP,
 460 Norristown Road, Suite 110,
 Blue Bell, PA 19422-2323

PEIL JR. ARTHUR S., dec'd.

Late of Abington Township.
 Executrix: SUSAN L. WADDINGTON,
 c/o Hilary Fuelleborn, Esquire,
 745 Yorkway Place,
 Jenkintown, PA 19046.
 ATTORNEY: HILARY FUELLEBORN,
 LUSKUS & FUELLEBORN, P.C.,
 745 Yorkway Place,
 Jenkintown, PA 19046

PITT, DAWN A., dec'd.

Late of Borough of Lansdale.
 Administrators: AMANDA R. PITT AND
 RODNEY J. MARANVILLE,
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 ATTORNEY: KRISTEN BEHRENS,
 DILWORTH PAXSON LLP,
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ROSSI, BARBARA E., dec'd.

Late of Upper Moreland Township.
 Executor: ARTHUR E. THARP, II,
 c/o Jay C. Glickman, Esquire,
 Rubin, Glickman, Steinberg & Gifford, P.C.,
 2605 N. Broad Street, P.O. Box 1277,
 Lansdale, PA 19446.

SIMS, RUTH M., dec'd.

Late of Borough of Rockledge.
 Executor: RALPH HOLLAND,
 318 Hillside Avenue,
 Jenkintown, PA 19046.
 ATTORNEY: EUGENE F. BRAZIL,
 280 Camp Hill Road,
 Fort Washington, PA 19034

SLANE, KATHLEEN V., dec'd.

Late of Borough of Hatboro.
 Executrix: KATHLEEN M. GARLAND,
 14 Talia Road,
 Flemington, NJ 08822.
 ATTORNEY: ROBERT C. GERHARD, III,
 GERHARD & GERHARD, P.C.,
 815 Greenwood Avenue, Suite 8,
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SMART, BRIAN MATTHEW also known as BRIAN M. SMART, dec'd.

Late of Upper Moreland Township.
 Administrators: WILLIAM J. SMART AND
 MARY SETON SMART,
 c/o George C. Deeney, Esquire,
 Two Logan Square, Suite 730,
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 Philadelphia, PA 19103.
 ATTORNEY: GEORGE C. DEENEY,
 GILBOY & GILBOY LLP,
 Two Logan Square, Suite 730,
 100 N. 18th Street,
 Philadelphia, PA 19103

SNYDER, ALICE M., dec'd.

Late of Glenside, PA.
 Co-Executors: MEGAN SNYDER,
 507 W. Glenside Avenue,
 Glenside, PA 19038,
 PETER BRESNAHAN,
 912 S. 48th Street, Unit 3,
 Philadelphia, PA 19143.
 ATTORNEY: MARK S. HARRIS,
 5 Valley Square, Suite 120,
 Blue Bell, PA 19422

STIFTINGER, MARY H. also known as MARY HORZICH STIFTINGER, dec'd.

Late of Borough of Hatboro.
 Executrix: MARY ANN MEINHART,
 3805 Meyer Lane,
 Hatboro, PA 19040.
 ATTORNEY: MARK R SEMISCH,
 SEMISCH and SEMISCH,
 408 Easton Road,
 Willow Grove, PA 19090

STORTI, MARGARET also known as MARGARET M. STORTI, dec'd.

Late of Worcester Township.
 Executor: LOUIS S. STORTI,
 3033 Potshop Road,
 Norristown, PA 19403.
 ATTORNEY: JOSEPH J. PIZONKA,
 144 E. DeKalb Pike, Suite 200,
 King of Prussia, PA 19406

WEIDMAN, MILES EMMERSON also known as MILES E. WEIDMAN, dec'd.

Late of Lower Providence Township.
 Executrix: BARBARA J. MANJARDI,
 3303 Briar Hill Road,
 East Norriton, PA 19403.
 ATTORNEY: CHRISTOPHER H. STEWARD,
 2246 Bristol Pike,
 Bensalem, PA 19020

WON, CHUNG M., dec'd.

Late of Montgomery Township.
 Administratrices: SO L. LEE AND
 SO H. YU,
 c/o Renata T. Pabisz, Esquire,
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 Bensalem, PA 19020.
 ATTORNEY: RENATA T. PABISZ,
 DORIAN, GOLDSTEIN, WISNIEWSKI &
 ORCHINIK, P.C.,
 Neshaminy Valley Commons,
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 Bensalem, PA 19020

Third and Final Publication**ARENA, ANNA MARIE, dec'd.**

Late of Whippen Township.
 Executrix: CHRISTINE ARENA,
 1641 Daws Road,
 Blue Bell, PA 19422.
 ATTORNEY: NEIL M. HILKERT,
 229 W. Wayne Avenue,
 Wayne, PA 19087

ATCHICK, ASHER D. also known as ASHER ATCHICK, dec'd.

Late of Upper Merion Township.
 Administrator c.t.a.: JAY C. GLICKMAN, ESQUIRE,
 c/o Jay C. Glickman, Esquire,
 Rubin, Glickman, Steinberg & Gifford, P.C.,
 2605 N. Broad Street, P.O. Box 1277,
 Lansdale, PA 19446.

BEAN, DORIS also known as DORIS L. BEAN, dec'd.

Late of Cheltenham Township.
 Executrix: SHARON L. LEVIN,
 c/o Stern & Eisenberg,
 1581 Main Street, Suite 200,
 Warrington, PA 18976.
 ATTORNEY: RICHARD F. STERN,
 1581 Main Street, Suite 200,
 Warrington, PA 18976

BOZZELLI, ANNA M., dec'd.

Late of Borough of Collegeville.
 Administrator: JOHN L. BOZZELLI,
 271 Stony Run Road,
 Spring City, PA 19475.
 ATTORNEY: ROBERT FREEDENBERG,
 SKARLATOS ZONARICH,
 320 Market Street, Suite 600 W.,
 Harrisburg, PA 17101

CHON, JOY also known as**JOY J. CHON, dec'd.**

Late of Montgomery Township.
 Executrix: PIA CHON,
 c/o Don J. Solomon, Esq.,
 300 N. York Road,
 Hatboro, PA 19040.
 ATTORNEY: DON J. SOLOMON,
 300 N. York Road,
 Hatboro, PA 19040

DeBOARD JR., PAUL D., dec'd.

Late of Lower Pottsgrove Township.
 Administratrix: DEANNA DeBOARD,
 206 Berks Street,
 Stowe, PA 19464.
 ATTORNEY: JUDITH L. WATTS,
 1129 E. High Street, P.O. Box 776,
 Pottstown, PA 19464-0776

FOREMAN, ESTHER L., dec'd.

Late of Douglas Township.
 Personal Representative: BEVERLY L. PARKINSON,
 c/o E. Kenneth L. Nyce Law Office, LLC,
 105 E. Philadelphia Avenue,
 Boyertown, PA 19512.
 ATTORNEY: NICOLE C. MANLEY,
 E. KENNETH NYCE LAW OFFICE, LLC,
 105 E. Philadelphia Avenue,
 Boyertown, PA 19512

HOOVER, MARY L., dec'd.

Late of Franconia Township.
 Executors: BRIAN M. HOOVER,
 941 Long Mill Road,
 Telford, PA 18969,
 LORENE J. GROFF,
 209 Shadynook Hill Road,
 Harleysville, PA 19438.
 ATTORNEY: J. OLIVER GINGRICH,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

KILGANNON, MEMMA S., dec'd.

Late of Borough of Collegetown.
 Executrix: MELANIE J. KILGANNON,
 353 Countryside Court,
 Collegetown, PA 19426.
 ATTORNEY: STEPHEN V. SIANA,
 941 Pottstown Pike, Suite 200,
 Chester Springs, PA 19425

LEH, CHERYL A., dec'd.

Late of Limerick Township.
 Executrix: DEBRA SVENKESON,
 100 Highland Avenue,
 Schwenksville, PA 19473.
 ATTORNEY: GARY P. LEWIS,
 LEWIS, McINTOSH & TEARE, LLC,
 372 N. Lewis Road, P.O. Box 575,
 Royersford, PA 19468

LUY, WIMAYRA, dec'd.

Late of Towamencin Township.
 Administrator: OSCAR G. ARMAS-LUY,
 c/o Jeremy Z. Mittman, Esquire,
 593 Bethlehem Pike, Suite 10,
 Montgomeryville, PA 18936.
 ATTORNEY: JEREMY Z. MITTMAN,
 593 Bethlehem Pike, Suite 10,
 Montgomeryville, PA 18936

MARONEY, JOAN JOCELYN also known as

JOAN J. MARONEY, dec'd.
 Late of Upper Dublin Township.
 Executrices: NONI T. LEER,
 2122 Arbdale Circle,
 Schwenksville, PA 19473,
 LISA BISACQUINO,
 1164 Bridge Road,
 Schwenksville, PA 19473.

McHUGH, ELIZABETH CAROLINE also known as

BETTIE McHUGH, dec'd.
 Late of Lower Moreland Township.
 Executrix: DIANE DOERR.
 ATTORNEY: HENRI P. MARCIAL,
 101 Lindenwood Drive, Suite 225,
 Malvern, PA 19355

McNAMEE, JOHANNA M. also known as

**JOHANNA McNAMEE and
 JOHANNA PAGNACLE, dec'd.**
 Late of Borough of Norristown.
 Executor: STEVEN D. DETWILER, JR.,
 803 Noble Street,
 Norristown, PA 19401.
 ATTORNEY: DAVID T. SIEGEL,
 LAW OFFICE OF DAVID T. SIEGEL, LLC,
 235 N. Sycamore Street,
 Newtown, PA 18940

MILLER, ROBERT PETER, dec'd.

Late of Borough of Norristown.
 Executor: ROBERT MILLER, JR.,
 6600 Oldtimber Place,
 Cincinnati, OH 45230.

PIFANI, JOSEPH H., dec'd.

Late of Upper Merion Township.
 Executor: MARIE V. PIFANI,
 401 Jean Drive,
 King of Prussia, PA 19406.
 ATTORNEY: RICHARD W. STEVENS,
 FLAMM WALTON HEIMBACH,
 794 Penlyn Pike, Suite 100,
 Blue Bell, PA 19422-1669

PURDUM, HELEN R., dec'd.

Late of Lower Providence Township.
 Co-Administrators: PAUL J. CAMPAGNA AND
 JANE E. ZIELINSKI,
 c/o Stephen P. Imms, Jr., Esquire,
 396 Main Street,
 Harleysville, PA 19438.
 ATTORNEY: STEPHEN P. IMMS, JR.,
 396 Main Street,
 Harleysville, PA 19438

QUEEN JR., ALMER FRANK, dec'd.

Late of Borough of Pottstown.
 Executor: ANTHONY DIPIETRO, SR.,
 1599 Hilltop Road,
 Pottstown, PA 19464.
 ATTORNEY: ROBERT C. GERHARD, III,
 GERHARD & GERHARD, P.C.,
 815 Greenwood Avenue, Suite 8,
 Jenkintown, PA 19046,
 215-885-6785

ROSSI, JOSEPH A., dec'd.

Late of Borough of Lansdale.
 Executrix: DONNA M. DONAHUE,
 c/o Francis Recchuiti, Esquire,
 Vangrossi & Recchuiti,
 319 Swede Street,
 Norristown, PA 19401.
 ATTORNEY: FRANCIS RECCHUITI,
 VANGROSSI AND RECCHUITI,
 319 Swede Street,
 Norristown, PA 19401

SANDLER, PETER D. also known as

PETER DAVID SANDLER, dec'd.
 Late of Cheltenham Township.
 Executrix: KAREN WILEY SANDLER,
 c/o James E. Egbert, Esquire,
 349 York Rd., Suite 100,
 Willow Grove, PA 19090.
 ATTORNEY: JAMES E. EGBERT,
 EGBERT & BARNES, P.C.,
 349 York Road, Suite 100,
 Willow Grove, PA 19090

SEVITSKI, FLORENCE B. also known as**FLORENCE T. SEVITSKI and FLORENCE SEVITSKI, dec'd.**

Late of Upper Gwynedd Township.
 Executrix: KARIN N. MURPHY,
 c/o John J. McAneney, Esquire,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: JOHN J. McANENEY,
 TIMONEY KNOX, LLP,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544

SHUHLER, HERMAN H., dec'd.

Late of Bally, Washington Twp., PA.
 Executors: RALPH H. SHUHLER AND
 MATTHEW H. SHUHLER,
 1736 Route 100,
 Bally, PA 19503.

ATTORNEY: LAWRENCE SAGER,
 SAGER & SAGER ASSOCIATES,
 43 High Street,
 Pottstown, PA 19464

THOMPSON, WINIFRED L., dec'd.

Late of Montgomery County, PA.
 Executrix: DEBORAH SIMKO,
 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

VOTTO, DAVID S., dec'd.

Late of Plymouth Township.
 Co-Executors: MICHELE XENAKES/
 DAVID VOTTO, JR.
 ATTORNEY: HARRIET R. LITZ,
 3881 Skippack Pike,
 Skippack, PA 19474

YOUNG, JOSEPH ANDREW also known as**ANDY YOUNG, dec'd.**

Late of Lower Pottsgrove Township.
 Executrix: KAREN B. YOUNG,
 106 Steeplechase Lane,
 Pottstown, PA 19464.

ATTORNEY: G. ELIAS GANIM,
 McLAUGHLIN GANIM, LTD.,
 34 Darby Road, P.O. Box 494,
 Paoli, PA 19301

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

NOTICE IS HEREBY GIVEN that an application for registration of a fictitious name, **Brobyn Foundation**, for conduct of business in Montgomery County, Pennsylvania, with the principal place of business being at 1145 Penlyn Blue Bell Pike, Blue Bell, PA 19422, was approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on May 16, 2019, pursuant to the Act of Assembly of December 16, 1982, Act 295.

The names and addresses of the individuals owning or interested in the said business are: Robert Craig Brobyn, 1145 Penlyn Blue Bell Pike, Blue Bell, PA 19422; John M. Brobyn, 27152 Buckskin Trail, Harbeson, DE 19951, and James Brobyn, 8 School Road, Wilmington, DE 19803.

An application for registration of the fictitious name **Bunny Baby Blanket Company**, 27 Llewellyn Ln., Royersford, PA 19468 has been filed in the Department of State at Harrisburg, PA, File Date 04/18/2019, pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is Valerie M. Alba, 27 Llewellyn Ln., Royersford, PA 19468.

Friends Services Alliance with its principal place of business at 670 Sentry Parkway East, Suite 120, Blue Bell, PA 19422.

The name and address of the entity owning or interested in said business is: Friends Services for the Aging, 670 Sentry Parkway, Suite 120, Blue Bell, PA 19422.

The application was filed on May 21, 2019.

F. Traynor Beck, Esquire**Post & Schell, P.C.**

Four Penn Center, 14th Floor
 1600 JFK Boulevard
 Philadelphia, PA 19103

MISCELLANEOUS

NOTICE OF WRIT OF SCIRE FACIAS
 TOWAMENCIN TOWNSHIP vs. JOSEPH M. BELL
 MONTGOMERY COUNTY COURT OF COMMON
 PLEAS

NO. 2017-05296 (THIRD NOTICE)

Notice is hereby given of the filing of a Municipal Claim indexed in the Montgomery County Prothonotary's Office at docket No. 2017-05296, in the nature of a Writ of Scire Facias against Joseph M. Bell, the owner of 1501 Sherwood Way, Towamencin Twp. As amended, the claim seeks \$4,135.77 against Joseph M. Bell for unpaid water, sewer, and maintenance fees between 2016 to the present. Publication is made pursuant to 53 P.S. Sec. 7186, service by publication. John T. Dooley, Solicitor for Towamencin Twp., Dischell, Bartle & Dooley, PC, 1800 Pennbrook Pkwy. Ste. 200, Lansdale, PA 19446, 215.362.2474.

SALE OF REAL ESTATE**CIVIL ACTION LAW**

COURT OF COMMON PLEAS
 MONTGOMERY COUNTY
 Number 2018-20590-0

Federal National Mortgage Association ("Fannie Mae"),
 Plaintiff

v.

Joseph J. Bean, Jr. a/k/a Joseph J. Bean,
 Defendant

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Unknown Surviving Heirs of Joseph Bean
 Your house (real estate) at **255 Matsonford Road AKA 255 East Matsonford Road, Conshohocken, Pennsylvania 19428** is scheduled to be sold at Sheriff's Sale on **July 31, 2019** at 1:00 p.m. at COURTROOM "A", MONTGOMERY COUNTY COURTHOUSE, NORRISTOWN, Pennsylvania to enforce the court judgment of \$166,115.64 obtained by Federal National Mortgage Association ("Fannie Mae") against the above premises.

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

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

1. The sale will be canceled if you pay to Federal National Mortgage Association ("Fannie Mae") the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, LLC, Esquire at 215-790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, LLC, Esquire at 215-790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, LLC, at 215-790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

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

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

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

LAWYER REFERRAL SERVICE
 ASSOCIATION DE LICENCIADOS
 Montgomery Bar Association
 100 West Airy Street (Rear)
 Norristown, Pennsylvania 19404-0268
 610-279-9660, x201

McCABE, WEISBERG & CONWAY, LLC
Attorneys for Plaintiff
 123 S. Broad St., Ste. 1400
 Philadelphia, PA 19109
 215-790-1010

TRUST NOTICES

First Publication

THE BETTY B. BLUM REVOCABLE LIVING TRUST DATED 12/21/2000, AS AMENDED 12/18/2007 AND 7/14/2010
Betty B. Blum, Deceased
Late of Abington Twp., Montgomery County, PA

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

Trustee: Philip Kaplan
 c/o Jonathan H. Ellis, Esq.
 261 Old York Rd., Ste. 200
 Jenkintown, PA 19046

Or to his Atty.: Jonathan H. Ellis
Flaster Greenberg PC
 261 Old York Rd., Ste. 200
 Jenkintown, PA 19046

EXECUTIONS ISSUED

Week Ending June 4, 2019

The Defendant's Name Appears First in Capital Letters

- BOWSER, CLAUDETTE: MORRIS, NATHAN: TD BANK, GRNSH. - Heritage Park Condominium Association; 201808723; ORDER/REASSESSED DAMAGES/3,664.
 BRANIGAN, FRANK: TRACY - Bayview Loan Servicing, LLC; 201719480.
 BROWN, ANTHONY: PNC BANK, GRNSH. - Synchrony Bank, et al.; 201523963; \$1,369.34.

- BRUNO, JOHN: WELLS FARGO BANK, GRNSH. - Atlantic Credit & Finance, Inc. Assignee From Ge Money Bank; 201426532; \$2,950.28.
- COIN, PATRICIA: KEYBANK, GRNSH. - Target National Bank, et al.; 200600563; \$2,109.41.
- CORDERO, JAMIE: NATHAN - Santander Bank Na; 201903633; \$99,620.31.
- DEFALCO, RICHARD - Reverse Mortgage Solutions, Inc.; 201613942; ORDER IN REM/283,582.73.
- DENT, WILLIAM: LISA - Deutsche Bank National Trust Company, et al.; 201723167; ORDER/IN REM JUDGMENT/504,841..
- DIBUONAVENTURA, CRAIG - Trappe Fire Co No 1; 201726032; \$2,064.37.
- DILWORTH, SCOTT: WELLS FARGO BANK, GRNSH. - Cavalry Spv I, LLC; 201903632; \$2,541.30.
- DOUGHERTY, DEREK: PNC BANK, GRNSH. - Msw Capital, LLC Assignee Of Credit One; 201426973; \$1,624.83.
- DUVALL, NICOLE - Trappe Fire Co No 1; 201726051; \$2,281.90.
- ETTORE, MICHELLE: TD BANK, GRNSH. - Td Bank Usa, et al.; 201529896.
- FLANNERY, ANSON: KEYS, NATALIE - Homebridge Financial Services, Inc.; 201529544; ORDER/JDMT 312,600.99.
- FORSTER, SCOTT - U S Bank National Association; 201803791.
- GALBRAITH, KEVIN - Trappe Fire Co No 1; 201719193; \$2,238.95.
- GANT, ROSS: WELLS FARGO, GRNSH. - Target National Bank, et al.; 201304694; WRIT/EXEC.
- HAWKINS, ROBERT: LAVINE-HAWKINS, PATRICIA: PATRICIA, ET AL. - Jpmorgan Chase Bank National Association; 201700227; \$253,629.87.
- HITT, KRISTINA: BANK OF AMERICA, GRNSH. - Ford Motor Credit Company, LLC; 201329307; \$17,312.62.
- J STEPHEN WOODSIDE, P.C.: PNC BANK, GRNSH. - Kgsb, LLC; 201907785; WRIT/EXEC.
- JOHNSON, ASHTONLEE: SANTANDER BANK, GRNSH. - Discover Bank; 201717577.
- KEEFER, JAMES: BANK OF AMERICA, GRNSH. - Allgate Financial, LLC; 201608242; \$1,695.04.
- KIRKPATRICK, KENNETH: MILE HIGH STEAK AND SEAFOOD, LLC: LIENTZ, CHRISTOPHER: TD BANK, GRNSH. - Edward Don & Company Equipment; 201707189.
- KULP, MELANIE: KEY BANK RED HILL BRANCH, GRNSH. - Atlantic Credit & Finance, Inc., et al.; 201426460; \$4,951.97.
- LEE, BRENDA: PNC BANK, GRNSH. - Target National Bank, et al.; 201224272; WRIT/EXEC.
- LITSCHI, ELAINE: WELLS FARGO BANK, GRNSH. - Td Bank Usa Na, et al.; 201717246; \$10,063.44.
- LUND, ANTHONY: ALULLO, KELLY ANNE - Ditech Financial, LLC; 201820985; ORDER/IN REM JUDGMENT/515,915..
- LUX, BRYAN: CITIZENS BANK, GRNSH. - Cavalry Spv I, LLC; 201903595; \$2,439.27.
- MADRIGAL, NORA: BANK OF AMERICA, GRNSH. - Target National Bank, et al.; 201222571; WRIT/EXEC.
- MARSDEN, KEVIN: CITIZENS BANK, GRNSH. - Cavalry Spv I, LLC; 201906996; \$2,022.96.
- MATTHIAS, MATTHEW: POLICE AND FIRE FEDERAL CREDIT UNION, GRNSH. - Cavalry Spv I, LLC; 201903616; \$2,083.54.
- MCALAINE, THOMAS: US DETECTIVES, LLC: BRYN MAWR TRUST COMPANY, GRNSH. - Finley Consulting & Investigations, Inc.; 201914086; WRIT/EXEC.
- MCINTYRE, KELLY: KEVIN - Deutsche Bank National Trust Company As Trustee In Trust Fo; 201904026.
- MILKS, THOMAS: CORINNE - Huntingdon Valley Bank; 201900619; ORDER/IN REM JUDGMENT/111,730.
- MINDOCK, KRISTIN: AMERICAN HERITAGE FCU, GRNSH. - Td Bank Usa Na; 201408775.
- MOLAS, SANDRA: SANDRA: UNITED STATES OF AMERICA - Citizens Bank Of Pennsylvania; 201722357; ORDER/JUDGMENT/57,517.55.
- MONTAGUE, DARRYL: WELLS FARGO BANK, GRNSH. - Synchrony Bank; 201611087; \$1,194.32.
- MOORE, GREGORY: EAGLE ONE FEDERAL CREDIT UNION, GRNSH. - Target Natl Bk, et al.; 200716651; \$4,322.55.
- MOORE, MONICA - Home Point Financial Corporation; 201828651; \$77,587.27.
- MORRIS, TAMI: BANK OF AMERICA, GRNSH. - Target National Bank, et al.; 200935239; \$10,956.50.
- MOTT, JOSHUA: WOOD, VERONICA - Nationstar Mortgage, LLC D/B/A Mr Cooper; 201900680.
- NOLEN, EDWARD: WELLS FARGO, GRNSH. - Atlantic Credit & Finance, Inc. Assignee From Ge Money Bank; 201529202; \$2,126.09.
- ORZOL, KIMBERLY: TD BANK, GRNSH. - National Collegiate Student Loan Trust 2005-2 A Delaware Sta; 201622345.
- PARADIS, CURRISA: ROESLER, CHRISTOPHE: WELLS FARGO BANK, GRNSH. - National Collegiate Student Loan Trust 2007-4; 201615037.
- PEES, SHARON: MICHELSON, THERESA: PEES, CHRISTOPHER, ET AL. - Wilmington Savings Fund Society; 201826140.
- RICCI, EMIL: BARBARA - Citimortgage, Inc., et al.; 201529485; ORDER/IN REM/193,603.34.
- SHETH, PANKAJ: JAYPRAKASH: COOPER, LAURA: FORTUNE HOLDING, LLC, GRNSH., ET AL. - Toneatto, Julian, et al.; 201602679; ORDER/60,754.24.
- SMITH, JACQUELINE: JACQUELINE: WELLS FARGO BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201803873.
- STENGEL, MITCHELL: PNC BANK, GRNSH. - Target National Bank, et al.; 200935250; WRIT/EXEC.
- TURNER, ROBERT: BLONDELL - Wilmington Savings Fund Society Fsb As Owner Trustee Of The; 201904512; \$238,715.84.
- WASHINGTON, GREGORY: M&T BANK, GRNSH. - Educap, Inc., et al.; 201410720; \$11,174.59.
- WELLS, SARA - Us Bank Nat Assn As Ttee For Residential Asset Sec Corp Hom; 201903393; \$103,386.15.
- WILLIAMS, KENRY: WELLS FARGO BANK, GRNSH. - Td Bank Usa Na; 201706368; \$2,821.86.

JUDGMENTS AND LIENS ENTERED
Week Ending June 4, 2019
**The Defendant's Name Appears
First in Capital Letters**

ALL IN 1 BUILDING SERVICES LLC - Lackawanna Insurance Group; 201914452; Judgment fr. District Justice; \$9499.13.

AVERY, ANTHONY - Cach Llc; 201914276; Judgment fr. District Justice; \$1610.60.

BAINBRIDGE, SEAN - Ally Bank; 201912392; Judgment fr. District Justice; \$5977.24.

BAKER, FAITH - Midland Funding Llc; 201914112; Judgment fr. District Justice; \$1,164.24.

BAKER, MATILDA - Discover Bank; 201914355; Judgment fr. District Justice; \$2,129.10.

BARNES, CHARLOTTE - Midland Funding Llc; 201914188; Judgment fr. District Justice; \$947.48.

BENJAMIN, TALBERT - Midland Funding Llc; 201913918; Judgment fr. District Justice; \$904.46.

BURKEY, JASON - Dnf Associates Llc; 201914291; Judgment fr. District Justice; \$3223.03.

CANTWELL, DEREK - Midland Funding Llc; 201914184; Judgment fr. District Justice; \$873.56.

CAPINSKI, KATIE - Midland Funding Llc; 201914215; Judgment fr. District Justice; \$950.08.

CARDAMONE, RENEE - Midland Funding Llc; 201914357; Judgment fr. District Justice; \$945.70.

CARLIN, THOMAS - Midland Funding Llc; 201914075; Judgment fr. District Justice; \$896.80.

CLARK, ZACKARY - Midland Funding Llc; 201914328; Judgment fr. District Justice; \$955.32.

COLUMBIA WEGMAN TOWAMENCIN LLC - Tri-State Cfs Components; 201914207; Mechanics Lien Claim; \$100,000.00.

CONSTRUCTION MAX - Penn Fabrication Llc; 201914420; Judgment fr. District Justice; \$5933.98.

COX, STEVE - Lvnv Funding Llc; 201914299; Judgment fr. District Justice; \$701.30.

CRATER, JOHN - Lvnv Funding Llc; 201914329; Judgment fr. District Justice; \$1552.84.

DEFRANGESCO, MICHELE - Midland Funding Llc; 201914063; Judgment fr. District Justice; \$973.93.

DIDOMENICK, ROBERT - Lvnv Funding Llc; 201914323; Judgment fr. District Justice; \$1296.98.

DOWLING, ASHLEY - Midland Funding Llc; 201914337; Judgment fr. District Justice; \$1,480.51.

DURANTE, DESHUN - Midland Funding Llc; 201914277; Judgment fr. District Justice; \$869.27.

EXXECU CLEAN BUILDING MAINTENANCE & SERVICES LLC - Roos Properties Llc; 201914046; Complaint In Confession of Judgment; POSSESSION.

FARRELL, CHRIS - Midland Funding Llc; 201914170; Judgment fr. District Justice; \$871.33.

FEGELY, REBECCA - Lvnv Funding Llc; 201914331; Judgment fr. District Justice; \$1318.18.

FORD, GARY - Cavalry Spvi Llc; 201914399; Judgment fr. District Justice; \$1590.32.

FORNAL, MARK - Midland Funding Llc; 201914327; Judgment fr. District Justice; \$1417.64.

FRANCIS, BRITTANY - Midland Funding Llc; 201914209; Judgment fr. District Justice; \$922.04.

GOLDEN, MONIQUE - Midland Funding Llc; 201914344; Judgment fr. District Justice; \$997.50.

GREENWOOD, JENNIFER - Midland Funding Llc; 201914183; Judgment fr. District Justice; \$947.09.

HARRIS, RONALD - Cach Llc; 201914333; Judgment fr. District Justice; \$4312.55.

HEFFERNAN, WILLIAM - Midland Funding Llc; 201913900; Judgment fr. District Justice; \$1045.02.

JONES, TYNIEKA - Corner Post Federal Credit Union; 201914210; Judgment fr. District Justice; \$2,308.40.

KAPLAN, ADAM - Midland Funding Llc; 201914078; Judgment fr. District Justice; \$901.98.

KOCHMER, FRANCIS - Betschner, Jennifer; 201914274; Judgment fr. District Justice; \$863.70.

LEARY, SHAWN - Midland Funding Llc; 201913894; Judgment fr. District Justice; \$880.54.

LEVAN, MELISSA - Lvnv Funding Llc; 201914341; Judgment fr. District Justice; \$4636.86.

LOGRIPPO, FELIX - Midland Funding Llc; 201914181; Judgment fr. District Justice; \$907.84.

LOWE, JEANNIE - Midland Funding Llc; 201914156; Judgment fr. District Justice; \$964.20.

MALAZITA, MARY - Midland Funding Llc; 201914260; Judgment fr. District Justice; \$991.96.

MATHER, ANDREW - Midland Funding Llc; 201914259; Judgment fr. District Justice; \$916.51.

MCALAINE, THOMAS: US DETECTIVES LLC - Finley Consulting & Investigations Inc; 201914086; Certification of Judgment; \$10854.59.

MCMAHON, MARGARET - Midland Funding Llc; 201914149; Judgment fr. District Justice; \$964.64.

MILLER, KEVIN - Lvnv Funding Llc; 201914339; Judgment fr. District Justice; \$834.38.

MILLNER, DONNA - Midland Funding Llc; 201914258; Judgment fr. District Justice; \$991.73.

MISTRETTA, JOHN - Midland Funding Llc; 201914186; Judgment fr. District Justice; \$863.70.

OCASIO, CATHERINE: POPEJOY, ERIC - Magnum Management; 201914473; Judgment fr. District Justice; \$1677.55.

OHANNON, FRANCES - Midland Funding Llc; 201914359; Judgment fr. District Justice; \$1,390.64.

RAMPOGU, VICTOR - Midland Funding Llc; 201914072; Judgment fr. District Justice; \$909.96.

REIGH, STACEY - Midland Funding Llc; 201914171; Judgment fr. District Justice; \$1018.68.

RILEY, ROSEMARIE - Cbre Inc; 201914428; Lien; \$19547.67.

RITROVATO, RON: ROSE - Malvern Electronic Security Llc; 201914192; Mechanics Lien Claim; \$1,867.00.

ROUTHIER, FRANCIS: NANCY - Andrews, Christopher; 201914269; Mechanics Lien Claim; \$15400.00.

SANDS, TARA - Lvnv Funding Llc; 201914336; Judgment fr. District Justice; \$911.24.

SCHMIDT, INGRID - Midland Funding Llc; 201912531; Judgment fr. District Justice; \$1955.61.

SMITH, RYAN - Midland Funding Llc; 201914185; Judgment fr. District Justice; \$972.44.

SOLOMINSKY, JENNIFER - Midland Funding Llc; 201914290; Judgment fr. District Justice; \$922.91.

STAIR, TODD - Midland Funding Llc; 201914261; Judgment fr. District Justice; \$890.41.

TAYLOR, ERIC - Midland Funding Llc; 201914198; Judgment fr. District Justice; \$1,238.73.

UNDERWOOD, MICHAEL - Norris Sales Co Inc; 201914049; Complaint In Confession of Judgment; \$249,002.70.

VEGA, SAMANTHA - Midland Funding Llc;
201914169; Judgment fr. District Justice; \$992.78.
WEST, CHERYL - Midland Funding Llc; 201914418;
Judgment fr. District Justice; \$981.98.
WHITE, SCOTT - Absolute Resolutions Investments Llc;
201914330; Judgment fr. District Justice; \$3,471.43.
WILLIAMS, ELEANOR - Mariner Finance Llc;
201914279; Judgment fr. District Justice; \$1501.39.
WOOD, CHRISTOPHER - Mariner Finance Llc;
201914292; Judgment fr. District Justice; \$2588.84.
WOODS, CARLENA - Midland Funding Llc; 201914216;
Judgment fr. District Justice; \$901.86.
WYNN, JAMES - Midland Funding Llc; 201914182;
Judgment fr. District Justice; \$903.54.

**CHELTENHAM TWP. SCHOOL DIST. -
entered municipal claims against:**

405 Upland Llc; 201914196; \$9856.60.
Beaulieu, Judith; 201914079; \$12592.42.
Betesh, Helene; 201914407; \$9,339.60.
Bryson, Alice; Whitmore, Justin; 201914135; \$10726.60.
Campion Wood, Stacy; Wood, Lisa; 201914423;
\$9,363.00.
Cancelliere, Joseph; Daniel; 201914153; \$12803.60.
Dickerson, Arthur; Lucille; 201914427; \$8079.60.
Jones, Marlo; 201914408; \$6,927.42.
Kessler, Arnold; Frances; 201914193; \$14878.60.
Moss, Jacqueline; Goss, Peter; 201914150; \$10397.60.
Newton, Gene; Maconia; 201914201; \$992160.
Noderer, Nicholas; Dorothy; 201914416; \$6,144.60.
Oconnell, Mary; 201914396; \$7,561.60.
Reilly, Lawrence; Sally; 201914424; \$3961.60.
Sutton, Queen; 201914413; \$1,793.60.
Thomas, James; Kay, Ray; 201914409; \$9,240.60.

**LOWER POTTS GROVE TWP. -
entered municipal claims against:**

Bauer, Paul; 201914576; \$1141.10.
Burdett, Paul; Cynthia; 201914575; \$1200.50.
Cqf Investments Llc; 201914510; \$795.70.
Gro, Judith; Brian; 201914569; \$1308.30.
Pellicano, Gail; 201914564; \$999.20.

**PENNA. DEPT. OF REV. -
entered claims against:**

Aipch Holding Company Llc; 201961394; \$217453.63.
Als Auto Care Inc; 201961447; \$3,440.31.
American Tile & Marble Inc; 201961465; \$1,947.52.
Anas Corner Store Llc; 201961445; \$1,981.11.
Apex Mortgage Corp; 201961449; \$61,861.07.
Apy Piper Inc; 201961388; \$3638.01.
Baudoin-Rea, Patrick; 201961419; \$4266.16.
Biba-Prosic Group Inc; 201961416; \$3046.38.
Bryn And Danes Horsham Llc; 201961410; \$5259.87.
Champion Repair Llc; 201961469; \$13,763.53.
Dawkins, John; 201961402; \$1716.76.
Drea-Marc Enterprises Llc; 201961389; \$2037.44.
Eivf Ii Blocker Lp; 201961417; \$1126.14.
Futura Identities Inc; 201961461; \$9,802.32.
Ha, Young; 201961403; \$7842.05.
Hamilton, Elizabeth; 201961401; \$2233.17.
Hansell Contractors Inc; 201961396; \$3119.51.
Healing For The Body Massage & Body; 201961458;
\$2,059.03.
Ja Flight Llc; 201961413; \$3501.24.
Jarvis, James; 201961405; \$2415.32.

Jcs Restaurant Group Llc; 201961456; \$14,208.85.
Jd Enterprise Mp Llc; 201961455; \$4,100.22.
Jo Dan Madalisse Ltd Llc; 201961399; \$1677.91.
Joe Blacks Service Inc; 201961450; \$5,544.06.
Kieffers Appliances Inc; 201961442; \$4,756.23.
Kl Associates Inc; 201961453; \$1,901.64.
Koss Pest Control Inc; 201961459; \$2,761.35.
Kravn Comics Llc; 201961411; \$1456.65.
Lansdale Care And Rehabilitation Ce; 201961441;
\$93,885.87.
Lawrence A Schiff Dmd Pc; 201961444; \$3,800.78.
Le Bella Donna Inc; 201961415; \$9830.01.
Lees At Northtowne Inc; 201961452; \$2,530.86.
Limerick Dining Corp; 201961451; \$10,848.41.
Links Management Inc; 201961446; \$6,467.77.
Manny Food Store Inc; 201961462; \$1,909.58.
Men, Samphas; 201961420; \$4224.94.
Mr F & F Company; 201961407; \$80,180.58.
Multifunding Llc; 201961448; \$5,923.26.
Network Professional Services Inc; 201961467;
\$3,889.62.
Passargod Inc; 201961454; \$1,996.68.
Pdir Instruments Inc; 201961400; \$2266.21.
Precision Dent Removal; 201961414; \$4432.87.
R&E Automotive Repair; 201961466; \$5,281.35.
Razor Technology Llc; 201961460; \$1,432.23.
Redknight Print Llc; 201961412; \$22,415.82.
Rjr Fuel Services Llc; 201961457; \$4,283.26.
Rong Feng Corp; 201961398; \$7539.96.
Sage Mediterranean Cuisine Inc; 201961468; \$1,967.88.
Schuler, Nicole; 201961395; \$4376.81.
Schuler, Robert; 201961404; \$1310.30.
Seel Brothers Landscaping Llc; 201961422; \$35127.11.
Shihadeh; 201961443; \$1,415.75.
Smj Enterprises Inc; 201961464; \$37,275.63.
Su Jon Enterprises Inc; 201961409; \$1670.71.
Tailored Transitions Llc; Vilsmeier, Lori; 201961463;
\$2,114.24.
Tanner Avenue Auto Body Inc; 201961408; \$1732.30.
Tjel Investment Group Llc; 201961393; \$251.94.
Tuxedo Caterers Inc; 201961421; \$8669.80.
Underwriting Specialists Inc; 201961440; \$34,641.60.
Vantage Landscaping Inc; 201961397; \$1634.85.
Walker, Elizabeth; 201961406; \$1263.34.
Wilson, Jeffrey; 201961418; \$1273.01.

**PENNA. UNEMP. COMP. FUND -
entered claims against:**

3G2M Logistics Services; 201961483; \$1,819.07.
A-Z Property Renovation Inc; 201961391; \$1,210.63.
Bennett, Sylvia; 201961473; \$1,237.00.
Bradley, Cynthia; 201961475; \$4,747.66.
Bryn And Danes Horsham Llc; 201961480; \$4,544.41.
Caballeros Painting & Services Inc; 201961426; \$2753.30.
Crawford, Derek; 201961478; \$1,136.70.
Crescent Hotels & Resorts Llc; 201961425; \$7322.89.
Cummings, Michael; 201961471; \$3,224.00.
Dabney, Keith; 201961472; \$1,253.85.
Donovan Young Dmd Pllc; 201961433; \$26526.68.
Frescator, Brad; 201961474; \$2,358.00.
Galeotti Family Chiropractic Center Pc; 201961392;
\$6,637.54.
Grace Nails Ii Inc; 201961435; \$2398.94.
House Doctor Paperhanging And Painting Llc; 201961481;
\$1,644.63.
Impact Thrift Stores Inc; 201961438; \$25247.22.

Keucher, William; 201961436; \$4001.47.
 Kevin Young Enterprises Inc; 201961482; \$2,055.03.
 Malazita, Jeffrey; 201961476; \$975.00.
 Perkiomen Valley School District; 201961431; \$10341.43.
 Pray, Rasheem; 201961430; \$1739.00.
 Pyramid Contractors Ltd; 201961437; \$1188.06.
 Regina Community Nursing Center; 201961479;
 \$7,793.40.
 Serrao, Catherine; 201961477; \$6,057.57.
 Silver Springs Martin Luther School; 201961432;
 \$55153.83.
 Singleary, Rosolin; 201961470; \$3,019.03.
 Tl Transportation Llc; 201961434; \$170945.88.
 Williams, Michael; 201961427; \$4421.00.
 Wolfgang, Derek; 201961428; \$1864.00.
 Your Printer V 20 Ltd A Corpotaion; 201961390;
 \$1,831.14.

**POTTSGROVE SCHOOL DIST. -
 entered municipal claims against:**

Nichols, Mary; Rowland, Robert; 201914582; \$3,788.06.
 Steinmetz, Tobiah; Yvelisse; 201914431; \$3350.17.

**POTTSTOWN BORO. AUTH. -
 entered municipal claims against:**

Covington, William; Seneca; 201914448; \$646.43.

**POTTSTOWN BORO. -
 entered municipal claims against:**

Birchess, Christie; 201914513; \$1932.74.
 Dimino, Matthew; 201914455; \$1,079.19.
 Fosnocht, William; Donna; 201914522; \$1,257.06.
 Fosnocht, William; Donna; 201914524; \$1,869.21.
 Gruber, John; Samantha; 201914523; \$1,510.01.
 Hollis, Vince; 201914525; \$1,391.04.
 Hudson, Dolores; 201914531; \$960.23.
 Ludy, Karen; 201914471; \$817.01.
 Ludy, Karen; 201914466; \$825.09.
 Petrecz, Benedict; Mary; 201914526; \$1,406.06.
 Rettew, Albert; Judith; 201914538; \$1307.88.
 Sample, Leroy; Shirley; 201914532; \$1076.88.
 Shawell, Todd; Theresa; 201914528; \$646.07.
 Stetler, Tammie; 201914517; \$1613.96.
 Sweet, Rebecca; 201914515; \$1538.88.
 Wallace, Rian; 201914514; \$624.12.
 Wilkerson, Mary Jane; 201914512; \$1168.13.

**POTTSTOWN SCHOOL DIST. -
 entered municipal claims against:**

132 E Third Street Llc; 201914548; \$9,796.21.
 Another Investment 1 Llc; 201914479; \$2515.10.
 Babadzhonov, Alexander; 201914478; \$1,542.22.
 Beasley, Erika; 201914556; \$2153.37.
 Breidenbach, Scott; 201914555; \$1288.86.
 Ches-Mont Realty Llc; 201914553; \$2,638.88.
 Ches-Mont Realty Llc; 201914552; \$2,638.88.
 Colon, Jose; Lindsay; 201914547; \$4040.31.
 Covington, Samuel; 201914544; \$3694.87.
 Fosnocht, William; 201914574; \$1,923.42.
 Foundation For Eldercare; 201914557; \$4990.39.
 Heysam Properties Llc; 201914472; \$3716.37.
 Lehmann, Donald; Brodi, Elaine; 201914618; \$3,544.27.
 Midland Ira Inc; 201914568; \$3,165.76.
 Midland Ira Inc; 201914570; \$2,759.99.
 Murphy, Charles; David; 201914534; \$2,905.22.
 Reiminger, Charles; Bean, Brian; 201914610; \$2,352.69.
 S Miller And Son Building Llc; 201914571; \$5,727.31.
 Shaner, Jeanette; Elizabeth; 201914506; \$3,677.26.
 Spouses Buy Houses Llc; 201914573; \$3,580.47.

**SOUDERTON AREA SCHOOL DIST. -
 entered municipal claims against:**

Ingles, Cesar; 201914533; \$5,603.43.
 Tyson, Gary; Judith; 201914410; \$5,193.92.
 Workman, Peter; Lisa; 201914415; \$10,173.70.
 Yothers, Clyde; Joan; 201914397; \$6,149.44.

**UNITED STATES INTERNAL REV. -
 entered claims against:**

Altieri, Devin; 201970377; \$51514.48.
 Anderson, Donna; 201970376; \$7900.75.
 Anderson, Edwin; 201970383; \$56577.32.
 Anderson, George; 201970369; \$29551.56.
 Apex Concrete Pumping Systems Inc; 201970388;
 \$46401.27.
 Applebach, John; Linette; 201970386; \$13727.05.
 Ashman, Charles; 201970399; \$21097.33.
 Ayala, Juan; Heather; 201970400; \$103713.23.
 Britton, Robert; D; 201970371; \$56252.00.
 Demers, Kenneth; Guzzi-Demers, Lisa; 201970398;
 \$10402.59.
 Dice, Katherine; John; 201970392; \$38258.65.
 Dickson Investment Hardware Inc A Corporation;
 201970384; \$31167.96.
 Dimaoala, Narcisa; 201970382; \$36520.84.
 Ferreira, Angelo; Marsha; 201970393; \$34265.71.
 Fuehrer, Matthew; 201970365; \$124,917.98.
 Gaillard, David; 201970373; \$19181.62.
 Gehman, Paul; 201970372; \$18992.44.
 Gittelman, David; Kathleen; 201970364; \$11,318.49.
 Goldstein, Lenore; 201970370; \$3320.47.
 Kamara, Gebah; 201970378; \$19529.50.
 Kowitz, Glenn; 201970375; \$3505.48.
 Lamar, Waymond; 201970367; \$23412.96.
 Lamar, Waymond; Christine; 201970366; \$1456.23.
 Lopez, Leobardo; 201970368; \$8064.33.
 Mendolia Fitness Llc; 201970395; \$5227.34.
 Morse, Sidney; 201970379; \$49299.70.
 Ott, Lawrence; 201970396; \$44647.52.
 Patel, Amish; Dipti; 201970389; \$1208812.55.
 Rehabilitation Planning Inc; 201970390; \$51322.04.
 Richmond, Christine; 201970380; \$36064.26.
 Rufo, Anthony; 201970374; \$51303.33.
 Sbg Management Services Inc; 201970385; \$12081.58.
 Sealey, Dennies; Beattitudes Home Health Care;
 201970401; \$40756.79.
 Singh, Ramdath; 201970381; \$98107.52.
 Slack, Thomas; Kathy; 201970397; \$4580.57.
 Slater, Mark; 201970387; \$10694.85.
 Soffen, Thomas; 201970394; \$18989.77.
 Tasker Healthcare Group Pc; Skinsmart Derm & Aesth
 Center Pc; 201970402; \$294708.19.
 Veith, Stephen; Nicole; 201970391; \$36786.39.

**UPPER MORELAND TWP. SCHOOL DIST. -
 entered municipal claims against:**

Earp, William; Staerk, Courtney; 201914412; \$611.19.
 Heirs Of Isadore Galing And Unknown Heirs Successors
 Or Ass; 201913642; \$3711.23.
 Rj & Agn Llc; 201913659; \$6625.62.
 Vandy, Linda; 201914433; \$3,159.91.

**UPPER MORELAND TWP./HATBORO BORO.
 JOINT SEWER AUTH. -
 entered municipal claims against:**

Berg, Jason; Witkowsky, Cynthia; 201914281; \$381.81.

Berwick, Jennifer; 201914282; \$345.11.
 Brodzik, Frank; Violet; 201914561; \$5480.04.
 Drust, Jennifer; Mueller, Theodore; 201914284; \$349.57.
 Dwyer, Thomas; Hays, Stephanie; 201914287; \$339.88.
 Greb, Jeffrey; Kate; 201914285; \$380.10.
 Hall, David; Kristine; 201914286; \$631.82.
 Ibbetson, Joseph; 201914559; \$4831.22.
 Masi, Carol; 201914637; \$2,733.45.
 Mccartney, Julie; Comber, Ian; 201914283; \$681.18.
 Moore, Ryan; 201914288; \$375.65.
 Olszweski, Michael; Mary; 201914172; \$418.82.
 Pollock, David; 201914173; \$336.17.
 Reiser, Michael; Kristyann; 201914174; \$348.83.
 Spier, Frederick; Deborah; 201914558; \$3422.96.
 Surline, Patricia; Wayne; 201914175; \$553.30.
 Vavaddori Bisutti, Ario; Clegg Richards, Elizabeth;
 201914176; \$431.38.
 Ward, Christopher; Jennifer; 201914177; \$529.08.
 Winterberg, Thomas; Deborah; 201914178; \$373.40.
 Yerkes, Gregory; Valenza, Annemarie; 201914179;
 \$383.24.
 Zembower, Douglas; Marilyn; 201914519; \$5,267.25.
 Zembower, Douglas; Marilyn; 201914521; \$1,918.22.

**WEST NORRITON TWP. -
 entered municipal claims against:**

Kabatt, Joeci; 201914445; \$905.51.

LETTERS OF ADMINISTRATION

Granted Week Ending June 4, 2019

**Decedent's Name Appears First,
 Then Residence at Death, and
 Name and Address of Administrators**

ATCHICK, HARRY - Upper Merion Township;
 Glickman, Jay C., 2605 North Broad Street
 Lansdale, PA 19446.
 DANIELS, IDA - Springfield Township;
 Purnell, Ruthann, 1306 N Taney Street
 Philadelphia, PA 19121.
 DOWNING, GEORGE J., JR. - Upper Providence
 Township; Votta, Jane E., 71 Keokuk Road
 Royersford, PA 19468.
 JAMES, LINTON W. - Hatfield Township;
 Egel, Mary A., 188 White Bridge Road
 Pittstown, NJ 08867.
 MCCAFFERTY, JOHN M. - Cheltenham Township;
 Stockmal, Karen M., 1055 Westlakes Drive
 Berwyn, PA 19312.
 SERGIO, JOSEPH - East Norriton Township;
 Martella, Maryann C., 1648 Williams Way
 Norristown, PA 19403.
 THOMSON, CARL - Souderton Borough;
 Thomson, Susan, 602 North Broad Street
 Lasndale, PA 19446.

SUITS BROUGHT

Week Ending June 4, 2019

**The Defendant's Name Appears
 First in Capital Letters**

ALLEN, ALTON - Allen, Vaniece; 201914422;
 Complaint Divorce.

ARMSTRONG, ALICIA - Santander Bank Na; 201912144;
 Complaint In Mortgage Foreclosure; Bates, Kenya.
 BARBISH, FRANCIS - Portfolio Recovery
 Associates Llc; 201912181; Civil Action;
 Titus, Christopher.
 BENTLEY, CYNTHIA - Capital One Bank Usa Na;
 201914364; Civil Action; Ratchford, Michael F.
 BIDDLE, ANTHONY: ANTHONY - Ambler Savings
 Bank; 201914377; Complaint In Mortgage Foreclosure;
 Fox, Craig H.
 BOLIVAR, ANNAREYA: ANNAREYA -
 Davis, Brian; 201914511; Complaint Divorce.
 BROWN, NICHELLE - Brown, Sandra; 201914350;
 Defendants Appeal from District Justice.
 BURCH, MATTHEW - Mccollum, Hannah;
 201914085; Complaint for Custody/Visitation;
 Cardozo, Cathy.
 CIFELLI, BRIDGET - Viggiano, Donna; 201914352;
 Civil Action; Valenza, Michael A.
 CITIMORTGAGE INC - Kratz, Jacob; 201914232;
 Complaint in Quiet Title.
 CORROPOLESE, PATRICIA - Wells Fargo Bank Na;
 201914200; Complaint In Mortgage Foreclosure;
 Wapner, Peter.
 CRABBE, SHON - Murphy, Eric; 201914387;
 Complaint Divorce.
 CRAWFORD, ASIA - Snowden, Catherine; 201914459;
 Civil Action; Thomas, Leno P.
 CURRAN, KAREN - Velocity Investments Llc;
 201914340; Civil Action; Hannum, Kellie.
 DENNO, MARIA: CATAGNUS, ANTHONY: ANTHONY,
 ET.AL. - Wells Fargo Bank; 201914346; Complaint In
 Mortgage Foreclosure; Bates, Kenya.
 DICKINSON, DONNA - Dickinson, John; 201914180;
 Complaint Divorce.
 FEDEYK, MARC - Wells Fargo Bank Na; 201914507;
 Complaint In Mortgage Foreclosure; Wapner, Peter.
 GALLAGHER, STACEY: VALENTIN, RAMON -
 Gallagher, Victoria; 201914060; Complaint for
 Custody/Visitation.
 GARCIA, VICTOR: LIPYANIC, NELSON -
 Logan Court Apartments; 201914360;
 Defendants Appeal from District Justice.
 GEIGER, BRETT - Geiger, Michelle; 201914076;
 Complaint for Custody/Visitation.
 GIUNTA, JOSEPH: NICHOLE - Bayview Loan
 Servicing Llc; 201914187; Complaint In
 Mortgage Foreclosure; Mcgowan, Michelle L.
 GREEN, JW - Hollandream Apartments Llc; 201914273;
 Defendants Appeal from District Justice.
 HAKIM, AMIRA - Saini, Krishan; 201914404;
 Defendants Appeal from District Justice.
 HAMPTON, JANE - Nationstar Mortgage Llc;
 201914068; Complaint In Mortgage Foreclosure;
 Bates, Kenya.
 HANSON RD PROPERTIES LLC: EULER, ROBERT -
 Chamounix Ventures Llc; 201914317; Petition;
 Kilkenny, Sean P.
 HORN, EVAN: THE UNITED STATES OF AMERICA -
 Wells Fargo Bank Na; 201912140; Complaint
 Civil Action; Bates, Kenya.
 JGA HOME SERVICES INC - Clinton, Mike; 201914475;
 Defendants Appeal from District Justice.
 JONES, KYILE - Jones, Tamika; 201914476;
 Complaint Divorce.
 KARPIN, RENATO - Dillon, Joseph; 201914252;
 Plaintiffs Appeal from District Justice.

- KERCHNER, MARY - Attilio, Thomas; 201914059; Complaint In Partition; Sager, Adam.
- LANKENAU MEDICAL CENTER - Punshon, W.; 201914477; Civil Action; Punshon, W. Wayne.
- LAZO-BACA, VINCENTE - Quintanilla, Evelyn; 201914062; Complaint for Custody/Visitation.
- LEMON, BONITA: HARLAN, KARLA: RUSSELL, ET.AL. - Eagle, Todd; 201914608; Civil Action; Berschler, Jerold S.
- LOPEZ, JIMMY - Santi-Bookman, Jasmine; 201914539; Complaint for Custody/Visitation.
- LUDWIG, MICHAEL - Jumper, Terrance; 201914267; Defendants Appeal from District Justice.
- MANSON, JESSICA: JESSICA - Borrell Garrido, Alejandro; 201914160; Complaint for Custody/Visitation.
- MARSDEN, ERIN - Portfolio Recovery Associates Llc; 201914426; Civil Action; Titus, Christopher.
- MASON, ANDREA - Portfolio Recovery Associates Llc; 201914425; Civil Action; Titus, Christopher.
- MAYS, ATIYA - Portfolio Recovery Associates Llc; 201914430; Civil Action; Titus, Christopher.
- MI SHON, YOUNG: CHUNG, YOUNG - Korean Methodist Chrch Of The Americas; 201914023; Petition; Sinowitz, Stanley J.
- MIHALOVICH, ELIZABETH - Wilkinson, Robert; 201914403; Complaint for Custody/Visitation.
- NORTHEAST ASSOCIATES INC: MCKENNA, JAMES - On Deck Capital Inc; 201914450; Civil Action; Cawley, Jonathan Paul.
- PALAMAR, JASON - Palamar, Keila; 201914451; Complaint Divorce.
- PENNSYLVANIA DEPARTMENT OF CORRECTIONS: CURRAN, PATRICK: DOE, JOHN #1 CERT, ET.AL. - Britt, Jori; 201914603; Civil Action.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Smith, Ryan; 201914017; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Murphy, Lori; 201914168; Appeal from Suspension/Registration/Insp; Goldberg, Alan G.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Alutius, Charles; 201914275; Appeal from Suspension/Registration/Insp; Klein, Ellis B.
- POTTER, RONALD: THE UNITED STATES OF AMERICA - Pennymac Loan Services Llc; 201914194; Complaint In Mortgage Foreclosure; Bates, Kenya.
- RACHLIN, JOANNA - Rachlin, Richard; 201914529; Complaint Divorce.
- RAMAGE, LYNDA - Ramage, Mark; 201914366; Complaint Divorce; Casale, Helen E.
- ROBINSON, THOMAS - Taylor, Beth; 201914141; Defendants Appeal from District Justice.
- SALDA, KEVEN: JEFFERSON, BERNARD - Bank Of New Yourk Mellon Trust Company Na; 201914414; Complaint In Mortgage Foreclosure; Megowan, Michelle L.
- SANTIAGO, JAMAYRA - Hill, Pamela; 201914080; Defendants Appeal from District Justice.
- SAVIELLO, STEPHANIE - Main Dekalb Properties Llc; 201914349; Defendants Appeal from District Justice.
- STEEL RIVER BUILDING SYSTEMS INC - 2303 Bainbridge Llc; 201914058; Petition; Haltzman, Mark S.
- STILES, NATHAN - Freedom Mortgage Corporation; 201914234; Complaint In Mortgage Foreclosure; Wapner, Peter.
- TROIANO, BRIAN: KELLY - Freedom Mortgage Corporation; 201914256; Complaint In Mortgage Foreclosure; Wapner, Peter.
- TYSON, LINDA - Bank Of New Yourk Mellon Trust Company Na; 201914417; Complaint In Mortgage Foreclosure; Mcgowan, Michelle L.
- VEMURI, SRILATHA - Devathala, Prajeethkumar; 201914540; Complaint Divorce; Recchuiti, Francis.
- WAIDELL, CHRISTINA - Discover Bank; 201914351; Civil Action; Cawley, Jonathan Paul.
- WALSH, CAROL: 11W3 PROPERTY TRANSFORMATI - American Express National Bank; 201912253; Civil Action; Felzer, Jordan W.
- WARMLASH, PHILIP - Wamflash, Philip; 201914626; Complaint Divorce; Shoemaker, Gerald L., Jr.
- WILSON, GLEN: DENISE - Township Of Upper Dublin; 201914391; Petition; Brooman, David J.
- WISE, CECIL - Slaughter, Shakeena; 201914235; Complaint for Custody/Visitation.

WILLS PROBATED

Granted Week Ending June 4, 2019

Decedent's Name Appears First, Then Residence at Death, and Name and Address of Executors

- AUDINO, FRANK A. - Upper Providence Township; Fedoris, Susan A., 107 Hershey Drive Pottstown, PA 19465.
- BERGBAUER, ANNE M. - Worcester Township; Bergbauer, Patricia, 245 Cambridge Place Chalfont, PA 18914.
- BICKINGS, BETTY L. - Plymouth Township; Leedom, Dawn E., 114 Cardinal Drive Conshohocken, PA 19428.
- BODENSCHATZ, MARIANNE F. - Abington Township; Skilton, Molly J., 702 N 3Rd Street Philadelphia, PA 19123.
- BROWN, LEROY H. - Red Hill Borough; Brown, Robert L., 763 Jefferson Street Red Hill, PA 18076; Kesner, Pamela K., 270 Geary Way Mount Storm, WV 26739.
- CALLAN, KATHLEENA. - Upper Providence Township; Callan, Edward W., Jr., 106 Henry Drive Royersford, PA 19468.
- COHEN, BARRY E. - Lower Merion Township; Cohen, Sandra E., 41 Conshohocken State Road Bala Cynwyd, PA 19004.
- COHEN, LORNA - North Wales Borough; Weiss, Jan L., 57 Oswin Turn Langhorne, PA 19047.
- COLE, CHARLOTTE D. - Upper Dublin Township; Cole, Stephen D., 933 Fetters Mill Road Bryn Athyn, PA 19009.
- COOPER, LILLIAN M. - Lower Merion Township; Dandridge, Kyle P., 8713 Prospect Avenue Philadelphia, PA 19118.
- DIVITO, MICHAEL - Upper Merion Township; Burgher, Anita, 132 West Beidler Road King Of Prussia, PA 19406.
- EASTBURN, INES C. - Springfield Township; Eastburn, Susan, 407 Burton Road Oreland, PA 19075; Kistler, Georgeanne, 8730 Shady Road Bath, PA 18014; Klonis, Carolyn E., 514 Burton Road Oreland, PA 19075.

FRIES, ILONA M. - Upper Gwynedd Township;
Fries, Richard, 1730 Sandy Circle
Cape Coral, FL 33904-0000.

FUNT, RITA - Horsham Township; Funt, Mark,
865 Wooded Pond Road Lower Gwynedd, PA 19002.

GALLAGHER, FRANCIS M. - Ambler Borough;
Valenti, Kathleen, 7309 Centennial Station
Warminster, PA 18964.

GEISINGER, BARBARA - Towamencin Township;
Souder, Kenneth, 505 Willow Lane
North Wales, PA 19454.

GREGG, WILLIAM - Horsham Township;
Gregg, Glenn A., 1207 Hartranft Ave
Fort Washington, PA 19034; Gregg, William, Jr.,
120 Stout Road Ambler, PA 19002.

GRUBB, EDWARD W. - West Pottsgrove Township;
Sowers, Patricia, 170 Yocum Road
Douglassville, PA 19518.

IZZO, MARY C. - Cheltenham Township;
Izzo, Kenneth L., 811 Hilton Lane
Elkins Park, PA 19027.

JACOBS, ALICE P. - ; Jacobs, Steven M.,
470 Ocean Point Ave Cedarhurst, NY 11516.

JOHNSON, ALBERTINA J. - Plymouth Township;
Moore, Adelaide, 3318 North 18Th Street
Philadelphia, PA 19140.

LE, PHILLIP B. - Lansdale Borough;
Goodman, Shelley Z., 7857 Spring Ave
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LEHNIG, ELLA M. - ; Rector, Denise L.,
4649 Pleasant Mills Road Sweetwater, NJ 08037.

MACDOUGALL, NANCY R. - Abington Township;
Maccougall, Andrew, 8138 Cadwalader Avenue
Elkins Park, PA 19027; Maccougall, Eric,
925 Ashbourne Way Schwenksville, PA 19473.

MARSHALL, ELISA M. - Lower Gwynedd Township;
Carr, Michael, 2 Mill Race Spring House, PA 19477.

MATZIK, MARY D. - Upper Merion Township;
Matzik, June M., 663 Summit Street
Swedeland, PA 19406.

MCCOMBES, JAMES J. IV - Ambler Borough;
Mccombes, Marilyn R., 160 Tennis Ave
Ambler, PA 19002.

MOYER, LEIGHTON W. - Lansdale Borough;
Tyrrell, Susan, 214 County Road 452
Breckenridge, CO 80424.

MUSCARA, LORRAINE C. - Upper Moreland
Township; Muscara, Mark V., 11 Claire Drive
Newtown, PA 18940; Muscara, Robert K.,
245 Jacksonville Road Ivyland, PA 18974.

PARIS, RICHARD R. - Worcester Township;
Tillger, Alice J., 43 Carousel Circle
New Britain, PA 18901.

POWERS, MARIA - Worcester Township;
Snyder, Ralph W., 1034 Walnut Street
Perkasie, PA 18944.

RODENHAVER, - YERKES DALE -
Plymouth Township; Harris, Mark S.,
5 Valley Square Blue Bell, PA 19422.

SCHWARTZ, RUTH - Abington Township;
Davis, Jill S., 1616 Ridgeway Avenue
Willow Grove, PA 19090.

SEHNERT, PAUL D. - Springfield Township;
Sehnert, John, 4213 Greenbrier Dallas, TX 75225.

SITES, DORIS R. - Green Lane Borough; Sites, Scott S.,
20991 Sky Country Circle
Trabuco Canyon, CA 92679.

TOOLE, MURIEL A. - Abington Township;
Toole, Thomas L., Jr., 8 Matthews Run
Chester Springs, PA 19425.

TUCKER, CHARLES M. - Springfield Township;
Tucker, Barbara, 900 Summit Lane
Oreland, PA 19075.

VENNELL, GEORGE J. - Montgomery Township;
Shannon, Kathleen D., 241 Creekwood Drive
Feasterville Trevose, PA 19053; Venneri, Joan L.,
132 Thames Drive North Wales, PA 19454.

WIMMER, JOYCE M. - Pennsburg Borough;
Gagliano, Melissa S., 241 West Eighth Street
Pennsburg, PA 18073.

RETURN DAY LIST

June 24, 2019
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. Abington Township v. Delaware Valley Prescription Plan - Plaintiff's Motion to Compel Defendant's Discovery from November 7, 2018 (Seq. 101 D) - **M. Clarke - S. McDonnell.**
2. Abington Township v. Delaware Valley Prescription Plan - Plaintiff's Motion to Compel Depositions (Seq. 103 D) - **M. Clarke - S. McDonnell.**
3. Abington Township v. Delaware Valley Prescription Plan - Plaintiff's Motion to Compel Defendant's Discovery from April 17th, 2019 (Seq. 101 D) - **M. Clarke - S. McDonnell.**
4. Arana v. Arana - Defendant's Motion for Leave to Withdraw as Counsel (Seq. 11) - **R. Jacoby - M. Blessing.**
5. Arbogast v. Arbogast - Plaintiff's Petition for Leave to Withdraw as Counsel (Seq. 2-9) - **P. Badame - R. Cohen.**
6. Asplundh v. Smith - Defendant's Motion to Compel Plaintiff's Discovery Responses (Seq. 1-02 D) - **A. Frank - C. Strauss.**
7. Bank of America, N.A. v. Sanford - Defendant's Motion to Amend Second Amended Answer, New Matter and Counterclaim (Seq. 36) - **A. Brunner.**
8. Bechtel v. Howard - Defendant's Motion to Compel Plaintiff's Fully Executed Authorization to Release Records (Seq. 37 D) - **J. Zimmerman - T. Palmer.**
9. Brough v. Levicoff - Plaintiff's Petition for Leave to Withdraw as Counsel (Seq. 3-0) - **M. Santangelo - M. Mazur.**
10. Cleveland v. Smith - Defendant's Motion to Compel Plaintiff's Answers to Discovery (Seq. 8 D) - **A. Lopresti - J. Gilman.**
11. Colatosti v. Davis - Defendant's Motion for Leave to File an Amended Answer to Plaintiff's Complaint (Seq. 21) - **J. Torres - M. Mauer.**
12. CSAA Affinity Insurance Company ASO Larry and Celia Frank v. David Rehbein - Defendant's Motion to Compel Plaintiff's Answers to Discovery (Seq. 8 D) - **D. Goldberg - M. Galanos.**

13. *Daly v. 21st Century Indemnity Insurance Company - Defendant's Motion to Compel Plaintiff's Answers to Discovery (Seq. 10 D) - B. Weidenburner - D. Bergstrahl.*
14. *DeCamillo v. Callan - Defendant's Motion to Compel Plaintiff's Answers to Interrogatories, and Requests for Admissions and Production of Documents (Seq. 11 D) - D. Sodano - J. Silli.*
15. *Deichman v. Pendrak - Defendant's Motion to Compel Plaintiff's Answers to Discovery (Seq. 11 D) - A. Galerman - S. Eckel.*
16. *DeStefano v. Pransky - Petition of Defendant's to Strike Mechanics Lien Claim (Seq. 7) - A. Katzman - D. Coval.*
17. *Devlin v. Express Med of King of Prussia - Plaintiff's Motion to Compel Responses to Request for Production (Seq. 35 D) - N. Murawsky - M. McGilvery.*
18. *Devlin v. Express Med of King of Prussia - Plaintiff's Motion to Compel Depositions of Defendants, Christopher Marsh, PA and Michael McCormick (Seq. 34 D) - N. Murawsky - M. McGilvery.*
19. *DR Horton, Inc. New Jersey v. AIG Specialty Insurance Company - Defendant's Motion for Pro Hac Vice of Alexa J. Nasta Schmid, Esquire (Seq. 217) - S. Reidenbach - J. Eads.*
20. *Ferrell v. KJK, Inc. - Defendant's Motion to Compel Plaintiff's Answers to Discovery (Seq. 14 D) - D. DeStefano - K. McCloskey.*
21. *Fine v. Vessal-Heidary - Defendant's Motion to Compel Plaintiff's Discovery Responses (Seq. 12 D) - M. Bosniak.*
22. *Franklin Mint Federal Credit Union v. LaRocca Individually - Plaintiff's Motion to Reassess Damages (Seq. 98) - M. Bloom - E. Camposano.*
23. *Freedman v. Borough of Jenkintown - Defendant, Borough of Jenkintown's Motion to Compel Plaintiff's Answers to Discovery (Seq. 42 D) - C. O'Donnell - J. Santarone.*
24. *Garner v. Kornberg - Plaintiff's Motion to Extend Deadline to File Certificate of Merit (Seq. 30) - H. Levin - R. Pugh.*
25. *Gayle v. Whitney - Defendant's Motion to Compel Plaintiff's Answers to Discovery - S. Larussa - J. Walsh.*
26. *Gerlette v. Bart Golf Club, Inc. - Plaintiff's Motion for Money Sanctions (Seq. 33) - S. Margolis - C. Adams.*
27. *Goldsby v. Grisafi - Defendant, Municipality of Norristown's Motion to Compel Deposition of Plaintiff (Seq. 41 D) - M. Simon.*
28. *Gregg v. Mothers Love Home Health Care - Defendant's Motion to Compel Plaintiff's Answers to Discovery (Seq. 35 D) - P. McNamara - J. Taima.*
29. *Halberstadt v. All Heirs Devises Personal Representatives, Beneficiaries and Successors of Gordon W. Crouthamel - Plaintiff's Motion to Enter Default Judgment (Seq. 10) - A. Slom.*
30. *Hauber v. Yarnall - Defendant's Motion to Compel Answers to Interrogatories and Documents Requested (Seq. 13 D) - M. Rosenberg - J. Gilman.*
31. *HSBC Bank USA National Association v. Jalón - Defendant's Motion to Strike Claimed Plaintiff's Praecepto to List Matter for Trial (Seq. 37) - B. Irace - J. Martucci.*
32. *Johnson v. Einstein Healthcare Network - Defendant's Motion to Strike Plaintiff's Objection to Subpoena and Compel Authorizations (Seq. 19 D) - C. Rothenberger - M. Sabo.*
33. *JP Morgan Chase Bank National Association v. Spector - Defendant's Motion for Protective Order (Seq. 34 D) - S. Dieterick - D. Braverman.*
34. *Kadysheva v. May - Defendant's Motion to Compel Plaintiff's Discovery (Seq. 34 D) - S. Fishman - F. Miller.*
35. *Kaufman v. Samane - Plaintiff's Motion to Strike Boilerplate Objections and Compel Discovery (Seq. 32 D) - M. Glazer - M. Donohue.*
36. *Kent v. Sunrise of Dresher - Plaintiff's Motion for a Determination That No Certificate of Merit is Necessary (Seq. 6) - R. Madden - K. Cottone.*
37. *Lacey v. McManus - Defendant's Motion to Compel (Seq. 7 D) - G. Mullaney - F. Miller.*
38. *Landherr v. Petrucelli - Plaintiff's Motion to Compel Defendant's Answers to Interrogatories and Request for Production of Documents (Seq. 7 D) - J. Zafran - F. Gartner.*
39. *Lee v. Lee - Defendant's Motion for Protective Order Pending Disposition of Preliminary Objections (Seq. 6 D) - R. Snyder - K. Prior.*
40. *Liberty Mutual Insurance Company v. Slade - Defendant's Petition to Strike Judgment of February 14th, 1984 (Seq. 16) - G. Meng - W. Angle.*
41. *Lightner v. Bias - Defendant's Motion to Compel Plaintiff's Discovery Responses (Seq. 25 D) - M. Weinberg - R. Cavalier.*
42. *Live Bait Enterprises, LLC v. Feinberg - Plaintiff's Motion to Compel More Complete Responses to Plaintiff's Request for Production of Documents (Seq. 22 D) - L. Lipsky - H. Olson.*
43. *Lower Merion School District v. John - Defendant's Condemnees' Petition for Leave to Withdraw Appearance (Seq. 16) - D. Mita - M. Faherty.*
44. *Mancini v. Gunzenhauser - Defendant, Chad Gunzenhauser's Motion to Compel Plaintiff's Discovery Answer (Seq. 23 D) - T. Pitt - M. Boyle.*
45. *Matthews v. Radhakrushnan - Defendant, T. Radhakrishnan's Motion to Compel Plaintiff's Answers to Discovery Requests (Seq. 46 D) - M. Weinberg - L. Glynn.*
46. *Mc Kay v. Home Properties, Inc. - Defendant's Motion to Compel Plaintiff to Provide More Specific Responses to Supplemental Interrogatories (Seq. 86 D) - K. Steinberg - S. Schwartz.*
47. *Meadows Condominium Association v. Roscoe - Plaintiff's Motion to Reassess Damages (Seq. 15) - G. Nalencz.*
48. *Mill v. BMW of The Main Line - Defendant, Euro Motorcars of The Main Line, Inc.'s Motion to Consolidate (Seq. 5) - B. George - H. McReynolds.*
49. *Mill v. CP Acquisitions 27 LLC A Pa Liability Company - Defendant, Euro Motorcars of The Main Line, Inc.'s Motion to Consolidate (Seq. 41) - B. George - A. Plakins.*
50. *Moore v. Martin - Defendant's Motion to Compel Plaintiff's Deposition (Seq. 12 D) - R. Kaplan - L. Glynn.*
51. *Moore v. Taylor - Defendant's Motion to Compel Plaintiff's Deposition (Seq. 7 D) - M. Greenfield - B. Hoffer.*
52. *Murray v. Krick - Plaintiff's Motion to Compel Defendant's Answers to Discovery (Seq. 13 D) - X. Hayden - J. Oprysk.*
53. *Mutual Benefit Insurance Company v. Croak - Plaintiff's Motion to Compel Defendant's Answers to Discovery (Seq. 5 D) - P. Mamounas.*

54. Nationstar Mortgage Corporation v. Prince - Plaintiff's Motion to Compel Answers to Discovery (Seq. 7 D) - **J. Davey**.
55. Nationstar Mortgage, LLC v. Burrowes - Plaintiff's Motion to Reassess Damages (Seq. 28) - **K. Bates**.
56. Nationstar Mortgage, LLC v. Glover - Plaintiff's Motion to Reassess Damages (Seq. 14) - **P. Wapner**.
57. Nickel v. Kennedy - Plaintiff's Petition by Limited Partners for Partnership Records (Seq. 6 D) - **G. Zumbano**.
58. Penn Community Bank v. Lutz - Plaintiff's Motion to Reassess Damages (Seq. 15) - **K. Eberle**.
59. Pennymac Loan Services, LLC v. Hoffman - Plaintiff's Motion to Reassess Damages (Seq. 47) - **K. Bates**.
60. Peskin v. Peskin - Defendant's Motion to Amend New Matter (Seq. 97) - **M. Halpern - E. Fackenthal**.
61. Portfolio Recovery Associates v. Holland Kenney - Defendant's Motion to Dismiss Civil Action Complaint (Seq. 3) - **C. Titus**.
62. Price v. Rosenzweig - Plaintiff's Petition to Withdraw as Counsel (Seq. 7) - **N. Murawsky - D. Martz**.
63. Realty Mark, LLC v. 3K Realty Group, LLC - Plaintiff's Motion to Strike Objections to Proposed Subpoena to Homesmart International (Seq. 103 D) - **A. Gallia - A. Moore**.
64. Regaldi v. Abington Hospital - Defendant's Motion to Compel Wrongful Death Interrogatories, Production of Documents, Lien Interrogatories and Expert Interrogatories (Seq. 159 D) - **S. DePillis - D. Martz**.
65. Rong v. International Education Opportunities Group, LLC - Defendant's Motion to Compel Plaintiff's Deposition (Seq. 86 D) - **T. Kao - J. Hay - E. Keefe**.
66. Sanders v. Earlbowl Lanes - Plaintiff's Motion to Compel Production of Investigative Documents (Seq. 18 D) - **B. Wall - J. Pulcini**.
67. Sanders v. Pyle - Plaintiff's Motion to Compel Responses to Discovery (Seq. 49-D) - **T. Levy - L. Glynn**.
68. Sattar v. Riechlin - Defendant's Motion to Compel Plaintiff to Appear for Oral Deposition (Seq. 24 D) - **J. Rabinovich - M. Berger**.
69. Shupe v. Salamone - Defendant's Motion to Compel Plaintiff's Answers to Discovery Requests (Seq. 4 D) - **T. Sacchetta - L. Glynn**.
70. Speakes v. Kim - Defendant's Motion to Strike Plaintiff's Arbitration Praecipe (Seq. 26) - **A. Shaw - J. Gilman**.
71. Stanford v. Liberty Mutual Insurance Company - Defendant's Motion to Compel Plaintiff's Answers to Discovery (Seq. 7 D) - **G. Baldino - G. Voci**.
72. Switken v. Duncan - Defendant's Motion to Compel Attendance at Oral Deposition (Seq. 30-D) - **T. Daly - L. Ettl**.
73. Thomasnet v. Advance Design, Inc. - Plaintiff's Motion to Compel Responses to Post Judgment Discovery (Seq. 15 D) - **R. Keifer - B. Smith**.
74. Tri State Kitchens and Baths, Inc. v. Tri State Kitchens and Baths, Inc. - Plaintiff's Petition to Strike Off Praecipe to Settle, Discontinue and End and to Satisfy Judgment (Seq. 59) - **D. Breidenbach**.
75. U.S. Bank National Association v. Allen - Plaintiff's Petition to Correct Legal Description (Seq. 27) - **S. Hladik**.
76. Varone v. Pribitkin - Defendant, Edmund A. Pribitkin and Edmund V. Pribitkin's Motion to Compel (Seq. 20 D) - **J. Dashevsky - F. Miller - D. Brown**.
77. Warner v. Krauss - Defendant, Catherine Forbes's Motion to Compel (Seq. 10 D) - **T. Gibbons - R. Ruthrauff**.
78. Wells Fargo Bank, N.A. v. Tschoepe - Defendant's Motion for Consent and Final Judgment by Default (Seq. 12) - **D. Ostrovsky**.
79. Wilkes v. Lacy - Plaintiff's Motion to Compel Defendant's Responses to Interrogatories and Request for Production of Documents (Seq. 12 D) - **E. Shensky - W. Remphrey**.
80. Wilmington Savings Fund Society v. Stephenson - Plaintiff's Motion to Reassess Damages (Seq. 30) - **S. McCaffery**.
81. Wolf v. Total Construction, Inc. - Defendant's Motion to Compel Against Maurice Singer, D.O. (Seq. 51 D) - **G. Walker - C. Briggs**.
82. Wolk v. Bell - Plaintiff's Motion to Compel Answers to Interrogatories and Requests- for Production of Documents Directed to Jordon Bell (Seq. 7 D) - **R. Maddeon - A. Riemenschneider**.
83. Yi v. Sage - Defendant's Motion to Compel (Seq. 8 D) - **M. Mednick - F. Miller**.
84. Zomick v. Claytons Hunting and Fishing, Inc. - Defendant's Motion for Leave to Amend its Answers (Seq. 59) - **E. Pearce - J. Hatzell**.