

SHERIFF'S SALES

IMPORTANT UPDATE

Via court order, the Montgomery County Sheriff's Sales' that were previously scheduled for March 25, April 29, and May 27, 2020 have been postponed until July 29, 2020 at 1 p.m. at the Montgomery County Courthouse as a precautionary measure to mitigate the spread of the COVID-19 virus.

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 July 29, 2020 at 1:00 o'clock P.M. prevailing time, in Court Room "A", Court House, Swede and Airy Streets, in the Borough of Norristown, said County, the following described Real Estate.

To all parties in interest and claimants:

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

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

Second Publication

11-03965

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of lands of Louis Malfaro, by Ralph E. Shaner and Sons Engineering Company, dated October 18, 1972 and revised February 28, 1974, as follows, to wit:

BEGINNING at a point on the title line in the bed of Yarnall Road (41.5 feet wide), said point being at a corner of lands, now or late of Gambone Lots, as shown on the above-mentioned Plan, said point also being at the distance of 197.13 feet measured North 37 degrees, 57 minutes, 00 seconds East along the title line in the bed of Yarnall Road from a point, a corner of lands, now or late of Harold J. Casselberry; thence, extending from said point of beginning, along the title line in the bed of Yarnall Road, North 51 degrees, 10 minutes, 45 seconds East, 294.33 feet to a point, a corner of lands, now or late of Horace M. Overholtzer; thence, extending along the last mentioned lands, the two following courses and distances: (1) South 51 degrees, 48 minutes, 00 seconds East and crossing the Southeastly side of Yarnall Road; 66.30 feet to a point, and (2) South 26 degrees, 32 minutes, 23 seconds West, 290.60 feet to a point, a corner of lands marked "Gambone Plan of Lots"; thence, extending along the same, North 52 degrees, 27 minutes, 37 seconds West and re-crossing the Southeastly side of Yarnall Road, 194.15 feet to the first mentioned point and place of beginning.

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

Parcel Number: 60-00-03235-00-8.

Location of property: 1638 Yarnall Road, Upper Pottsgrove, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **1638 Yarnall Road Land Trust** at the suit of Pottsgrove School District. Debt: \$50,242.28.

Portnoff Law Associates, Ltd., Attorneys.

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

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

13-10065

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

BEGINNING at a point in the East side of Hanover Street, a corner of this and land dedicated to use as a public street, said point being four feet North of the Northeast corner of Hanover Street and Jefferson Avenue; thence, Eastwardly along the Northern line of land dedicated to use as a public street and parallel with said Jefferson Avenue, a distance of one hundred eight feet, five inches to the Western side of a ten feet wide alley; thence, Northwardly twenty feet, one inch to a point in a line of land now or late of George Riegner; thence along said land Westwardly a distance of one hundred six feet, eight inches to a point in the Eastern side of Hanover Street; thence along the said line of Hanover Street, a distance of twenty-seven feet, four inches to the point and place of beginning.

BEING THE SAME PREMISES which Henry Patrick Rymarowicz, by Deed dated 10/25/1993 and recorded 11/17/1993 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5061 at Page 0786, granted and conveyed unto Henry Patrick Rymarowicz and Lauren A. Morris, husband and wife.

Parcel Number: 16-00-12660-00-5.

Location of property: 352 Hanover Street, a/k/a 352 N. Hanover Street, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Lauren A. Morris and Henry P. Rymarowicz a/k/a Henry Patrick Rymarowicz** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Notes Series 2005-SD3. Debt: \$116,219.76.

KML Law Group, P.C., Attorneys.

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

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

13-14019

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, Pennsylvania, described according to an official description furnished to Charles F. Mebus, Registered Professional Engineer, dated the 28th day of June, A.D. 1939, as follows, to wit:

BEGINNING at a point in the Southeasterly side of Highland Avenue (40 feet wide), at the distance of 1,438.48 feet Northeastwardly from the intersection, which the said side of Highland Avenue makes with the Northeastly side of Jenkintown Road (40 feet wide) (as widened 3.5 feet on the Southwesterly side and as proposed to be widened 3.5 feet on the Northeastly side from the original width of 33 feet); thence, extending along the said Southeasterly side of Highland Avenue North degrees 57 minutes 30 seconds East 75 feet to a point; thence, South 47 degrees 2 minutes 30 seconds East 148.69 feet to a point; thence, South 42 degrees 57 minutes 30 seconds West 75 feet to a point; thence, North 47 degrees 2 minutes 30 seconds West 149.69 feet to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Beverly Tyler, by Deed from Lonnie J. Staton, Jr. and Elaine G. Staton, dated December 30, 2005 and recorded on January 12, 2006 in the Montgomery County Recorder of Deeds in Book 5586, Page 2020 as Instrument No. 2006005621.

Parcel Number: 30-00-28812-00-3.

Location of property: 633 Highland Avenue, Jenkintown, PA 19046.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Beverly Tyler and The United States of America c/o the U.S. Attorney for the Eastern District of Pennsylvania** at the suit of Carisbrook Asset Holding Trust. Debt: \$341,194.32.

Milstead & Associates, LLC, Attorneys.

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

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

14-08912

ALL THOSE 3 CERTAIN lots or pieces of ground, with buildings and improvements thereon erected, situated at Eagleville, in **Lower Providence Township**, Montgomery County, Pennsylvania, and designated as Lots No. 4, 5, and 6 Section "E", upon a certain plan of lots known as "Eagleville Heights" recorded in the Office for the Recording of Deeds, in and for the said County of Montgomery, at Norristown, Pennsylvania, in Deed Book 717, Page 600, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Wilson Boulevard (50 feet wide), at a distance of 65 feet Southwestwardly from the Southwesterly side of Broad Street (40 feet wide).

CONTAINING in front or breath on the side of Wilson Boulevard 60 feet (each lot being 20 feet in breadth) and extending of that width in length or depth between parallel lines at right angles to the said Wilson Boulevard, 125 feet.

BEING the same premises as conveyed in Deed from Steven J. Grzywacz and Colleen A. Grzywacz, husband and wife, recorded 09/01/1994 in Book 5089, Page 1620, in said County and State.

BEING the same premises which Steven J. Grzywacz and Colleen A. Grzywacz, husband and wife, by Deed dated 08/26/1994 and recorded 09/01/1994 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5089, at Page 1620, granted and conveyed unto Francis P. Mulhern (Deceased) and Tina M. Mulhern, husband and wife.

Parcel Number: 43-00-15961-00-7.

Location of property: 20 Wilson Boulevard, Eagleville, PA 19403.

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

Seized and taken in execution as the property of **Tina M. Mulhern** at the suit of Citizens Bank of Pennsylvania. Debt: \$211,107.06.

KML Law Group, P.C., Attorneys.

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

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

14-24970

ALL THAT CERTAIN lot or portion or piece of land, situate in **Upper Providence Township**, Montgomery County, Pennsylvania, being a triangular portion at the Southwest corner of a larger tract, as shown on a plan of survey, made by Richard W. Crop Associates, Surveyors and Engineers, of Norristown, PA, for Glasgow, Inc., dated 1/04/1982 and being bounded and described as follows, to wit:

BEGINNING at a point on or near the center line of Upper Indian Head Road (a/k/a Suplot Road, 33 feet wide) said point being a common corner of this and lands, now or late of Troutman; thence, from said point of beginning and along line of lands of said Troutman, North 5 degrees, 19 minutes, 04 seconds East, 420 feet, more or less to a point of intersection of this line and the legal right-of-way line of the proposed Legislative Route 1046; thence, along said right-of-way, in a Southeasterly direction, 520 feet, more or less to the point of intersection of said right-of-way line with the aforesaid center line of Upper Indian Head Road; thence, along said center line South 89 degrees, 52 minutes, 04 seconds West, 350 feet more or less to the first mentioned point and place of beginning.

BEING the same premises that: The Tax Claim Bureau by Deed dated 4/02/04 and recorded 4/05/04 in Montgomery County Deed Book 5502, Page 830, conveyed unto Fazio Properties, LLC, in fee.

AND Fazio Properties, LLC, by Deed dated 11/29/04 and recorded 11/29/2004 with the Montgomery County Recorder of Deeds, Deed Book 5534, Page 2010 conveyed unto R. Bruce Fazio and Rachael A. Fazio, in fee.

AND from Upper Indian Head Road Development, LLC to Robert B. Fazio, in fee, by Deed dated 1/2/18 recorded 1/2/18 with the Montgomery County Recorder of Deeds, Deed Book 6075, Page 1391.

Parcel Number: 61-00-02653-01-3.

Location of property: 290 Upper Indian Head Road, Upper Providence Township (Collegeville), PA 19426.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Robert Bruce Fazio a/k/a Robert B. Fazio and Upper Indian Head Road Development, LLC, Real Owner** at the suit of Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWALT, Inc., Alternative Loan Trust 2006-OC11, Mortgage Pass-Through Certificates Series 2006-OC11. Debt: \$1,232,735.72.

Eckert, Seamans, Cherin & Mellott, 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.

15-03382

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision, "Spring Meadow Homes", Record Plan Phase 3, made by Robert E. Blue, Consulting Engineers, P.C., dated 5/12/1993 and revised on 10/13/1993 and recorded in Plan Book A-54, Page 475, as follows, to wit:

BEGINNING at a point on the Southeasterly ultimate right of way line of Lewis Road S.R. 4013 (40.00 feet from the centerline) said point being the Northernmost terminus of a round corner connecting the southeasterly ultimate right-of-way line of Lewis Road with the Northeasterly side of Dale Drive (50.00 feet wide) as shown on the above-mentioned plan and place of beginning; thence, extending from said place of beginning and along the Southeasterly ultimate right-of-way line of Lewis Road north 88 degrees 08 minutes 13 seconds east 159.00 feet to a point in line of lands, now or late of Virginia B. and Francis M. Koch; thence, extending along said lands South 11 degrees 25 minutes 48 seconds East 191.56 feet to a point, a corner of Lot No. 7; thence, extending along Lot No. 7, South 78 degrees 34 minutes 12 seconds West 200.00 feet to a point on the Northeasterly side of Dale Drive; thence, extending along the Northeasterly side of Dale Drive, the four (4) following courses and distances, viz: (1) North 11 degrees 25 minutes 48 seconds West 77.50 feet to a point of curve; thence (2) on the arc of a circle, curving to the right, having a radius of 125.00 feet, the arc distance of 20.87 feet to a point of tangent; thence (3) North 01 degrees 51 minutes 47 seconds West 103.94 feet to a point of curve; thence (4) on the arc of a circle, curving to the right, having a radius of 21.00 feet, the arc distance of 32.99 feet to a point on the Southeasterly ultimate right-of-way line of Lewis Road, aforesaid; being the first mentioned point and place of beginning.

BEING Lot No. 6 on the above-mentioned plan and MAP #: 61018D006.

BEING part of the same premises which Ray A. Zuck, by Indenture bearing date, the 22nd day of April AD, 1994 and recorded at Norristown in the Office for the Recording of Deeds, in and for the County of Montgomery on 5th day of May AD, 1994 in Deed Book No. 5076 at Page 1690 etc., granted and conveyed unto Spring Meadow Development, Inc., a Pennsylvania corporation, in fee.

TITLE TO SAID PREMISES IS VESTED IN William C. Panetta and Maureen A. Panetta, by Deed from Spring Meadow Development, Inc., (a Penna. Corporation), dated 11/21/1995, recorded 12/01/1995 in Book 5133, Page 170.

Parcel Number: 61-00-01209-00-8.

Location of property: 37 Dale Drive, Royersford, PA 19468.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **William C. Panetta** at the suit of MTGLQ Investors, L.P. Debt: \$430,685.47.

Parker McCay, 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 \$3,520. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

15-11027

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, described according to a Survey and Plan made of Oak Lane Manor, Section No. 6-A made by Franklin and Lindsey, Registered Engineers, Philadelphia on the 19th day of May, A.D., 1950, as follows, to wit:

BEGINNING at a point on the Northeast side of Cheltenham Avenue, which point measured North 51°, 10', 18" West, 250 feet from a point, which is point is measured on the arc of a circle, curving to the right, having a radius of 20 feet, the arc distance of 31.416 feet from a point on the Northwest side of Ivinetta Road (50 feet wide).

CONTAINING in front or breadth on the said Cheltenham Avenue 60 feet and extending on that width in length or depth Northeast between parallel lines at right angles to the said Cheltenham Avenue 135 feet.

TITLE TO SAID PREMISES IS VESTED IN Rhonda E. Evans and Sidney M. Evans, by Deed from Muna A. Walker, dated 11/25/2013, recorded 1/10/2014 in Book 5901, Page 1293.

Parcel Number: 31-00-05314-00-1.

Location of property: 29 Cheltenham Avenue, Cheltenham, PA 19012.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Rhonda E. Evans and Sidney M. Evans** at the suit of Citizens Bank, N.A. f/k/a RBS Citizens, N.A. Debt: \$189,852.60.

Law Office of Gregory Javardian, LLC, Attorneys.

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

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

16-09594

ALL THAT CERTAIN four lots or pieces of ground, situate in **Abington Township**, Montgomery County, Pennsylvania, on the Southeast side of Maple Avenue at the distance of four hundred feet Southwest side of Summit Avenue.

CONTAINING together in front or breadth on the said Maple Avenue one hundred feet (each lot twenty-five feet deep) and extending of that width in length or depth Southeastwardly between parallel lines at right angles to the said Maple Avenue one hundred and fifty feet.

BEING known as Lots Number 253, 254, 255 and 256 on Plan of Burholme Terrace, as recorded at Norristown in Deed Book No. 460, Page 500.

TITLE TO SAID PREMISES VESTED IN Curtis Levin and Veronica Levin, by Deed from David Russell Snyder, Executor Under Will of Maurice Monroe Snyder, Deceased, dated May 28, 2003 and recorded on June 30, 2003 in the Montgomery County Recorder of Deeds in Book 5462, Page 1187, as Instrument No. 013037.

Parcel Number: 30-00-74964-00-3.

Location of property: 117 Zane Avenue, Jenkintown, PA 19046-5123.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Curtis Levin and Veronica Levin** at the suit of Specialized Loan Servicing, LLC. Debt: \$222,589.64.

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.

17-02042

ALL THAT CERTAIN lot or piece of ground with building and improvements thereon erected, Hereditaments and Appurtenances, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, being Lot No. 5 on Plan of Subdivision made for Rice's Mill Road, Inc., by Haggerty, Boucher and Hagan, Inc., Engineers, Abington, Pennsylvania, on the 15th day of January, A.D. 1960, which Plan is recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, PA, in Plan Book A-5, Page 103, described as follows, to wit:

BEGINNING at a point on the Southwesterly side of Ricewynn Road (50 feet wide), which point is measured on the arc of the circle, curving to the right, having a radius of 125 feet, the arc distance of 82 feet from a point of curve therein, which point of curve is measured South 49 degrees, 10 minutes East, 195 feet from the Southerly terminus of the radial intersection connecting the said side of Ricewynn Road with the Southerly side of Rice Mill Road (50 feet wide) (the said radial intersection having a radius of 25 feet an arc distance of 39.27 feet); thence extending from said point of beginning along the said side of Ricewynn Road, the (3) following courses and distances, to wit: (1) on the arc of a circle, curving to the right, having a radius of 125 feet, the arc distance of 27.08 feet to a point of tangent therein (2) South 0 degrees, 50 minutes West, 18.40 feet to a point of curve therein; (3) on the arc of a circle, curving to the right, having a radius of 50 feet the arc distance of 21.38 feet to a point of reverse curve in the cul-de-sac of Ricewynn Road; thence, extending on the arc of a circle, curving to the left, having a radius of 50 feet, the arc distance of 98.57 feet to a point in Lot No. 4 on said Plan; said point therein being the center of a 20 feet right-of-way for Sanitary Sewers; thence, extending along the same South 2 degrees, 22 minutes, 22 seconds West, 103.57 feet to a point; thence, extending South 71 degrees, 45 minutes West, 57.64 feet to a point; thence, extending North 48 degrees, 17 minutes West, crossing a 10 feet wide right-of-way for Sanitary Sewers, 185.19 feet to a point in Lot No. 6 on said Plan; thence, extending along the same, North 49 degrees, 15 minutes, 29 seconds East, 207.31 feet to a point on the Southwesterly side of Ricewynn Road, being the first mentioned point and place of beginning.

BEING Lot No. 5.

BEING the same property conveyed to James R. Davis, Jr., as sole owner, who acquired title by virtue of a Deed from David E. Horvick and Lei L. Doo-Horvick, no marital status shown, dated November 2, 2007, recorded December 17, 2007, at Instrument Number 2007146588, and recorded in Book 5675, Page 00885, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 31-00-23074-00-7.

Location of property: 1210 Ricewynn Road, Wyncote, PA 19095.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **James R. Davis, Jr., as sole owner** at the suit of Wells Fargo Bank, N.A. Debt: \$542,427.43.

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.

17-05879

ALL THAT CERTAIN message and lot or piece of ground, being the Southwesterly half of Lot No. 333 on the Plan of Lots of the North Wales Land Association, of **North Wales Borough**, Montgomery County, Pennsylvania, situate on the Southeasterly side of Elm Avenue at the distance of four hundred twenty-five feet Southwesterly from the Southwesterly side of Swartley Street, being Premises No. 335 Elm Avenue in the Borough of North Wales, Pennsylvania; thence Southeasterly through the center wall dividing Houses No. 335 and 333 on said Elm Avenue, and in a line parallel with said Swartley Street, a distance of two hundred four and sixty-seven one-hundredths feet to a twenty feet wide alley; thence Southwesterly along the line of the Northwesterly side of said alley, a distance of twenty-five feet; thence Northwesterly in a line parallel with said Swartley Street, a distance of two hundred four and sixty-seven one-hundredths feet to the Southeasterly side of Elm Avenue; thence Northeasterly along the Southeasterly side of said Elm Avenue, a distance of twenty-five feet to the place of beginning.

BEING the same property conveyed to David J. Abbagnaro and Michele Abbagnaro, husband and wife who acquired title by virtue of a deed from Stephan Leshar by Marian E. Leshar, his attorney-in-fact, dated September 26, 2003, recorded November 7, 2003, at Deed Book 05480, Page 1319, Montgomery County, Pennsylvania records.

Parcel Number: 14-00-00468-00-4.

Location of property: 335 Elm Avenue, North Wales, PA 19454.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **David J. Abbagnaro and Michele Abbagnaro, husband and wife** at the suit of Wells Fargo Bank, N.A. Debt: \$251,129.47

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.

17-06991

ALL THAT CERTAIN brick message and lot of land, situate in **Norristown Borough**, Montgomery County, Pennsylvania, known as Premises No. 654 Astor Street, bounded and described, as follows, to wit:

BEGINNING at a point on the Southeast side of Astor Street at the distance of four hundred and forty-eight and seven-tenths feet Northeasterly from the Northeast side of Marshall Street, a corner of this and message now or late of Neville and Marquerite Morris; thence through the middle of the partition wall between this and the said house of Morris at right angles to Astor Street Southeasterly one hundred and ten feet to a point; thence Northeasterly fifteen and one-half feet to a corner of this and land now or late of Elizabeth D. Kneedler; thence by the same parallel to the first line Northwesterly the line passing through the middle of a two and two-tenths feet wide alley between the houses one hundred and ten feet to Astor Street aforesaid and along the Southeasterly side thereof Southwesterly fifteen and one-half feet to the place of beginning.

BEING the same premises which Dennis R. Vogt and Cynthia M. Vogt, his wife, by Deed dated June 27, 1990 recorded July 9, 1990 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 4951 at Page 804, granted and conveyed unto Horace W. Smith.

Parcel Number: 13-00-02768-00-9.

Location of property: 654 Astor Street, Norristown, PA 19401.

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

Seized and taken in execution as the property of **Horace W. Smith** at the suit of Lakeview Loan Servicing, LLC. Debt: \$74,744.89.

KML Law Group, P.C., Attorneys.

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

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

17-07708

ALL THAT CERTAIN tract or piece or lot of land with the buildings and improvements thereon erected, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described in accordance with a topographical survey prepared for Earl M. and Helen M. Moyer by Ralph E. Shaner & Son Engineering Co., Pottstown, Pennsylvania, dated August 29, 1967 and last revised October 25, 1972, which survey is of record in the Office of the Montgomery County Recorder of Deeds in Plan Book C-12, Page 66, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Centre Avenue (50 feet wide) which point is measured North 43 degrees 02 minutes West 42 feet from the point marking the intersection of the Northeasterly side of Centre Avenue aforesaid with the Northwesterly side of Roland Street (50 feet wide); thence extending from said beginning point along the said Northeasterly side of Centre Avenue North 43 degrees 02 minutes West 22.75 feet to a point, a corner of Lot No. 1; thence extending along the same North 46 degrees 58 minutes East 140 feet to a point, a corner on the Southwesterly side of a 20 feet wide alley or passageway; thence extending along the same South 43 degrees 02 minutes East 22.75 feet to a point, a corner of Lot No. 3; thence extending along the same South 46 degrees 58 minutes West 140 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 on the above-mentioned survey.

Parcel Number: 16-00-03132-00-2.

Location of property: 1151 Center Avenue, Pottstown, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Benedict F. Petrecz and Mary L. Petrecz** at the suit of Pottstown School District. Debt: \$4,695.82.

Portnoff Law Associates, Ltd., Attorneys.

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

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

17-15303

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, and described according to a plan of Hughes Park Homes, made by Yerkes Engineering Co., Bryn Mawr, PA, on July 14, 1955 and last revised October 23, 1963, as follows:

BEGINNING at a point on the southeasterly side of Westfall Avenue, (thirty three feet wide) at the distance of one hundred two and fifty one hundredths feet measured south sixty six degrees thirty four minutes west, along same, from its intersection with the southwesterly side of Lawndale Avenue (thirty three feet wide); thence extending from said beginning point south twenty three degrees forty six minutes east, ninety eight and fifty one hundredths feet to a point; thence extending south sixty six degrees thirty four minutes west, one hundred sixteen feet, to a point; thence extending north twenty three degrees forty six minutes west, ninety eight and fifty one hundredths feet to a point of the southeasterly side of Westfall Avenue, aforesaid; thence extending along the same, north sixty six degrees thirty four minutes east, one hundred sixteen feet to the first mentioned point and place of beginning.

BEING the same premises which Stanley Hamilton and Alice Hamilton, husband and wife, by Deed dated 07/20/1998 and recorded 11/04/1998 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5247 at Page 1043, granted and conveyed unto Anthony Pollitt.

Parcel Number: 40-00-47948-00-9.

Location of property: 36 Prospect Avenue, Bryn Mawr, PA 19010.

The improvements thereon are: A duplex.

Seized and taken in execution as the property of **Anthony Pollitt** at the suit of The Bank of New York Mellon, as Indenture Trustee for Nationstar Home Equity Loan Trust 2009-A. Debt: \$204,571.67.

KML Law Group, P.C., Attorneys.

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

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

17-19480

ALL THAT CERTAIN lot or piece of ground, situate in **West Norriton Township**, Montgomery County, Pennsylvania, being Lot No. ____, described according to a plan thereof known as Subdivision Plan of property of Bolef, Katz and Weiss, made by George C. Heilman, R.S., dated March 24, 1960 and recorded in the Office for the Recording of Deeds in and for Montgomery County, PA, in Plan Book 45, Page 74.

BEGINNING at a point on the Northwest side of Lincoln Terrace (50 feet wide) a corner of this and land of Philip Melnick and Frances, his wife (Deed Book 3472, Page 415); thence along said side of Lincoln Terrace South 54 degrees, 53 minutes West, 105.05 feet thence by a curve to the right with radius of 10 feet, the arc distance of 10.47 feet to a point on the North side of Lincoln Terrace Circle; thence on a curve to the left, with a radius of 60 feet, the arc distance of 91.44 feet to a point a corner of this and land of Weiss, Katz and Bolef; thence along said land, North 62 degrees, 26 minutes West, 106.42 feet to land of M. M. Scott; thence along said Scott land North 40 degrees, 23 minutes East, 250 feet to a point, a corner of this and said land of Philip Melnick; thence by and along said Melnick's Land South 35 degrees, 7 minutes East, 185.46 feet to the place of beginning.

BEING the same premises which Craig M. Beil and Lori E. Beil, husband and wife, by Deed dated September 14, 2005 and recorded September 28, 2005, in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5572 at Page 2461, granted and conveyed unto Frank Branigan and Tracy Branigan, husband and wife.

Parcel Number: 63-00-04684-00-5.

Location of property: 215 Lincoln Terrace, Norristown, PA 19403.

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

Seized and taken in execution as the property of **Frank Branigan and Tracy Branigan** at the suit of Bayview Loan Servicing, LLC. Debt: \$342,378.44.

KML Law Group, P.C., Attorneys.

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

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

17-19678

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements to be thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, being Lot No. 17 on a Plan of Lavereck Downs, made by Charles E. Shoemaker, Registered Professional Engineer of Abington, Pennsylvania on the 17th day of July A.D. 1958, which plan is recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown in Plan Book A-4 at Page 87 and described as follows, to wit:

BEGINNING at a point on the Northeastly side of Doe Lane (fifty feet wide) which point is measured North forty-three degrees fifty-four minutes twenty-four seconds West three hundred nine and seventy-two one-hundredths feet from a point of tangent therein, which point of tangent is measured on the arc of a circle curving to the right having a radius of twenty feet the arc distance of thirty-one and seventy-six one-hundredths feet from a point of curve on the Northwestly side of Waverly Road (forty-three Feet wide); thence extending from said point of beginning along the said side of Doe Lane North forty-three degrees fifty-four minutes twenty-four seconds West one hundred feet to a point a corner of Lot No. 16; thence extending along the same North forty-six degrees five minutes thirty-six seconds East two hundred thirty feet to a point in the approximate required bottom of slope of freeway; thence extending through the same South forty-three degrees fifty-four minutes twenty-four seconds East one hundred feet to a point a corner of Lot No. 18; thence extending along the same South forty-six degrees five minutes thirty-six seconds West two hundred thirty feet to a point on the Northeastly side of Doe Lane being the first mentioned point and place of beginning.

Parcel Number: 31-00-08482-00-1.

Location of property: 7715 Doe Lane, Cheltenham, PA 19038.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Duane M. Sims, Executor of the Estate of Armita B. Sims** at the suit of School District of Cheltenham Township. Debt: \$19,165.21.

Portnoff Law Associates, Ltd., Attorneys.

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

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

17-19679

ALL THAT CERTAIN tract of parcel of land and premises, situate in **Cheltenham Township**, Montgomery County, Pennsylvania and described in accordance with a plan made by Edward S. McConnell, PLS (Pennsylvania License No. SU-017413-E) Quay Associates, Inc., #2001-009, dated 6/7/2001, bounded and described as follows:

BEGINNING at a point in the southwesterly line of Township Line Road (68 feet wide) (also known as Cottman Street) South 51 degrees 02' 00" East, measured along same, 201.07 feet from its intersection with the Easterly line of Laurel Avenue (33 feet wide); thence, 1) South 51 degrees 02' 00" east, along with southwesterly line of Township Line Road, 71.00 feet to a point; thence, 2) South 38 degrees 58' 00" West, 150.00 feet to a point; thence, 3) North 51 degrees 02' 00" West, 71.00 feet to a point; thence, 4) North 38 degrees 58' 00" East, 150.00 feet to the place of beginning.

AND ALSO DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN unit, designated as Unit Number 2, being a Unit in the "Township Line Condominium" and made pursuant to the provisions of the Pennsylvania Uniform Condominium Act of 7/2/1980, P.L. 286 No. 82 as amended, Title 68 Pa. C.S.A. 3101 et seq., by a Declaration of Condominium, dated 5/17/2000 and recorded 7/19/2001 in Montgomery County, in Deed Book 5363 at Page 2285.

TOGETHER with an undivided 50% interest of in and to the Common Elements as set forth in the above mentioned Declaration of Condominium.

BEING known as 570 Cottman Street, Unit No. 2 in "Township Line Condominiums".

Parcel Number: 31-00-26521-00-7.

Location of property: 570 Cottman Street, Unit No. 2, Cheltenham, PA 19012.

The improvements thereon are: Commercial condominium.

Seized and taken in execution as the property of **Peter Craig Goss and Jacqueline Moss** at the suit of School District of Cheltenham Township. Debt: \$25,776.08.

Portnoff Law Associates, Ltd., Attorneys.

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

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

17-20762

ALL THAT CERTAIN brick message and tenement and lot of land, situate on the South side of Queen Street, West of Keim Street, being known as No. 952 Queen Street, in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in the South line of Queen Street, at the distance of 138 feet, 7 inches, more or less, Westwardly from Southwest corner of Queen Street and Keim Street, a corner of this and land of Albert A. Kramer; thence, by said Kramer's land, South 140 feet to a 20 foot wide alley; thence, by said alley Eastwardly 2 feet, 8 inches to the West side of Keim Street, aforesaid; thence, along said Keim Street, approximately Northeastwardly 33 feet, 8 inches to a corner of land, now or late of Allen E. Simons; thence, by the same, Northwardly 113 feet, 1 inch to the South side of Queen Street, aforesaid; passing in and part of said course and distance through the middle of the brick division or partition wall of this and house of the said Simons; immediately adjoining to the East; thence, along the South side of Queen Street, Westwardly 28 feet, 9 inches to the place of beginning.

Parcel Number: 16-00-23244-00-5.

Location of property: 952 Queen Street, Pottstown, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Samuel Covington** at the suit of Pottstown School District. Debt: \$4,628.00.

Portnoff Law Associates, Ltd., Attorneys.

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

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

17-23167

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **East Norriton Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan of Subdivision of Meadowview, prepared for Tioga Leasing Company by Bursich Associates, Inc., dated April 24, 1987 and last revised July 8, 1987 and recorded October 5, 1987 in the Office of the Recorder of Deeds in Plan Book A-49, Page 6, as follows to wit:

BEGINNING at a point of tangent on the Southwesterly side of Woodland Avenue a corner of Lot No. 2; thence extending from said point and place of beginning along said side of Woodland Avenue South 44 degrees 03 minutes 20 seconds East 108.90 feet (erroneously set out as 100.90 feet in prior deed) to a point, a corner of lands now or late of Michael A. Dempsey and Laura A. Dempsey; thence extending along said land South 47 degrees 05 minutes 55 seconds West 189.77 feet (erroneously set out as 109.17 feet in prior deed) to a point, a corner of lands now or late of Sanarra Lawless; thence extending along said land also along lands now or late of Joseph T. Prota and Elena Prota North 45 degrees 25 minutes 00 seconds West 105.10 feet to a point, a corner of Lot No 2.; thence extending along said Lot North 45 degrees 56 minutes 45 seconds East 188.56 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 on said plan.

Parcel Number: 33-00-10805-00-7.

Location of property: 915 Woodland Avenue, Norristown, PA 19403.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **William L. Dent, III and Lisa L. Dent** at the suit of Deutsche Bank National Trust Company, et al. Debt: \$504,841.72.

Parker McCay 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.

18-00368

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements, thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan, made of Oak Lane Manor, Section No. 6-A, made by Franklin and Lindsey, Registered Engineers, Pennsylvania, on the nineteenth day of May, A.D. 1950, as follows, to wit:

BEGINNING at a point on the southwesterly side of Lanfair Road (fifty feet wide) which point is measured on the arc of a circle curving to the right having a radius of one thousand, two hundred sixty-one and forty-two hundredths feet the arc distance of one hundred eighty-five and nine hundred ninety-four thousandths feet from a point, which point is measured North fifty-one degrees, ten minutes, eighteen seconds West two hundred seventy-eight and twenty-four thousandths feet from a point, which point is measured on the arc of a circle curving to the left having a radius of twenty feet the arc distance of thirty-one and four hundred sixteen thousandths feet from a point on the northwesterly side of Ivinetta Road (fifty feet wide); thence, extending South forty-seven degrees, sixteen minutes, thirty-six seconds West one hundred fourteen and two hundred thirty-six thousandths feet to a point; thence extending North forty-two degrees, fifty-five minutes, eleven seconds West seventy and nine hundred sixty-five thousandths feet to a point; thence extending North fifteen degrees, thirty minutes, forty-five seconds East one hundred sixteen and three hundred eight thousandths feet to a point on the southwesterly side of Lanfair Road; thence extending along the southwesterly side of Lanfair Road along the arc of a circle curving to the left having a radius of one thousand, two hundred sixty-one and forty-two hundredths feet the arc distance of sixty-five feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Ambrose Powell and Valerie Fredlaw, by Deed from James A. Tobin, III, administrator of the estate of Janet L. Pogue, deceased, Dated 01/16/2002, Recorded 01/28/2002, in Book 5393, Page 0988.

Parcel Number: 31-00-16528-00-1.

Location of property: 36 Lanfair Road, Cheltenham, PA 19012-1422.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ambrose Powell and Valerie Fredlaw** at the suit of Wells Fargo Bank, N.A., Successor, by Merger to Wells Fargo Bank Minnesota, N.A., as Trustee for Reperforming Loan Remic Trust 2002-2. Debt: \$157,687.35.

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.

18-03791

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements (#859 Valley View Road, Flourtown, Montgomery, Pennsylvania) thereon erected, situate in **Whitemarsh Township**, Montgomery County, Pennsylvania, described according to a survey thereof, made by Barton and Martin, Engineers, dated October 28, 1940 and revised October 23, 1941, as follows, to wit:

BEGINNING at a point on the southwesterly side of Valley View Road (forty-five feet wide), at the distance of one hundred twenty-five feet measured north thirty-six degrees, five minutes west from a point of curve on the said southwesterly side of Valley View Road, which point is at the distance of thirty-nine feet and eleven one-hundredths feet measured on the arc of a circle curving to the left having a radius of thirty feet from a point of curve on the northwesterly side of West Mill Road.

CONTAINING in front or breadth on the said Valley View road, sixty feet and extending of that width in length or depth southwestwardly between parallel lines at right angles to said valley view road, one hundred twenty-five feet.

TITLE TO SAID PREMISES IS VESTED IN Scott Forster, as Sole Tenant, by Deed from John P. Forde, Jr., dated 10/15/2001 recorded 11/01/2001 in Book 5383, Page 01933, Instrument #2001147953.

Parcel Number: 65-00-12187-00-6.

Location of property: 859 Valley View Road, Flourtown, PA 19031.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Scott C. Forster** at the suit of U.S. Bank National Association, as Indenture Trustee for CIM Trust 2015-4AG Mortgage-Backed Notes, Series 2015-4AG. Debt: \$248,053.85.

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.

18-06668

ALL THOSE TWO CERTAIN contiguous lots or pieces of ground, situate in **Abington Township**, Montgomery County, Pennsylvania, and described according to a plan of Roslyn Park, recorded in Deed Book 828, Page 600, as follows, to wit:

BEGINNING at a point in the center line of Kenderton Avenue (40 feet wide) at the distance of 350 feet southeastwardly from the intersection which the said center line of Kenderton Avenue makes with the said center line of Kenderton Avenue makes with the center line of Colonial Avenue (40 feet wide) containing together in front or breadth on the said center line of Kenderton Avenue 40 feet each lot being 20 feet in front, and extending together of that width in length or depth northeastwardly between parallel lines at right angles to the aforesaid center line of Kenderton Avenue 120 feet.

BEING Lots 285 and 284 on the said plan.

AND ALSO ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, County and State aforesaid.

BEGINNING at a point in the center line of Kenderton Avenue (40 feet wide) at the distance of 340 feet southeastwardly from the intersection which the said center line of Kenderton Avenue makes with the center line of Colonial Avenue (40 feet wide) containing in front or breadth on the said center line of Kenderton Avenue (10 feet and extending of that width in length northeastwardly between parallel lines at right angles to the aforesaid centerline of Kenderton Avenue 120 feet).

BEING the southeastermost half of lot #286 on a certain plan made by William T. Muldrew, Surveyor and Regulator, Jenkintown, PA dated June 25, 1921 and recorded at Norristown, PA, in Deed Book 828, Page 600.

BEING the same property conveyed by Deed from Arthur F. McHale and Ursula McHale, husband and wife, to Robert C. Stallings and Irene Stallings, husband and wife, dated 07/30/1993, recorded 08/10/1993 in Book 5050, Page 1215 of the Public Records of Montgomery County, Pennsylvania.

SUBJECT to restrictions, reservations, easements, covenants, oil, gas or mineral rights of record, if any.

BEING THE SAME PREMISES which Arthur F. McHale and Ursula McHale, husband and wife by Deed dated 7/30/1993 and recorded 8/10/1993 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5050, Page 1215, granted and conveyed unto Robert C. Stallings and Irene Stallings, husband and wife.

Parcel Number: 30-00-35392-00-2.

Location of property: 2463 Kenderton Avenue, Abington, PA 19001.

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

Seized and taken in execution as the property of **Irene Stallings and Robert Stallings a/k/a Robert C. Stallings** at the suit of U.S. Bank Trust National Association, as Trustee of CVF III Mortgage Loan Trust II. Debt: \$223,769.48.

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 \$3,520. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-07354

PREMISES "A"

ALL THAT CERTAIN message and three lots of land, situate in Norristown Park, Map No. 6, as recorded in the Recorder of Deeds in and for Montgomery County, in Deed Book 853, Page 600, known and designated as Lots Nos. 8, 9, and 10 in Block V, situate in **Lower Providence Township**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the intersection of the southwest side of Fourth Street and the northwest side of Barry Avenue; thence along the said side of Barry Avenue southwestly 60 feet to the line of Lot No. 7; thence along Lot No. 7 northwesterly and parallel to Fourth Street 100 feet to Lot No. 13 on said plan; thence along the rear line of Lot Nos. 13, 12 and 11, north 71 degrees 51 minutes east 60 feet to the southwest side of Fourth Street, aforesaid; thence along the said side of Fourth Street south 16 degrees 9 minutes east 100 feet to the place of beginning.

BEING Parcel No. 43-00-01285-004.

PREMISES "B"

ALL THOSE CERTAIN lots of land situate in **Lower Providence Township**, Montgomery County, Pennsylvania, being known as Lots 3, 4, and 5 inclusive Block 5 Plan of Norristown Park which plan is recorded in the Office of the Recording of Deeds at Norristown, PA, in Deed Book 853, Page 600, as follows, to wit:

BEGINNING at a point on the southwestly side of Barry Avenue a corner of Lot No. 2 on said plan; thence extending along said lot north 18 degrees 9 minutes west 100 feet to a point a corner of Lot No. 18 on said plan; thence extending along said Lot and Lots 17 and 16 north 71 degrees 41 minutes east 60 feet to a point a corner of Lot No. 6 on said plan; thence extending along said lot south 18 degrees 9 minutes east 100 feet to a point on the southwestly side of Barry Avenue, aforesaid; thence extending along said Barry Avenue south 71 degrees 51 seconds west 60 feet to the first mentioned point and place of beginning.

BEING Parcel No.43-00-01279-001.

PREMISES "C"

ALL THOSE THREE CERTAIN lots or tracts of land, situate in Lower Providence Township, Montgomery County, Pennsylvania, being known as Lots No. 16, 17 and 18 Block 5 Plan of Norristown Park, which plan is recorded in the Office for the Recorder of Deeds at Norristown, PA, in Deed Book 853, Page 600, as follows, to wit:

BEGINNING at a point on the southeasterly side of Sunnyside Avenue a corner of Lot No. 19 on said plan; thence extending along said Sunnyside Avenue the two following courses and distances, viz: (1) north 73 degrees 39 minutes east 20 feet to a point, and (2) north 59 degrees 51 minutes east 40 feet to a point a corner of Lot No. 15 as shown on said plan; thence extending along said lot south 18 degrees 9 minutes east 100 feet to a point a corner of Lot No. 5 on said plan; thence extending along said lot and Lots Nos. 4 and 3 south 71 degrees 51 minutes west 60 feet to a corner of Lot No. 19 on said plan; thence extending along said lot north 18 degrees 9 minutes west 100 feet to the first mentioned point and place of beginning.

BEING Lots Nos. 16, 17, and 18 on said plan.

BEING Parcel No.43-00-14287-007.

PREMISES "D"

ALL THAT CERTAIN property in Lower Providence Township, Montgomery County, Pennsylvania, being known as Lots Nos. 6 and 7 Barry Avenue NWS 60 X 100, Section V, Norristown Park, bounded and described as follows, to wit:

BEGINNING at a point on the southwesterly side of Barry Avenue, a corner of Lot No. 5 on said plan; thence extending along said lot north 18 degrees 9 minutes west 100 feet to a point a corner of Lot No. 15 on said plan; thence extending along said lot and Lot No. 14 north 71 degrees 51 minutes east 40 feet to a point a corner of Lot No. 8 on said plan; thence extending along said lot south 18 degrees 9 minutes east 100 feet to a point on the southwesterly side of Barry Avenue, aforesaid; thence extending along said Barry Avenue south 71 degrees 51 minutes west 40 feet to the first mentioned point and place of beginning.

BEING Lots No. 6 and 7 on said plan.

BEING parcel no.43-00-01282-007.

PREMISES "E"

ALL THAT CERTAIN tract or piece of land, situate in Lower Providence Township, Montgomery County, Pennsylvania, bounded and described according to a plan made by A.T. Cashore, on 4/15/50, as follows, to wit:

BEGINNING at a point at the intersection of the southwest side of Fourth Street (unopened) with the southeast side of Sunnyside Avenue; thence along the southwest side of Fourth Street south 18 degrees 9 minutes east 131.26 feet to a point; thence extending south 71 degrees 51 minutes west 100 feet to a point; thence extending north 18 degrees 9 minutes west 110 feet to a point on the southeast side of Sunnyside Avenue, aforesaid; thence along the southeast side thereof north 59 degrees 51 minutes 102.25 feet to place of beginning.

BEING Lots Nos. 11, 12, 13, 14 and 15 Block V on a Plan of Norristown Park Map No. 6.

BEING Parcel No.43-00-14290-004.

TITLE TO SAID PREMISES IS VESTED IN David Cugno, by Deed from Peter J. Ivens and Marion J. Ivens, h/w, dated 05/31/2005, recorded 06/21/2005, in Book 5558, Page 1357.

Parcel Numbers: 43-00-01285-00-4, 43-00-01279-00-1, 43-00-14287-00-7, 43-00-01282-00-7, 43-00-14290-00-4.

Location of property: 411 S. Barry Avenue, Norristown, PA 19403.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of David Cugno at the suit of Lsf10 Master Participation Trust. Debt: \$\$249,499.85.

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.

18-13180

ALL THAT CERTAIN lot or piece of ground, with the messuage tenement thereon erected and known as No. 1318 Arch Street, in Norristown Borough, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southeast side of Arch Street at the distance of thirty-eight and twelve one-hundredths feet Southwest from the Southerly corner of Arch and Poplar Streets, being a corner of this and land now or late of Lewis E. Taubel; thence extending along said land Southeasterly one hundred feet to a point in line of land now or late of _____; thence extending along said land Southwesterly nineteen and six one-hundredths feet to a point a corner of this and other land now or late of Lewis E. Taubel; thence extending along said land, the line for a portion of the distance passing through the middle of the partition wall between the house erected hereon and the one on the adjoining lot, now or late of Lewis E. Taubel, Northwesterly parallel with Poplar Street, one hundred feet to the Southeast side of Arch Street aforesaid and thence along said side of Arch Street Northeasterly nineteen and six one-hundredths feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Fred Culbreath and Sarah A. Culbreath, his wife, by Deed from Carrie Culbreath, widow, dated 08/30/1963, recorded 08/30/1963, in Book 3300, Page 129.

FRED CULBREATH was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Fred Culbreath's death on or about 01/29/1998, his ownership interest was automatically vested in the surviving tenant by the entirety.

MORTGAGOR Sarah A. Culbreath died on 12/10/2013, and Deirdre L. Culbreath-Walton was appointed Administrator/trix of her estate. Letters of Administration were granted to her on 12/18/2013 by the Register of Wills of Montgomery County, No. 46-2013-X4527. Decedent's surviving heirs at law and next-of-kin are Deirdre L. Culbreath-Walton, Brian D. Culbreath, and John H. Culbreath.

Parcel Number: 13-00-01816-00-7.

Location of property: 1318 Arch Street, Norristown, PA 19401-3504.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Deirdre L. Culbreath-Walton, in Her Capacity as Administratrix and Heir of The Estate of Sarah A. Culbreath; Brian D. Culbreath, in His Capacity as Heir of The Estate of Sarah A. Culbreath; John H. Culbreath, in His Capacity as Heir of The Estate of Sarah A. Culbreath; and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Sarah A. Culbreath, Deceased** at the suit of Nationstar Mortgage LLC d/b/a Champion Mortgage Company. Debt: \$141,784.85.

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.

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 Edgehill 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. 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.

18-14442

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

BEGINNING at the South line of Walnut Street at a point the middle of a four inch brick division wall dividing this from property now or late of George B. and Joshua B. Lessig, thence Southwardly and through the middle of said division wall One Hundred and Forty (140) feet to a Twenty (20) feet wide alley, thence by said alley Eastwardly fifteen (15) feet and Six (6) inches to land now or late of H. A. Shenton, thence by the same Northwardly and parallel with the first described line Seventy-six (76) feet to a point, thence East Eighteen (18) inches at right angles with last described line to a point, thence Northwardly still along said Shenton's land Sixty-four (64) feet to the South line of Walnut Street aforesaid, and thence by said Walnut Street Westwardly seventeen (17) feet more or less to the place of beginning.

BEING known as Tract No. 1.

Parcel Number: 16-00-30208-00-7.

Location of property: 560 Walnut Street, Pottstown, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Gary P. Clifford** at the suit of Pottstown School District.
Debt: \$3,424.31.

Portnoff Law Associates, Ltd., Attorneys.

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

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

18-17251

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

BEGINNING at a point in the North line of High Street at the distance of 185 feet West from the Northwest corner of High Street and Hazel Avenue, a corner of this and land now or late of Luther Weston Turner; thence, in a line at right angles with said High Street North 140 feet to a 20 feet wide alley; thence, by the same West 40 feet to a point, a corner of this and land now or late of William M. Bunting; thence, by the same South 140 feet to High Street, aforesaid; thence, East 40 feet to the place of beginning.

Parcel Number: 16-00-15188-00-6.

Location of property: 1027 High Street, Pottstown, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Jose Colon and Lindsay Colon** at the suit of Borough of Pottstown.
Debt: \$1,930.41.

Portnoff Law Associates, Ltd., Attorneys.

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

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

18-17258

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

BEGINNING at a point in the West line of Charlotte Street, 128 feet 6 inches North of Jefferson Avenue, at a point in line of the hereby granted brick message and the brick message of Frederick H. Keiser, et al., adjoining on the South; thence, Westward along the same 140 feet to a 20 feet wide alley; thence, Northward along said alley 20 feet to a stake a point in line of this and other land of the aforesaid Frederick H. Keiser, et al; thence, Eastwardly said line passing in part of said course and distance through the middle of the division or partition wall of the hereby granted brick message and the brick message of the aforesaid Frederick H. Keiser, et al., adjoining on the North 140 feet to the West line of Charlotte Street, aforesaid; thence, Southwardly along the same 20 feet to the place of beginning.

Parcel Number: 16-00-03836-00-9.

Location of property: 363 N. Charlotte Street, Pottstown, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **James O. Ingram and Terrie L. Ingram** at the suit of Borough of Pottstown. Debt: \$2,043.76.

Portnoff Law Associates, Ltd., Attorneys.

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

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

18-19041

ALL THAT CERTAIN lots or land with the improvements thereon erected, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, bounded and described according to Plan thereof known as Lots three (3) and four (4) of Section "Seven" Plan of Willow Grove Manor and made by Weir and Thieme, Civil Engineers, May 29, 1925 and recorded in Recorder of Deeds at Norristown, in Deed Book 954, Page 600, as follows, to wit:

SITUATE on the Northwesterly side of Old York Road (52.5 feet wide) on said Plan at the distance of 64.59 feet. Northeastwardly from the Northeastly side of Fairhill Street (40 feet wide).

CONTAINING in front or breadth measured Northeastwardly along said side of Old York Road 50 feet and extending of that width in length or depth, Northwestwardly between parallel lines at right angles to said Old York Road, 120 feet.

TITLE TO SAID PREMISES IS VESTED IN Susan M. Jones, by Deed from Ernst Jabs and Lenora Jabs, dated 02/07/2013, recorded 02/20/2013, in Book 5864, Page 1149.

Parcel Number: 59-00-19624-00-9.

Location of property: 704 N. York Road, a/k/a 704 York Road, Willow Grove, PA 19090-2134.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Susan M. Jones** at the suit of Wells Fargo Bank, N.A.
Debt: \$145,876.58.

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.

18-23102

ALL THAT CERTAIN lot, plot or parcel of land, with the messuage or tenement thereon erected, situate in Walnut Ridge Estate, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, designated as Lot No. 1608 on a certain Development Plan of Walnut Ridge Estate, recorded in the Office for the Recording of Deeds of Montgomery County in Plan Book A-26, Page 19-A, described according to an "As Built" Plan of House No. 2002, prepared by Serdy Bursich, Inc., as endorsed hereon, as follows:

BEGINNING at a point, a corner on the extended party wall between this and Lot No. 1607 as shown on said plan, which point measured the 5 following courses and distances from a point on the title line in the bed of Bochart West, the distance of 165.00 feet to a point, a corner (2) thence extending North 69 degrees 00 minutes West the distance of 83.05 feet to a point of curve, a corner; (3) thence extending on the arc of a curve, curving to the right having a radius of 276.50 feet the arc distance of 79.45 feet to a point of tangent a corner; (4) thence extending North 52 degrees 33 minutes West the distance of 174.92 feet to a point, a corner and (5) thence extending South 37 degrees 27 minutes West, the distance of 183.65 feet to the point of beginning.

CONTAINING in frontage or breadth on a course measured South 37 degrees 27 minutes, West from said point of beginning 17.83 feet and extending of that width Southeastwardly between parallel lines at right angles thereto 38.00 feet.

Parcel Number: 42-00-05118-14-1.

Location of property: 1608 Walnut Ridge, Lower Pottsgrove, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Carolyn Bennett** at the suit of Lower Pottsgrove Township Municipal Authority. Debt: \$2,063.27.

Portnoff Law Associates, Ltd., Attorneys.

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

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

18-23551

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Makefield Township**, Montgomery County, Pennsylvania, bounded and described according to a revised Final Plan of Property made for Mark Hankin by Charles E. Shoemaker, Inc., Engineers and Surveyors, dated June 10, 1976 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery in Plan Book A-27 at Page 4, as follows, to wit:

BEGINNING at a point on the Northwestern side of Republic Road (60 feet wide) which point is measured the two following courses and distances from a point of curve on the Northwestern side of Heaton Road (46.5 feet wide) viz: (1) on the arc of a circle curving to the right having a radius of 40.00 feet the arc distance of 34.50 feet; (2) South 87 degrees 52 minutes 00 seconds West 497.20 feet to the point and place of beginning; thence extending along the Northwestern side of Republic Road South 87 degrees 52 minutes 00 seconds West 175.00 feet to a point; thence extending along Lot No. 8-A on said Plan North 02 degrees 08 minutes 00 seconds West 262.50 feet to a point; thence extending along lands of Pennsylvania Turnpike Commission North 85 degrees 48 minutes 45 seconds East 175.11 feet to a point; thence extending along Lot No. 19-A of said Plan South 02 degrees 08 minutes 00 seconds East 268.78 feet to the point and place of beginning.

BEING Lot No. 9-A on said Plan.

CONTAINING 46,487 square feet.

Parcel Number: 41-00-07928-02-3.

Location of property: 1647 Republic Road, Huntingdon Valley, PA 19006.

The improvements thereon are: Individual one-story warehouse/manufacturing up to 15,000 sq. ft.

Seized and taken in execution as the property of **Anne C. Keyser Hill, formerly Anne C. Keyser, Trustee under Trust Agreement dated May 8, 1991** at the suit of Lower Moreland Township School District. Debt: \$16,666.68.

Portnoff Law Associates, Ltd., Attorneys.

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

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

18-23745

ALL THOSE CERTAIN lots or pieces of land, situate in **West Norriton Township**, Montgomery County, Pennsylvania, together with the messuage thereon erected, bounded and described according to a survey thereof made by M.D Patterson, Civil Engineer, as follows:

BEGINNING at a point on the Northwestern side of Whitehall Road as widened to the extent of 8 feet from its Northwestern boundary by the dedication of a strip 8 feet width to public use forever for a public sidewalk and highway, deeded by Charles H. Shaw and Mary J., his wife, by an Indenture dated August 31, 1911 and recorded in Deed Book 661 at Page 72, etc., said point of beginning being the distance of 415.23 feet Northeastwardly from the Northeastly side of Ridge Road; thence along land of now or late Hiram M Anderson, Northwestwardly 196.75 feet to a stake set for a corner; thence extending Northeastwardly 75 feet to a stake set for a corner in line of land of now or late Charles Ellington Parker, thence along land of said now or late Charles Ellington Parker, Southeastward 196.75 feet to a stake set forth a corner in the Northwestern side of Whitehall Road, as widened as aforesaid, thence Southwestwardly along Whitehall Road, 75 feet to the place of beginning.

Parcel Number: 63-00-09379-00-8.

Location of property: 25 N. Whitehall Road, West Norriton, PA 19403.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Miquel Sepulveda and Helene Sepulveda** at the suit of West Norriton Township. Debt: \$3,685.96.

Portnoff Law Associates, Ltd., Attorneys.

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

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

18-24084

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Hereditaments and Appurtenances, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, being Number 213 Stoneway Lane and described as follows:

BEGINNING at a point in the center line of Stoneway Lane (45 feet wide and opened to public use), at the distance of 165.44 feet Southwest from the center line of Old Lancaster Road (50 feet wide and opened to public use).

CONTAINING in front or breadth along the said center line of Stoneway Lane, 20 feet and extending of that width in length or depth Northwest between parallel lines at right angles to said Stoneway Lane, 112.5 feet to the center line of 14 feet wide driveway which driveway leads Southwest from old Lancaster Road to Orchard Road.

TOGETHER WITH the free and common use, right, liberty and privilege of the above mentioned 14 feet wide driveway forever, as and for a driveway and passageway at all times, hereafter, forever, in common with the owners, tenants and occupiers of the lots of ground abutting thereon and entitled to the use thereof.

BEING the same premises which Phyllis Colameco, acting herein by her attorney-in-fact, James Cunilio, by Deed dated June 29, 1995 and recorded in the Office of Recorder of Deeds of Montgomery County on July 18, 1995 at Book 5118, Page 1909, granted and conveyed unto Lynne Mancuso.

Parcel Number: 40-00-59620-00-1.

Location of property: 213 Stoneway Lane, Merion Station a/k/a Lower Merion Township, PA 19066.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Lynne Mancuso** at the suit of Deutsche Bank National Trust Company, as Trustee for American Home Mortgage Assets Trust 2007-2, Mortgage-Backed Pass-Through Certificates Series 2007-2. Debt: \$300,994.45.

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.

18-27553

ALL THAT CERTAIN message and six town lots or pieces of ground, situate in **West Conshohocken Borough**, Montgomery County, Pennsylvania:

BEGINNING at a point on the southwest side of Cedar Avenue, at the distance of 40 feet southeasterly from Bullock Avenue; thence southwesterly and parallel with said Bullock Avenue, 110 feet to a stake on the northeasterly side of Pleasant Street; thence by said side of said Pleasant Street, South 24 degrees 37 minutes East 120 feet to a stake, a corner of Lot No. 153; thence northeasterly by the same and parallel to said Bullock Avenue, 110 feet to a stake on the southwesterly side of Cedar Avenue, aforesaid, and along the said side of said Cedar Avenue, North 24 degrees 37 minutes West 120 feet to the place of beginning.

CONTAINING 48 1/3rd perches of land, more or less.

EXCEPTING THEREOUT AND THEREFROM, ALL THAT CERTAIN message and four town lots or pieces of ground, situate in **West Conshohocken Borough**, Montgomery County, Pennsylvania, bounded and described together as one lot, to wit:

BEGINNING at a point on the southwest side of Cedar Avenue, at the distance of 80 feet southeasterly from Bullock Avenue; thence southwesterly and parallel with said Bullock Avenue, 110 feet to a stake on the northeasterly side of Pleasant Street; thence by said side of said Pleasant Street, South 24 degrees 37 minutes East 80 feet to a stake, a corner of Lot No. 153; thence northeasterly by the same and parallel to said Bullock Avenue, 110 feet to a stake on the southwesterly side of Cedar Avenue, aforesaid, and along said side of said Cedar Avenue, North 24 degrees 37 minutes West 80 feet to the place of beginning.

ALSO ALL THOSE TWO CERTAIN town lots or pieces of ground, being Lot No. 160 and 161, on a Plan of Town Lots laid out in the Village (**now Borough**) of **West Conshohocken**, Montgomery County, Pennsylvania, with the dwelling thereon erected, and herein described as one lot as follows, to wit:

BEGINNING at a marble stone on the southeasterly corner of Cedar and Bullock Avenue, a corner of Lot No. 161, thence by the southeasterly side of said Bullock Avenue, southwesterly 110 feet to a stake on the northeasterly side of Pleasant Street; thence by the said side thereof, southeasterly 40 feet to a stake, a corner of Lot No. 159 now or late belonging to John Whitehead, thence by said Whitehead's line, northeasterly 110 feet to a stake on the southwesterly side of the aforesaid Cedar Avenue and by the said side thereof, northwesterly 40 feet to the place of beginning.

BEING the same premises which John J. McCarthy, III and Marlin R. McCarthy, his wife by Deed dated June 30, 2009 and recorded July 10, 2009 in Book 5736, page 01453 in Document #2009074271 in the Office of the Recorder of Deeds in and for the County of Montgomery, granted and conveyed unto John J. McCarthy, III, in fee.

Parcel Number: 24-00-00380-00-1.

Location of property: 169 Cedar Avenue, Conshohocken, PA 19428.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **John J. McCarthy, III** at the suit of Carrington Mortgage Services, LLC.
Debt: \$270,833.68.

Shapiro & DeNardo, 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.

18-27856

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, being known and designated as Lots 26 and 27 on a certain Plan of Lots of Edgehill Land Association, which said Plan is duly recorded in the Recorder of Deeds Office at Norristown in Deed Book 360, at Page 426, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Jackson Avenue (formerly called Pennsylvania Avenue and sometimes known as Little Pennsylvania Avenue) at the distance of 640 feet 06 ½ inches Northeastwardly from the Northeasterly side of Pennsylvania Avenue (formerly called Maple Avenue).

CONTAINING in front or breadth on the said Jackson Avenue 50 feet and extending of that width in length or depth Southeastwardly on the Southwesterly line thereof 110 feet, 5/8 of an inch and on the Northeasterly line thereof 110 feet ¾ of an inch.

Parcel Number: 54-00-08845-00-2.

Location of property: 163 Jackson Avenue, Upper Dublin, PA 19038.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Philip Smith and Dana Smith** at the suit of School District of Upper Dublin. Debt: \$3,773.85.

Portnoff Law Associates, Ltd., Attorneys.

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

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

18-28349

PREMISES "A"

ALL THAT CERTAIN message or tenement and tot or piece of ground, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a plan of lots known as "Crestwood" made by George F. Shaner, Registered Professional Engineer, Pottstown, PA, dated 6/10/1953, as follows, to wit:

BEGINNING at an iron pin, a corner of Lot No. 28, said point being on the Easterly side of a 100 foot wide cul-de-sac and distant on the center line of Timber Lane (50 feet wide) as projected, the distance of South 45 degrees 42 minutes East 675 feet 0 inches from the center line intersection of North Keim Street, a State Rural Route No. 46005; thence from said point of beginning by a curve curving to the right having a radius of 50 feet and an arc length of 78.54 feet to an iron pin, a corner of Lot No. 22; thence along the same South 44 degrees 18 minutes West 125 feet 0 inches to a corner of the same and a point on line of Lot No. 18; thence along the same South 45 degrees 42 minutes East 216.60 feet to a corner of the same and a point on line of lands of Carson C. Potter; thence along the same North 44 degrees 26 minutes East 175 feet 0 inches to a corner of Lot No. 28; thence along the same North 45 degrees 42 minutes West 167 feet 0 inches to an iron pin and place of beginning.

BEING Lot No. 23 on the aforesaid Plan.

PREMISES "B"

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

BEGINNING at a corner other lands of Earl M. Kerstetter, said point being a joint corner Lot No. 23 and Lot No. 22 and on line Lot No. 18; thence along the Northerly side of Lot No. 18 North 45 degrees 42 minutes West, 20 degrees 0 minutes 40 feet to a corner in Lot No. 33; thence by a course at right angles to the same or North 44 degrees 18 minutes East 145 feet 0 inches to a corner on a curved property line; thence by a curve curving to the left having a radius of 50 feet and an arc length of 46.36 feet to a corner other lands Earl Kerstetter; thence along the same South 44 degrees 18 minutes West, 125 feet 0 inches to the place of beginning.

BEING the Easterly 40 feet of Lot No. 22 on a Plan of Lots as laid out by Stanley Swinehart and known as "Crestwood".

BEING the same premises which Anita L Shumaker and Thomas L Hoffman, Co-Executors of the Estate of Jacquelyn H. Klaus, Deceased by Deed dated 6/30/2015 and recorded 7/23/2015 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5963 at Page 363, granted and conveyed unto Robert A. Pettey and Donald L. Pettey (Deceased).

Parcel Number: 42-00-04906-00-2.

Location of property: 1050 Timber Lane, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Robert A. Pettey** at the suit of Freedom Mortgage Corporation.
Debt: \$208,921.62.

KML Law Group, P.C., Attorneys.

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

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

19-01056

ALL THAT CERTAIN message, lot or piece of ground, Hereditaments and Appurtenances, situate in **Upper Moreland Township** (formerly called Moreland), Montgomery County, Pennsylvania, bounded and described according to a survey thereof made by C. Raymond Weir, July 25, 1941, as follows, to wit:

BEGINNING at a drill hole in the middle line of Easton Road, formerly the Doylestown and Willow Grove Turnpike, (50 feet wide), a corner of land of Kathryn Taylor, formerly of Samuel E. Spencer; thence by said land and crossing over a stake set on the Easterly side of Easton Road South 80 degrees, 45 minutes East 109.23 feet to a stone in line of land of Walter and Wilhelmina H. Greb, formerly of John K. Logan Estate; thence by said land South 22 degrees, 51 minutes East 189.46 to a stone; thence still by said land South 45 degrees, 36 minutes West 149.82 feet to a drill hole set in the middle line of Easton Road, aforesaid, crossing a stake set on the Easterly side thereof; thence along the middle line of Easton Road North 14 degrees, 3 minutes West 306.14 feet to the place of beginning.

CONTAINING 0.684 of an Acre.

EXCEPTING THEREOUT that portion of premises subject to Condemnation and Declaration of Taking filed in CP #96 14154 and recorded in Deed Book 5156 at Page 2126.

Parcel Number: 59-00-05497-00-6.

Location of property: 1115 Easton Road, Upper Moreland, PA 19090.

The improvements thereon are: Retail and shop.

Seized and taken in execution as the property of **Kent L. Mueller, DDS** at the suit of School District of Upper Moreland Township. Debt: \$7,337.50.

Portnoff Law Associates, Ltd., Attorneys.

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

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

19-02211

ALL THAT CERTAIN lot or piece of ground, situate in **Hatboro Borough**, Montgomery County, Pennsylvania, bounded and described according to a Survey and Plan thereof made known as "Hatboro Farms" by William T. Muldrew, Civil Engineer and Surveyor, Jenkintown, Pennsylvania, on May 11, 1922 and recorded in Deed Book 843, Page 600, as follows:

BEGINNING at a point on the Southerly side of Crooked Billet Road (fifty feet wide) at the distance of six hundred ninety-seven and forty-nine one-hundredths feet Westerly from the intersection of the Southerly side of Crooked Billet Road produced with center line of York Road; thence by Lot No. 453 South four degrees one minute fifty-three seconds West two hundred seventy-one and forty-four one-hundredths feet to a point on the borough line; thence along the said borough line by land now or late of Clement Ristine, North sixty-seven degrees twenty minutes thirty seconds West one hundred forty-five and forty-one one hundredths feet to a corner of Lot No. 451; thence by the said Lot No. 451 North thirteen degrees twenty minutes forty-one seconds East two hundred thirty-six and twenty-two one-hundredths feet to a corner on the Southerly side of Crooked Billet Road; thence along the said Southerly side of said Crooked Billet Road on a curve to the left with a radius of six hundred fifteen and nineteen one-hundredths feet an arc distance of one hundred feet to the place of beginning.

BEING the same premises which John Fiorentino by deed dated 6/14/2010 and recorded 6/23/2010 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5770 at Page 02777, granted and conveyed unto Cristiano Zuio and Robyn Zuin, husband and wife.

Parcel Number: 08-00-01282-00-6.

Location of property: 59 Crooked Billet Road, Hatboro, PA 19040.

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

Seized and taken in execution as the property of **Cristiano Zuio and Robyn A. Zuio a/k/a Robyn Zuin** at the suit of Quicken Loans, Inc. Debt: \$279,226.26.

KML Law Group, P.C., Attorneys.

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

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

19-03786

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Royersford Borough**, Montgomery County, Pennsylvania, bounded and described according to a Survey or Plan made by Earl R. Ewing, dated October 03, 1959, as follows to wit:

BEGINNING at a point in the center line of Main Street (57' wide) and five hundred and thirty-three one-hundredths feet from the center line of Seventh Avenue; thence along the center line of Main Street North forty-nine degrees East eighty-six and eighty-seven one-hundredths feet to a point; thence along the center line of a joint driveway South forty-one degrees East two hundred feet to a point in the center line of an unopened alley; thence along the center line of said alley South forty-nine degrees West eighty-six and eighty-seven one-hundredths feet to an iron pin a corner of remaining lands of the grantors; thence along said lands North forty-one degrees West two hundred feet to the place of beginning. Having crossed an iron pin on line twenty-eight and five tenths feet distant from said point of beginning.

BEING the same premises which Estate of Thomas A. Weiss, Thomas R. Weiss, Executor, by Deed dated November 16, 2016 and recorded November 17, 2016 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 6023, Page 02175, granted and conveyed unto Matthew J. Venezia and Kelly Wanamaker.

Parcel Number: 19-00-02172-00-5.

Location of property: 762 Main Street, Royersford, PA 19468.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Matthew J. Venezia and Kelly Wanamaker** at the suit of Pymmac Loan Services, LLC. Debt: \$225,341.10.

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.

19-07468

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **East Norriton Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision, made for G.B.S. Reality, Inc. by Urwiler & Walter, Inc., dated October 15, 1973, last revised August 28, 1974 recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A24, Page 80, as follows, to wit:

BEGINNING at a point on the northwesterly side of Sandra Lane (fifty feet wide) said point being measured the three following courses and distance along the said Northwesterly side of Sandra Lane from a point of tangent on same; said point of tangent being at the distance of thirty-nine and twenty-seven one hundredth feet measured on the arc of a curve, curving to the right having a radius of twenty-five feet from a point of curve on the Southwesterly side of Germantown Pike (originally fifty feet wide, but since widened at this point to a width of seventy-five feet, by the addition of twenty-five feet on the Southwesterly side of centerline thereof), as shown said plan, viz, (1) extending South twenty-seven degrees forty-two minutes twenty-four seconds West, the distance of three hundred thirty-eight and twenty-six one hundredths feet to a point of curve, (2) thence extending on the arc of a curve, curving to the right, having a radius of two hundred seventy-five feet, the arc distance of one hundred eighty-seven and nineteen one hundredths feet to a point of tangent; (3) thence extending South sixty-six degrees forty-two minutes twenty-four seconds West the distance of ninety-eight and seventeen on hundredths feet to the point of beginning; thence extending from said point of beginning along the said Northeasterly side of Sandra Lane, the two following courses and distance viz; (1) extending South sixty-six degrees forty-two minutes twenty-four seconds West, the distance of thirteen and twenty-five one hundredths feet to a point of curve; and (2) thence extending on the arc of a curve, curving to the left, having a radius of eight hundred twenty-five feet, the arc distance of six and seventy-five one hundredths feet to a point, a corner of Lot No. 76, as shown on said plan; thence extending North twenty-three degrees seventeen minutes thirty-six seconds West, along Lot No. 76. also extending through the party wall of these premises with the premises adjoining to the Southwest, the distance of one hundred eighty-five one hundredths feet to a point a corner in line of lands now or late of Henry Cresswell, as shown on said plan, thence extending North forty-six degrees thirty-six minutes twenty-six seconds East, along said land the distance of twenty-one and thirty-one hundredths feet to a point, a corner of Lot No. 78 as shown on said plan; thence extending South twenty-three degrees seventeen minutes thirty-six seconds East, along Lot No. 78, also extending through the party wall of these premises with the premises adjoining to the Northeast, the distance of one hundred eighty-seven and thirty-four one hundredths feet to a point on the said Northwesterly side of Sandra Lane being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Charles L. Sheldon, a Single Man, by Deed from Charles L. Sheldon and Alice Sheldon, unmarried, who acquired title as husband and wife, recorded 07/16/2008 in Book No. 5700 Page 946. Charles L. Sheldon departed this life on 12/26/2018.

Parcel Number: 33-00-07575-49-2.

Location of property: 820 Sandra Lane, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kelly Jones, in Her Capacity as Heir of Charles L. Sheldon a/k/a Charles Leeroy Sheldon; Kim Borzilla, in Her Capacity as Heir of Charles L. Sheldon a/k/a Charles Leeroy Sheldon; Karen Walker, in Her Capacity as Heir of Charles L. Sheldon a/k/a Charles Leeroy Sheldon; Gary Sheldon, in His Capacity as Heir of Charles L. Sheldon a/k/a Charles Leeroy Sheldon; Scott Sheldon, in His Capacity as Heir of Charles L. Sheldon a/k/a Charles Leeroy Sheldon; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Charles L. Sheldon a/k/a Charles Leeroy Sheldon** at the suit of Newrez, LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing. Debt: \$132,354.44.

RAS Citron, LLC, Attorneys.

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

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

19-08565

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Lansdale Borough**, Montgomery County, Pennsylvania, and more particularly bounded and described according to a Survey made thereof by Herbert H. Metz, Registered Engineer and Land Surveyor on 11/8/1935, as follows, to wit:

BEGINNING at a point, a corner on the Northeast side of Columbia Avenue as laid out in the Borough of Lansdale, 48 feet wide, at the distance of 29.62 feet Northwest of the Northwest side of a 20 foot wide alley being a corner of other land now or late of Estate of Charles D. Godshalk, deceased; thence extending along the Northeast side of Columbia Avenue, North 44 degrees 45 minutes West, 30.38 feet to land now or late of John Bartholomew; thence extending along said land now or late John Bartholomew, North 44 degrees 30 minutes East, 158.21 feet to a point, a corner on the Southwest side

of a 20 foot wide alley; thence extending along the Southwest side of a 20 foot wide alley, South 45 degrees 11 minutes East, 32.45 feet to a point a corner of other land now or late of the Estate of Charles D. Godshalk, deceased; thence extending along said other land now or late of the Estate of Charles D. Godshalk, deceased and passing through the middle of the partition wall of the building erected on this lot and said adjoining lot, South 45 degrees 15 minutes West, 158.45 feet to the place of beginning.

BOUNDED On the Northeast by said 20 foot wide alley, On the Southeast by other land now or late of the Estate of Charles D. Godshalk, deceased, On the Southwest by Columbia Avenue and On the Northwest by land now or late of John Bartholomew.

BEING the same premises which the Philadelphia National Bank, Trustee for Sunday Accounts, Under Trust Agreement recorded in Deed Book 3305 page 428, etc. by Indenture dated December 5, 1969 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 3582 Page 573, granted and conveyed unto Jeffrey D. Thompson and Catherine M. Thompson, his wife.

AND the said transfer is from husband and wife to wife, therefore transfer tax exempt.

JEFFRY D. THOMPSON, spouse of Catherine M. Thompson, joins in this deed for the sole and express purpose of conveying title to the described premises to the grantees herein free and clear of any possible claims arising from his marital relationship or any divorce proceeding.

BY SIGNING THIS DEED, Jeffrey D. Thompson expressly waives and releases any right in or claim to any interest in the premises conveyed herein.

TITLE TO SAID PREMISES IS VESTED IN Catherine M. Thompson, her Successors and/or Assigns by Deed from Jeffrey D. Thompson and Catherine M. Thompson, husband and wife, dated 12/23/1997 recorded 01/06/1998 in Book No. 5212 at Page 0983.

Parcel Number: 11-00-02416-00-3.

Location of property: 321 Columbia Avenue, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Catherine M. Thompson** at the suit of HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2004-A, Mortgage-Backed Certificates, Series 2004-A Servicing. Debt: \$142,202.56.

RAS Citron, LLC, Attorneys.

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

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

19-12836

ALL THAT CERTAIN lot or tract of ground, situate in **Abington Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Property, made for George A. Purnell, dated 8/7/1956, made by Charles E. Shoemaker, Registered Professional Engineer, as follows to wit:

BEGINNING at a point on the Northwesterly side of Robinson Avenue (formerly Berkley Avenue) (50' wide) said point measured North 86 degrees 30 minutes East 575 feet from the point of intersection which the Northeasterly side of Clearview Avenue (50' wide) makes with the Northerly side of Robinson Avenue, thence extending from said point of beginning North 3 degrees 30 minutes West 125 feet to a point, thence extending North 86 degrees 30 minutes East 11 and 38/100 feet to a point to an angle, thence North 72 degrees 18 minutes East 23 feet to a point, thence extending South 17 degrees 42 minutes East 125 feet to a point on the Northwesterly side of Robinson Avenue, thence extending along the same the two following courses and distances (1) South 72 degrees 18 minutes West 38 and 55/100 feet to a point an angle (2) South 86 degrees 30 minutes West 26 and 93/100 feet to the first mentioned point and place of beginning.

BEING Lot #926 and part of Lot #927 on said plan.

BEING the same premises which Thomas R. Lucas and Elizabeth M. Lucas, by Deed dated 3/16/2010 and recorded 3/22/2010 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5761 at Page 1972, granted and conveyed unto Nathaniel Laws and Tanya A. Laws.

Parcel Number: 30-00-57000-00-3.

Location of property: 1548 Robinson Avenue, Willow Grove, PA 19090.

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

Seized and taken in execution as the property of **Nathaniel Laws and Tanya A. Laws** at the suit of Nationstar Mortgage LLC d/b/a Mr. Cooper. Debt: \$192,772.15.

KML Law Group, P.C., Attorneys.

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

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

19-14057

ALL THAT CERTAIN Unit (hereafter called the Unit) in the property known as Cynwyd Court Condominiums, located at 42 Conshohocken (attach legal description) State Road, in **Lower Merion Township**, Montgomery County, Pennsylvania, which has here to fore been submitted to the Pennsylvania Uniform Condominium Act, Act of 7-2-1980 P.L. 286. As designated in the Declaration of Cynwyd Court Condominium, dated 3/30/1984 and recorded in Deed Book 4733, at Page 281 with Plats and Plans attached thereto as Exhibit "B" and First Amendment thereto dated 3/8/1985 and recorded 7/29/1985 in Deed Book 4773, at Page 1352 and Second Amendment thereto dated 7/22/1985 and recorded 7/29/1985 to Deed Book 4790, at Page 834 and Third Amendment thereto dated 6/30/1987 and recorded 6/21/1988 in Deed Book 4877, Page 5.

TOGETHER with all the right, title and interest being as undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominiums and the same may be changed by any amendments thereto. BEING Unit Number 2-D.

Parcel Number: 40-00-57152-40-8.

Location of property: 2 Conshohocken State Road, Unit 2D, Bala Cynwyd, PA 19004.

The improvements thereon are: Residential-condominium, garden style-common entrance.

Seized and taken in execution as the property of **Ravi Kewalramani** at the suit of Cynwyd Court Condominium Association. Debt: \$30,878.18.

Glenn M. Ross, 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.

19-14083

ALL THAT CERTAIN lot or parcel of land, with the dwelling unit thereon erected, Situate in Village Green Estates, **Douglass Township**, Montgomery County, PA, designated as Unit No. 501, on a certain Plan of Subdivision, prepared for Gambone Bros. Development Co., Inc. as recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-48 page 464 described in accordance therewith, as follows:

BEGINNING at a point a corner of this and common area as shown on said plan, which point is measured the six following courses and distances from a point formed by the intersection of the centerline of Broad Street (100.00 feet wide) and the original centerline of Bartman Avenue (no width given) as shown on said plan; (1) leaving said point of intersection and extending along the centerline of Broad Street, North 52 degrees 38 minutes 00 seconds West, 226.95 feet to a point of curve; (2) continuing along the centerline of Broad Street on the arc of a curve, curving to the left in a Northwestwardly direction having a radius of 160.00 feet the arc distance of 103.88 feet to a point of tangent, (3) continuing along the centerline of Broad Street, North 89 degrees 50 minutes 00 seconds West, 106.27 feet to a point of curve; (4) continuing along the centerline of Broad Street on the arc of a curve curving to the right in a Northwestwardly direction having a radius of 150.00 feet, the arc distance of 196.51 feet to a point; (5) South 89 degrees 25 minutes 00 seconds West, 24.88 feet to a point; and (6) South 00 degrees 35 minutes 00 seconds east, 37.27 feet to the point of beginning.

CONTAINING in frontage or breadth on a course bearing South 89 degrees 25 minutes 00 seconds West 36.00 feet and extending of that width in length or depth, Southwestwardly between parallel lines at right angles thereto 100.00 feet.

TITLE TO SAID PREMISES IS VESTED IN Robert D. Cooper and Shirley H. Cooper, by Deed from Robert A. Folmar and Bette J. Folmar, his wife, dated 05/26/1993, recorded 06/04/1993, in Book 5043, Page 0792.

MORTGAGOR Shirley H. Cooper died on 11/25/2018, and upon information and belief, her surviving heirs are Karen Steuer and Sherry L. Cooper. By executed waiver Karen Steuer and Sherry L. Cooper.

Parcel Number: 32-00-00423-02-2.

Location of property: 501 Village Green Drive, Gilbertsville, PA 19525-9502.

The improvements thereon are: Residential property.

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 Shirley H. Cooper, Deceased** at the suit of Nationstar Mortgage LLC d/b/a Champion Mortgage Company. Debt: \$154,920.36.

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.

19-15256

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

BEGINNING at a point of intersection of the northeasterly side of Marshall Street with the southeasterly side of Cherry Street; thence extending along said side of said Cherry Street, North 29 degrees 20 minutes East ninety and ninety five one hundredths feet to a point in line of land now or late of Louisa Dotterer; thence extending along said land, South 60 degrees 45 minutes East thirty and sixty three one hundredths feet to a point; thence still along said land, North 29 degrees 20 minutes East seven and three one tenths feet to a point a corner; thence still along said land, South 60 degrees 45 minutes East eight and fifty seven one hundredths feet to a point a corner of lot No. 38; late the property of Frederick Brunner, deceased; thence extending along said lot, South 29 degrees 20 feet west ninety eight and thirty four one hundredths feet more or less to a point on the northeasterly side of Marshall Street aforesaid; thence extending along said side of Marshall Street, North 60 degrees 45 minutes West thirty nine and two one tenths feet more or less to the place of beginning.

BEING the same premises which Church of Christ of Norristown, by their Deed dated June 13, 2011 and recorded on June 15, 2011 in the Recorder of Deeds of Montgomery County in Deed Book 5804, Page 24, granted and conveyed to West End New Testament Church of God by and through its local Board of Trustees, and their Successors in Office, the grantors herein.

Parcel Number: 13-00-25412-00-9.

Location of property: 21 W. Marshall Street, Norristown, PA 19401.

The improvements thereon are: E - Exempt Church.

Seized and taken in execution as the property of **West End New Testament Church of God** at the suit of Farmers and Merchants, et al. Debt: \$101,836.43.

JSDC Law Offices, Attorneys.

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

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

19-15811

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

BEGINNING at the Northeast corner of Fifth and State Streets; thence, along said State Street, Northwardly one hundred and forty feet to a twenty feet wide alley; thence, along said alley Eastwardly twenty seven feet and five and one-half inches to a line of this and lot of Maggie Burns, formerly of this same tract; thence, Southwardly parallel along the same one hundred forty feet to Fifth Street aforesaid; thence, Westwardly along the same, thirty five feet to the place of beginning.

BEING the same premises which Jeffrey Matta and Rachel Atkinson by Deed dated 5/23/2014 and recorded 6/9/2014 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5915 at Page 2235, granted and conveyed unto Jeffrey Matta.

Parcel Number: 16-00-09600-00-5.

Location of property: 63 W. 5th Street, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Jeffrey Matta** at the suit of M&T Bank. Debt: \$114,188.59.

KML Law Group, P.C., Attorneys.

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

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

19-16329

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Collegetown Borough**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision of "Locust Green Estates" prepared by F. X. Ball Associates, Inc., Consulting Engineers and Surveyors, dated December 10, 1973 last revised June 20, 1974, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-21 page 13, as follows, viz:

BEGINNING at a point on the Southeasterly side of Lloyd Avenue (50 feet wide) which point is measured the (6) following courses and distances from a point of curve on the Southwesterly side of Clayor Avenue (50 feet wide) viz: (1) leaving Clayor Avenue on the arc of a circle curving to the left, having a radius of 15 feet the arc distance of 23.47 feet to a point of tangent on the said Southeasterly side of Lloyd Avenue; (2) South 47 degrees, 6 minutes, 25 seconds West 9.43 feet to a point of curve; (3) along the arc of a circle curving to the left, having a radius of 435 feet the arc distance of 149.45 feet to a point of tangent; (4) South 27 degrees, 25 minutes, 16 seconds West 33.51 feet to a point of curve; (5) along the arc of a circle curving to the right having a radius of 261.45 feet the arc distance of 89.83 feet to a point of tangent and (6) South 47 degrees, 6 minutes, 25 seconds West 77.98 feet to the point of beginning, said point also being a corner of this premises and Lot No. 23; thence extending from said beginning point along said Lot No. 23, South 42 degrees, 53 minutes, 35 seconds East 200 feet to a point, a corner of this premises on line of land now or late of Erwin Guenther, thence extending partly along the same South 47 degrees, 6 minutes, 25 seconds West 100 feet to a point, a corner of this premises and Lot No. 21, thence extending along the same North 42 degrees, 53 minutes, 35 seconds West 200 feet to a point on the Southeasterly side of Lloyd Avenue, aforesaid, thence extending along the same North 47 degrees, 6 minutes, 25 seconds East 100 feet to the first mentioned point and place of beginning.

BEING Lot No. 22 on the above mentioned Plan.

Parcel Number: 04-00-00809-10-5.

Location of property: 282 Lloyd Avenue, Collegetown, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Thomas W. Bocuto and Jennifer A. McFarland a/k/a Jennifer A. Mc Farland** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWALT, Inc., Alternative Loan Trust 2007-16CB Mortgage Pass-Through Certificates, Series 2007-16CB. Debt: \$268,336.32 plus interest to sale date.

Pincus Law Group, PLLC, Attorneys.

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

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

19-17693

ALL THAT CERTAIN lot or piece of ground situate in **Horsham Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as "Plan of Lots made for Fox-Bilt Homes, Inc.," by Charles E. Shoemaker, Registered Professional Engineer, dated April 30, 1959 and revised January 6, 1960 as follows, to wit:

BEGINNING at a point on the northeasterly side of Thornton Road (50 feet wide) (intended to be dedicated) said point being the four following courses and distances from a point of curve on the Northeasterly side of Langdon Avenue (50 feet wide); (1) leaving Langdon Avenue on the arc of a circle curving to the left having a radius of 20.00 feet the arc distance of 31.42 feet to a point of tangent on the Northwesterly side of Thornton Road; (2) North 81 degrees 23 minutes East along the Northwesterly side of Thornton Road 241.47 feet to a point of curve on the same (3) Northeastwardly and Southeastwardly partly along the Northwesterly and partly along the Northeasterly sides of Thornton Road on the arc of a circle curving to the Right having a radius of 275.00 feet the arc distance of 238.14 feet to a point of tangent on the same and (4) South 49 degrees 00 minutes East still along the Northeasterly side of Thornton Road 207.85 feet to the point of beginning; thence extending from said point of beginning North 41 degrees 00 minutes East 166.00 feet to a point; thence extending South 49 degrees 00 minutes East 163.07 feet to a point; thence extending South 66 degrees 00 minutes West 149.24 feet to a point; thence extending South 41 degrees 00 minutes West 30.74 feet to a point on the Northeasterly side of Thornton Road aforesaid; thence extending North 49 degrees 00 minutes West along the Northeasterly side of Thornton Road 100.00 feet to the first mentioned point and place of beginning.

BEING Lot. No. 69, Section No. 1 as shown on the above-mentioned Plan.

BEING the same premises conveyed to Edward C. Schuenemann (as to 1/2 interest); and Paul Schuenemann and Louise Schuenemann, husband and wife (as to 1/2 interest), as Tenants by the Entireties, and as Joint Tenants with the Right of Survivorship as to the whole from Edward C. Schuenemann by Deed dated November 22, 1995, and recorded on January 18, 1996, as Instrument Number 1996060247, in Book 5137, Page 1794, and the said Edward C. Schuenemann departed this life on November 8, 1997 whereby Title to Subject Premises became vested in Paul Schuenemann and Louise Schuenemann by Right of Survivorship, and the said Louise Schuenemann departed this life on April 27, 2013 whereby Title to Subject Premises became vested in Paul Schuenemann by Right of Survivorship.

TITLE TO SAID PREMISES IS VESTED IN Paul Schuenemann by Deed from Edward C. Schuenemann dated November 22, 1995 and recorded January 18, 1996 in Deed Book 5137, Page 1794 Instrument Number 1996060247.

Parcel Number: 36-00-11089-00-8.

Location of property: 916 Thornton Road, Horsham, PA 19044.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Paul Schuenemann** at the suit of American Advisors Group. Debt: \$243,544.45.

McCabe, Weisberg & Conway, LLC, Attorneys.

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

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

19-18121

ALL THAT CERTAIN lot or piece of ground situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan prepared for Noblewood, Inc., by CZOP/Specter, Inc., Consulting Engineers & Surveyors, dated 2/12/1990 last revised 4/15/1993 and recorded in Plan Book A-54 at Page 262, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Noblewood Street (50 feet wide) a corner of this and Lot No. 4 on said plan, thence extending from said point of beginning and along the Northeasterly side of Noblewood Street aforesaid, North 49 degrees 00 minutes 00 seconds West 20.00 feet to a point a corner of Lot No. 6 on said plan, thence extending along the same North 41 degrees 00 minutes 00 seconds East 104.17 feet to a point on the Southwesterly side of Haws Alley (20 feet wide), thence extending along the same South 49 degrees 10 minutes 00 seconds East 20.00 feet to a point a corner of Lot No. 4 aforesaid; thence extending along the same South 41 degrees 00 minutes 00 seconds West 104.23 feet to the first mentioned point and place of beginning.

BEING Lot No. 5 on said Plan.

BEING the same premises which Dawn Hoffer by Deed dated 8/19/2014 and recorded 8/21/2014 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5924 at Page 02547, granted and conveyed unto Valerie Grimes.

Parcel Number: 13-00-28129-24-4.

Location of property: 1008 Thomas Barone Street, Norristown, PA 19401.

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

Seized and taken in execution as the property of **Valerie Grimes** at the suit of Midfirst Bank. Debt: \$136,669.97.

KML Law Group, P.C., Attorneys.

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

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

19-18256

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements erected thereon, situate in **Norristown Borough**, Montgomery County, Pennsylvania, known as 363 E. Airy Street, bounded and described as follows, to wit:

BEGINNING at a point on the Northeasterly side of Airy Street at the distance of 126 feet Northwesterly from the Northwest side of Walnut Street, a corner of this and land of W.H. Kneas Lumber Co., Inc., thence extending at right angles to Airy Street, Northeasterly along said W Y Kneas Lumber Co., Inc., s Land 647 feet more or less

to a point, a corner of this and other land of said Francesco Genova and Accursia Genova, his wife, thence extending parallel to Airy Street, Northwesterly along said Genovas Land 17 feet to a point a corner of this Land of Gus Cottita and Mary, his wife, thence extending parallel to the first line along the Cottita's Land, the line passing through the middle of the partition wall dividing these premises from the adjoining premises Southwesterly 64 7 feet more or less to the Northeastly side of Airy Street, aforesaid and thence extending along said side of Airy Street, Southeastly 17 feet to the first mentioned point and place of beginning.

AND ALSO 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 on the Southwest side of Clay Alley at the distance of 136 feet Northwesterly from the Northwest side of Walnut Street a corner of this and lands of W.H. Kneas Lumber Co., Inc., thence extending along the said Southwest side of Clay Alley North 56 degrees 30 minutes west 34 feet to a point a corner of this land of Charles Santangelo and Lena A., his wife, thence extending along said Santangelo's, South 33 degrees 30 minutes West 36.6 feet to a point a corner of this and land of Gus Cotitta and Mary, his wife, thence extending partly along said Cotitta's land and partly by other land of said Francesco Genova and Accursia Genova, his wife, parallel to Clay Alley and also parallel to Airy Street, South 56 degrees 30 minutes East 34 feet to a point, a corner of this land of said W.H. Kneas Lumber Co. and thence extending along said land North 33 degrees 30 minutes East 36 6 feet to the first mentioned point and place of beginning.

BEING the same premises which Yakub Isaac, Girish Martin Isaac and Premanand Mark Isaac, by Indenture dated January 10, 1992 and recorded in the Recorder of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book 4997 page 128 and c, granted and conveyed unto Yukub Isaac and Premanand Mark Isaac, in fee.

Parcel Number: 13-00-00384-00-8.

Location of property: 363 E. Airy Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Bradley Weldon** at the suit of Newrez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing. Debt: \$81,688.81 plus interest to Sale date.

Pincus Law Group, PLLC, Attorneys.

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

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

19-18434

ALL THAT CERTAIN parcel of land, Hereditaments and Appurtenances, situate in **Upper Merion Township**, Montgomery County, Pennsylvania, as shown on a Plan of E. W. Parker made by John Smirga of Wayne, Pennsylvania, dated May 9, 1990 and last revised November 19, 1990 and more particularly described as follows:

BEGINNING at a point on the Easterly line of Tory Turn a corner of Lot 1 as shown on aforementioned drawing and running thence, to wit: 1) leaving the said side of Tory Turn and along the center of a 20 foot wide access easement South 67 degrees 22 minutes West a distance of 167.22 feet to a point a corner of Lot 1; thence, 2) along the line of Lot 1, South 22 degrees 38 minutes East a distance of 576.17 feet to a point in the line of lands of Denbigh; thence, 3) along the line of lands of Denbigh North 72 degrees 32 minutes East a distance of 170.26 feet to a point in the line of lands of Kapnik; thence, 4) along the line of lands of Kapnik and partially along the said Easterly line of Tory Turn North 22 degrees 38 minutes West a distance of 591.50 feet to the place of beginning.

CONTAINING therein an area of 2.343 acres.

TITLE TO SAID PREMISES IS VESTED IN John Kolea, Jr. and Stephanie Kolea, husband and wife, by deed from Donald L. Parker and Linda W. Parker, husband and wife, dated June 23, 2003, recorded August 11, 2003 in the Montgomery County Clerk's/Register's Office in Deed Book 5468, Page 1205.

Parcel Number: 58-00-18969-31-3.

Location of property: 285 Matsonford Road, Radnor, PA 19087.

The improvements thereon are: Single-family, detached dwelling.

Seized and taken in execution as the property of **John Kolea Jr. and Stephanie Kolea** 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: \$359,761.70.

Romano Garubo & Argentieri, 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.

19-19799

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements to be thereon erected, situate in **Montgomery Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision of The Reserve at Knapp Farm prepared for the Cutler Group, Inc. made by Horizon Engineering Associates, LLC dated 1/14/2002 and last revised 11/4/2002 and recorded in Plan Book A61 pages 163, 164, 165, 166 as follow to wit:

BEGINNING at a point on the northwesterly side of Avondale Drive (50.00 feet wide) said point of beginning being a point a corner of lot 15 as shown on above plan, thence from said point of beginning an along said lot north 45 degrees 38 minutes 00 west and crossing a certain Deed Restricted Open Space a distance of 142.00 feet to a point on the southeasterly side of North Wales Road, thence along same north 44 degrees 22 minutes 00 seconds east and crossing the southeasterly side of a certain 20 feet wide sanitary sewer easement a distance of 100.00 feet to a point

a corner of lands marked Open Space Area A, thence along same the two following courses and distances (1) south 45 degrees 38 minutes 00 seconds east and re-crossing aforesaid Deed Restricted Open Space a distance of 140.47 feet to a point and (2) south 02 degrees 31 minutes 48 seconds east 33.25 feet to a point of curve on the northwesterly side of a cul-de-sac of irregular width at the terminus of Avondale Drive, thence along same the two following courses and distances (1) on an arc of a circle curving to the left having a radius of 62.00 feet and the arc distance of 52.12 feet to a point of tangent and (2) South 44 degrees 22 minutes 00 seconds west and re-crossing the aforesaid easement a distance of 29.04 feet to the first mentioned point and place of beginning.

CONTAINING in area 14,730 square feet (gross).

CONTAINING in area 12,230 square feet (net).

BEING lot 16 as shown on above plan.

BEING the same premises, which The Cutler Group, Inc. by Deed dated June 13, 2005 and recorded June 9, 2006 in the Montgomery County Recorder of Deeds as Instrument No. 2006070407 conveyed unto Abdul Hannan and Narzu Hannan.

Parcel Number: 46-00-00470-31-2.

Location of property: 100 Avondale Drive, North Wales, PA 19454.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Abdul Hannan and Narzu Hannan** at the suit of Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust V-C. Debt: \$732,027.82.

Hill Wallack 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.

19-21552

ALL THAT CERTAIN Unit or parcel of land with the buildings and improvements thereon erected, situate in **West Norriton Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Record Plan of the Mews at Valley Forge, prepared by Chambers Associates, Inc., Consulting Engineers and Surveyors, dated June 26, 1992, last revised January 28, 1993 as recorded in the Office of the Recorder of Deeds at of Montgomery County in Plan Book A-54, Pages 50 and 51, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Reagan Court, a corner of this and Unit No. 1604 as shown on said Plan.

CONTAINING in frontage or breadth from said point of beginning on a course bearing South 51 degrees, 47 minutes, 32 seconds West 22.00 feet and extending of that width Southeastwardly, in length or depth between parallel lines at right angles thereto 92.33 feet.

BEING Unit No. 1603 as shown on said Plan.

TITLE TO SAID PREMISES IS VESTED IN Paula Hinds-Toussaint, by Deed from Thomas E. Hare and Mary Ellen Herzog, Dated 07/11/2013, Recorded 07/29/2013, in Book 5882, Page 01421

Parcel Number: 63-00-06613-26-3.

Location of property: 1603 Reagan Court, Norristown, PA 19403-5258.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Paula Hinds-Toussaint** at the suit of Wells Fargo Bank, N.A. Debt: \$279,241.28.

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.

19-22740

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the Ninth Ward of **Norristown Borough**, Montgomery County, Pennsylvania, described according to a plan made by William S. Erwin, Registered Professional Engineer, dated July 16, 1956 and revised November 29, 1956 as follows, to wit:

BEGINNING at a point on the Southeasterly side of Calamia Drive (50 feet wide) which point is measured along Calamia Drive on a line curving to the left having a radius of 175 feet the arc distance of 133.35 feet from a point on the Southwesterly side of Calamia Drive, which last mentioned point is at distance of 274 feet measured along the Southwesterly side of Calamia Drive in a course of South 49 degrees 14 minutes East from a point of curve on Calamia Drive which point of curve is measured on a line curving to the right along Calamia Drive having a radius of 125 feet the arc distance 196.35 feet from a point on the Southeasterly side of Calamia Drive which last mentioned point is at the distance of 105 feet measured along Calamia Drive on a course of North 40 degrees 46 minutes East from a point on the Northeasterly side of Roberts Avenue (66 feet wide); thence extending from the first above mentioned point of beginning on a line curving to the left along Calamia Drive having a radius of 175 feet the arc distance of 25 feet to a point; thence extending South 11 degrees 4 minutes 39 seconds east partly through the party wall of the house erected on this lot and the house erected on the lot adjoining to the Northeast and along line of Lot# 40 on said plan 192.97 feet to a point on the Southeasterly side of a certain easement for utility and driveway which easement for utility and driveway extends Westwardly and Northwestwardly into Calamia Drive and also extends

in a Southeastwardly and Northeastwardly direction into Logan Street, thence extending South 40 degrees 46 minutes West along the Southeasterly side of said easement for utility and driveway 0.81 feet to a point; thence extending North 73 degrees 6 minutes 49 seconds West through the title line in the bed of said easement for utility and driveway and along the rear lines of Lots 1 and 2 on said plan 55.09 feet to a point; thence extending North 2 degrees 53 minutes 35 seconds West re-crossing said easement for utility and driveway and along line of Lot #38 on said plan 171.16 feet to a point on the Southeasterly side of Calamia Drive, being the first mentioned point and place of beginning.

BEING Lot#39 on said plan.

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

BEING the same premises which William J. Calhoun and Mary Alice Calhoun by Deed dated 6/6/2007 and recorded 6/27/2007 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5652 at Page 1939, granted and conveyed unto Christa Miller.

Parcel Number: 13-00-06152-00-9.

Location of property: 632 Calamia Drive, Norristown, PA 19401.

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

Seized and taken in execution as the property of **Christa Miller** at the suit of Bayview Loan Servicing, LLC. Debt: \$132,107.27.

KML Law Group, P.C., Attorneys.

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

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

19-22846

ALL THAT CERTAIN unit located in the property known, named and identified as The Gwynedd Club, a Condominium, located in **Upper Gwynedd Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa. C.S. 3101, et seq., by the recording in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania recorded on 12/02/1988 in Deed Book 4895, Page 955, and any amendments thereto, as the same may change from time to time, being and designated as Building No. 30, Unit No. 15 KEA, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

BEING the same premises which Josh Skolnick by Deed dated 6/26/2015 and recorded 6/29/2015 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5959 at Page 01283, granted and conveyed unto Karla Fink (Deceased).

Parcel Number: 56-00-04493-07-7.

Location of property: 15 Kearney Drive, North Wales, PA 19454.

The improvements thereon are: Condominium, garden style-private entrance, 1-3S.

Seized and taken in execution as the property of **The Unknown Heirs of Karla Fink a/k/a Karla J. Fink, Deceased and Heather Kleinert, Solely in Her Capacity as Heir of Karla Fink, a/k/a Karla J. Fink Deceased** at the suit of KeyBank, NA s/b/m First Niagara Bank, NA. Debt: \$54,459.55.

KML Law Group, P.C., Attorneys.

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

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

19-22899

ALL THAT CERTAIN lot or piece of ground situate in **Montgomery Township**, Montgomery County, Pennsylvania, bounded and described according to a Minor Subdivision Plan, prepared for McNamee Tract, dated 3/5/02 and revised 5/6/02 and recorded in the Office of the Recorder of Deeds at Norristown, Pennsylvania, in Plan Book A-61 at Page 60, as follows to wit:

BEGINNING at a point on the Southwesterly side of Veronica Lane (50 feet ultimate right of way line) said point being a corner of this and Lot #1; thence extending from said point and place of beginning and extending along the Southwesterly side of Veronica Lane South 45 degrees 52 minutes 00 seconds East 146.83 feet to a point, a corner of lands now or late of Laverty, thence extending along the same South 44 degrees 08 minutes 00 seconds West 136.21 feet to a point a corner of line of lands now or late of Calhoun thence extending along the same and also extending along lands now or late of House North 45 degrees 52 minutes 00 seconds West 146.83 feet to a point a corner of Lot #1, thence extending along the same North 44 degrees 08 minutes 00 seconds East 136.21 feet to the point and place of beginning.

BEING LOT No. 2 as shown on said Plan.

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

BEING the same premises which Lei Nie and Jing Lin Zhong, husband and wife, by Deed dated August 18, 2006 and recorded September 13, 2006 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5616, Page 546, granted and conveyed unto Hui Wang and Robert Benz.

Parcel Number: 46-00-03151-05-2.

Location of property: 102 Veronica Lane, Lansdale, PA 19446.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Hui Wang and Robert Benz** at the suit of Provident Funding Associates, L.P. Debt: \$329,048.10.

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.

19-23282

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **East Norriton Township**, Montgomery County, Pennsylvania and described according to a survey and plan thereof made by Donald R. Schurr, Registered Land Surveyor, on 8/11/52 and recorded at Norristown, Pennsylvania, in the Office for the Recorder of Deeds in and for the County of Montgomery in Deed Book 2310 at Page 600, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Cottage Lane (50 feet wide) at the distance of 683 and 42/100 feet Northeastwardly from a point of curve formed by the intersection of the said Southeasterly side of Cottage Lane with, the northeasterly side of Woodlawn Road (50 feet wide) thence extending Northeastwardly along Cottage Lane on the arc of a circle on a line curving to the right having a radius of three hundred sixty eight and thirty two one hundredths feet to the arc distance of eighty feet to a point; thence extending South eight degrees forty two minutes one second East one hundred twenty seven and thirty four one hundredths feet to a point; thence extending North 85 degrees 28 minutes 40 seconds West 29 and 88/100 feet to a point; thence extending South 49 degrees 31 minutes 20 seconds West 26 and 49/100 feet to a point and thence extending North 21 degrees 8 minutes 42 seconds West, 128 and 84/100 feet to the first mentioned point and place of beginning.

BEING Lot No. 260.

BEING the same premises which Salah A. Omer and Tayseer A. Shibrain, by Deed dated April 27, 2005 and recorded May 23, 2005 in Deed Book 5554 at Page 2843, #2005071078, in the Office of the Recorder of Deeds in and for the County of Montgomery, granted and conveyed unto Allan Singh, as sole owner, in fee.

Parcel Number: 33-00-01846-00-2.

Location of property: 3018 Cottage Lane, East Norriton, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Allan Singh** at the suit of Nationstar Mortgage LLC d/b/a Mr. Cooper. Debt: \$137,888.15.

Shapiro & DeNardo, 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.

19-23406

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Part of Section #4 of Wonderland, made by Herbert H. Metz, Registered Engineer, Lansdale, PA dated 06/12/1953 and revised 10/24/1953, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Thomson Road (60 feet wide) at the distance of 338.11 feet measured Northeastwardly along the said side of Thomson Road from the Southeasternmost terminus of the radial round corner connecting the Northwesterly side of Thomson Road with the Northeasterly side of Norman Road (50 feet wide) thence extending North 42 degrees, 53 minutes 30 seconds East; along the Northwesterly side of Thomson Road, 50 feet to a point of curve thence still extending along the same in a Northeasterly direction on the arc of a circle curving to the left having a radius of 310 feet the arc distance of 14.88 feet to a point; thence extending North 49 degrees 51 minutes 30 seconds West, 149.82 feet to a point in the center line of a certain 20 feet wide right of way for sewers &c., thence extending along the center line of the same South 42 degrees 53 minutes 20 seconds West 57.68 feet to a point; thence extending South 47 degrees, 06 minutes, 30 seconds East, 150 feet to the Northwesterly side of Thomson Road, the first mentioned point and place of beginning.

BEING Lot 27 on the aforementioned Plan, which is recorded at Norristown, PA in Plan Book B-1 at Page N-1.

BEING the same premises which Lennox A. Caruth, Jr. and Kathryn Caruth, by her Attorney-in-Fact Lennox A. Caruth, Jr., as in Power of Attorney recorded simultaneously herewith by Deed dated 9/28/2017 and recorded 10/18/2017 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 6065 at Page 1718, granted and conveyed unto Joseph A. Gaskin (Deceased).

Parcel Number: 30-00-66776-00-1.

Location of property: 1448 Thomson Road, Roslyn, PA 19001.

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

Seized and taken in execution as the property of **Joseph Rines, as Administrator of the Estate of Joseph A. Gaskin, Deceased** at the suit of U.S. Bank National Association, not in its individual capacity, but solely as Trustee for the RMAC Trust, Series 2018 G-CTT. Debt: \$188,858.58.

KML Law Group, P.C., Attorneys.

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

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

19-23901

ALL THAT CERTAIN lot or piece of ground with the improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, and described according to a Plan of Property, made for Philip A. Braeuning, Jr., by George B. Mebus, Inc., Engineer, dated May 24, 1957 and last revised March 15, 1960 said revision Plan being re-recorded in the office of the Recorder of Deeds for Montgomery County at Norristown Pennsylvania in Plan Book B-5, Page 128, as follows, to wit:

BEGINNING at a point on the southeasterly side of Foster Road (fifty feet wide) said point being the two following courses and distances from a point of curve on the Southwesterly side of Ashbourne Road (46.5 feet wide) (as widened 13.50 feet on the Southwesterly side thereof from its original width of 33 feet) (1) leaving Ashbourne Road and the arc of a circle curving to the left having a radius of twenty-five (25) feet the arc distance of thirty-eight and seventy-nine hundredths (38.79) feet to a point of tangent on the Southeasterly side of Forster Road, and (2) South forty-nine (49) degrees twenty-three (23) minutes thirty (30) seconds West along the Southeasterly side of Foster Road one hundred four and forty-three hundredths (104.43) feet to the point of beginning; thence extending from said point of beginning South forty (40) degrees thirty-six (36) minutes thirty (30) seconds East one hundred eighty-seven and thirty hundredths (187.30) feet to a point; thence extending South forty-eight (48) degrees seventeen (17) minutes thirty (30) seconds West seventy and two hundredths (70.02) feet to a point; thence extending North forty (40) degrees thirty-six (36) minutes thirty (30) seconds West one hundred eighty-eight and sixty-four hundredths (188.64) feet to a point on the Southeasterly side of Foster Road; thence extending North forty-nine (49) degrees twenty-three (23) minutes thirty (30) seconds East along the Southeasterly side of Foster Road seventy (70) feet to the first mentioned point and place of beginning.

BEING the same premises as conveyed in Deed to Chom Suk Chong by deed from Robert A. Kaplan, Jonathan H. Kaplan, and Debra A. Kaplan Trustees of the Kaplan Family Trust dated May 3, 2007 and recorded May 16, 2007, Book 5647, page 1261 in Montgomery County Recorder of Deeds Office, in fee.

Parcel Number: 31-00-10270-00-4.

Location of property: 605 Foster Road, Cheltenham, PA 19012.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Chom Suk Chong** at the suit of Legacy Mortgage Asset Trust 2018-RPL5. Debt: \$323,559.69.

Richard M. Squire & Associates, Attorneys.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$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.

19-24135

ALL THAT CERTAIN unit in the property known, named and identified as Providence View Condominium, located in **Upper Providence Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 60 Pa. C.S. 3101 et seq., by the recording in the Montgomery County Department of Recorder or a Declaration dated 11-4-1996 and recorded on 11-6-1996 in Deed Book 5166, Page 1832 and a First Amendment thereto dated 12/20/1996 and recorded 1/14/1997 in Deed Book 5174, Page 797 and a Second Amendment thereto dated 2/21/1997 and recorded 2/27/1997 in Deed Book 5178, Page 643, a Third Amendment thereto dated 5-6-1997 and recorded 5-12-1997, recorded 7-31-1997 in Deed Book 5194, Page 639, a Fifth Amendment thereto dated 8-29-1997 and recorded 9-4-1997 in Deed Book 5198, Page 1381 and a Sixth Amendment thereto dated 11/18/1997 and recorded 11/18/1997 in Deed Book 5207, Page 91 and Seventh Amendment thereto dated 4/2/1998 and recorded 4/2/1998 in Deed Book 5220, Page 2465 and an Eighth Amendment thereto dated 5/15/1998 and recorded 5/19/1998 in Deed Book 5226, Page 385 and a revised Eighth Amendment thereto dated 5/22/1998 and recorded 5/28/1998 in Deed Book 5227, Page 398, being and designated as Unit No. 105 together with a proportionate undivided interest in the Common Elements (as defined in such Deceleration) of 1.00%.

Parcel Number: 61-00-04991-02-4.

Location of property: 511 Andover Lane, Collegeville, PA 19426.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Maria C. Natuzzi a/k/a Maria Carmen Natuzzi** at the suit of Legacy Mortgage Asset Trust 2018-RPL1. Debt: \$210,131.78.

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.

19-24494

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in Haverford in **Lower Merion Township**, Montgomery County, Pennsylvania, and known as "PENRHVN", bounded and described as by a map, made by Milton R. Yerkes, a Civil Engineer on February 18, 1955, as follows to wit:

BEGINNING at a stone marking a corner of this and a corner of land of Walter M. S. Buck and in line of land of Edith H. Sharpies, said stone is at the distance of one hundred seventy-nine and seventy-nine one-hundredths feet measured south forty-five degrees thirty-eight minutes east along the line dividing lands Edith W. Sharpies and Walter M.S. Buck, Et Ux from an angle point in said line, which point is at the distance of three hundred sixty-one and forty one-hundredths feet measured south forty-degrees eight minutes east iron- a point in the middle of Grays Lane,

a corner of lands of Edith W. Sharpies and Clara T. Hufnagel; thence along lands of Edith W. Sharpies South forty-five degrees thirty-eight minutes east one hundred twenty-seven and ten one hundredths feet to a stone; thence by land formerly of Henry B. Dupont South Thirty-Eight Degrees nine minutes west two hundred eight and eight-six one hundredths feet to a stone; thence by land of H. Frederick Lippincott North Seventy-Seven Degrees forty-seven minutes west two hundred forty nine and twenty seven one hundredths feet to a stone; thence by land of Walter M.S. Buck, Et Ux the two following courses and distances; (1) North eighty-one degrees thirty two minutes east one hundred fifty-one and eighteen one-hundredths feet to a stone; (2) North thirty-six degrees thirty-seven minutes east two hundred twenty-two feet to the place of beginning.

TOGETHER with a right of way thirty-three feet wide leading to Grays Lane reserved in indenture of Edmund C. Evans to Mary Rawle Williams dated December 19, 1879 and recorded in Deed Book 251, Page 229 and in indenture of Rowland Evans and wife and Allen Evans and wife to Alexander J. Cassett dated and recorded on October 6, 1881, in Deed Book 261, Page 469 and under and subject to a right of way thirty feet wide granted by indenture by Mary Allen Evans Smith, Et al to Percival Van R. Harris by indenture dated 8/11/1928 recorded in Deed Book 1056, Page 506.

BEING the same premises which Marshall T. Bassett and Mary C. Bassett, by Deed dated November 29, 2010 and recorded on December 02, 2010, in the Office of the Montgomery County Recorder of Deeds in Deed Book Volume 5786 at Page 02069 granted and conveyed unto Robert H. Griffith, Jr. and Toni A. Griffith.

Parcel Number: 40-00-17216-00-6.

Location of property: 32 Evans Lane, Haverford, PA 19041.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Robert H. Griffith, Jr. and Toni A. Griffith** at the suit of CSMC 2018-SP1 Trust. Debt: \$1,411,740.09.

Hladik, Onorato & Federman, LLP, Attorneys.

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

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

19-24540

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Ambler Borough**, Montgomery County, Pennsylvania, described according to a Plot Plan made by C. Raymond Weir, Registered Professional Engineer, dated December 4, 1953, as follows, to wit:

BEGINNING at a point on the Southeasterly side of East Park Avenue (50 feet wide) at the distance of 179.16 feet measured Northeastwardly partly along the Southeasterly and partly along the Southwesterly sides of East Park Avenue on the arc of a circle curving to the left having a radius of 158 feet from a point of curve on the Southwesterly side of East Park Avenue, said point of curve being at the distance of 433.72 feet measured along the said Southwesterly side of East Park Avenue on a bearing of South 86 degrees 39 minutes East from a point of tangent in the same, said point of tangent being at the distance of 32.15 feet measured on the arc of a circle curving to the right having a radius of 17 feet from a point of reverse curve on the Northeastly side of South Spring Garden Street (40 feet wide); thence extending Northeastwardly along the said Southeasterly side of East Park Avenue on the arc of a circle curving to the left having a radius of 158 feet the arc distance of 14.38 feet to a point; thence extending South 66 degrees 49 minutes 53 seconds East 17.71 feet to a point; thence extending South 51 degrees 39 minutes East partly through the party wall 80 feet to a point on the centerline of a certain 20 feet wide driveway, said driveway extending Northeastwardly and communicating with another certain 15 feet wide driveway leading Southeastwardly into Church Street, the first above mentioned 20 feet wide driveway also extending Southwestwardly and communicating with another certain 20 feet wide driveway leading Southeastwardly into Church Street, first above mentioned 20 feet wide driveway also communicating with another certain 20 feet wide driveway leading Northwestwardly into South Spring Garden Street; thence extending South 38 degrees 21 minutes West along the center line of the first above mentioned 20 feet wide driveway 16.21 feet to a point; thence extending North 51 degrees 39 minutes West partly through the party wall 80 feet to a point; thence extending North 61 degrees 37 minutes 05 seconds West 14.18 feet to the first mentioned point and place of beginning.

BEING the same property conveyed to Charles Kenneth Wonderly, who acquired title by virtue of a deed from Francis J. Riccio and Anna Riccio, husband and wife, dated July 15, 1992, recorded July 21, 1992, at Deed Book 5013, Page 1213, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 01-00-03754-00-7.

Location of property: 276 E. Park Avenue, Ambler, PA 19002.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Unknown Heirs and/or Administrators for the Estate of Charles Wonderly, a/k/a Charles Kenneth Wonderly** at the suit of Bayview Loan Servicing, LLC. Debt: \$138,371.50.

Manley Deas Kochalski LLC, Attorneys.

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

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

19-24994

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan thereof made by Chester E. Albright, Civil Engineer, dated 5/11/1937 as follows, to wit:

SITUATE on the Northeast side of Erlen Road (fifty feet wide) at the distance of forty eight and eight one-hundredths feet Northwestward from a concrete monument marking the intersection of the produced Northeast side of Erlen Road and the produced Northwest side of Cedar Lane (forty and thirty-four one-hundredths feet wide).

CONTAINING in front or breadth on the said side of Erlen Road, twenty three and ninety-six one hundredths feet and extending of that width in length or depth Northeastward between parallel lines at right angles to the said Erlen Road and crossing a certain twelve feet wide driveway which extends Southeastward from Penrose Avenue (fifty feet wide) to Cedar Lane on the Northwest line thereof ninety five and fifty seven one-hundredths feet and on the Southeast line thereof ninety five and sixty-two one-hundredths feet to the Southwest side of Willow Avenue (fifty feet wide).

CONTAINING on the rear along the Southwest side of Willow Avenue, twenty-three and ninety-six one hundredths feet.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid driveway as and for an automobile driveway, passageway and watercourse at all times hereafter forever, in common with the owners, tenants and occupiers of the lots of ground bounding thereon and entitled to the use thereof.

TITLE TO SAID PREMISES IS VESTED IN Emanuel Robert Jacobs, Jr., by Deed from Mikki Lynn Boddie, Successor Trustee of the Ellen L. Boddie Trust, Dated 05/13/2010, Recorded 05/24/2010, in Book 5767, Page 2346. Parcel Number: 31-00-09484-00-7.

Location of property: 1805 Erlen Road, Elkins Park, PA 19027-1064.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Emanuel Robert Jacobs, Jr., a/k/a Emanuel R. Jacobs, Jr.** at the suit of Wells Fargo Bank, N.A. Debt: \$175,431.70.

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.

19-25071

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, Act of July 3, 1963 P.O. 196, by the recording in the Montgomery County Recorder of Deeds Office of a Declaration dated March 6, 1974 and recorded on March 8, 1974 in Deed Book 3926 page 571, a Declaration Plan dated February 22, 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 and Amendment to Code of Regulations dated April 6, 1977 and recorded on April 13, 1977 in Deed Book 4192 page 43, and Second Amendment to Code of Regulations dated October 26, 1978 recorded on October 26, 1978 and recorded in Deed Book 4355 page 392, and a Third Amendment to the Code of Regulations dated November 6, 1979, recorded November 20, 1979 and recorded in Deed Book 4475 page 151, being and designated on the Declaration Plan as Unit No 714-N, as more fully described in such Declaration Plan Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) 0.333%.

BEING the same premises, which M. William Levy and Fannie Levy by Deed dated September 27, 2002 and recorded October 22, 2002 in the Montgomery County Recorder of Deeds as Book 5430, Page 1817 conveyed unto John F. McHugh and Joyce M. McHugh.

Parcel Number: 49-00-04107-44-3.

Location of property: 666 W. Germantown Pike, Unit 1714, Plymouth Meeting, PA 19462.

The improvements thereon are: Residential- Condominium.

Seized and taken in execution as the property of **John F. McHugh and Joyce M. McHugh** at the suit of 1900 Capital Trust II, by U.S. Bank Trust National Association, not in its Individual Capacity but Solely as Certificate Trustee. Debt: \$170,008.98.

Hill Wallack 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.

19-25220

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Springfield Township**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northwesterly side of Willow Grove Avenue (41-5/10 feet wide) at the distance of 268.12 feet measured North 37 degrees 32 minutes East along the said side of Willow Grove Avenue from its intersection with the northeasterly side of South Hampton Avenue (41-5/10 feet wide) (both lines produced); thence extending North 51 degrees 30 minutes West 188.74 feet to a point; thence extending North 38 degrees 30 minutes East 79.30 feet to a point; thence extending South 52 degrees 30 minutes East partly through the party wall between garages erected on these premises and the premises adjoining to the Northeast and partly along the centerline of a certain 8 feet wide driveway laid out between these premises adjoining to the Northeast, 187.41 feet to a point on the Northeasterly side of Willow Grove Avenue; thence extending along the same South 37 degrees 32 minutes West 79.31 feet to the first mentioned point and place of beginning.

BEING the Northeasternmost 74.51 feet of Lot No. 657 and the Southwesternmost 4.8 feet of lot no. 658 as shown on Lot Subdivision Plan Part of Whitemarsh Village Section No. 1 made for McClosky Homes, Inc., by Franklin & Lindsey, Registered Engineers, Philadelphia, Pennsylvania, dated October 4, 1949 and recorded at Norristown, Pennsylvania in the Office for the Recording of Deeds in and for Montgomery County in Deed Book 2025, Page 601.

BEING the same property conveyed to James H. Lewis, no marital status shown who acquired title by virtue of a deed from James H. Lewis and Barbara A. Lewis, husband and wife, dated December 12, 2007, recorded January 2, 2008, at Instrument Number 2008000055, and recorded in Book 5677, Page 00778, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 52-00-18466-00-4.

Location of property: 1201 E. Willow Grove Avenue, Glenside, PA 19038.

The improvements thereon are: Exempt dwelling veterans.

Seized and taken in execution as the property of **James H. Lewis** at the suit of Wells Fargo Bank, N.A. Debt: \$217,316.56.

Manley Deas Kochalski LLC, Attorneys.

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

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

19-26189

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Frederick Township**, Montgomery County, Pennsylvania, bounded and described, in accordance with a Subdivision Plan for Warren A. Jacobs and Jodie Ritto, made by John E. Mickna, a Professional Engineer, 1819 West Main Street, Norristown, PA, dated 09/05/1984 and last revised 11/2/1984, as recorded at Norristown PA, in Plan Book A-46, Page 30, as follows, to wit:

BEGINNING at a point, on the title line in the bed of Fulmer Road, said point being located in a Southeasterly direction 2075.66 feet, more or less, from the centerline of Salford Station Road, said point also being a corner of this lot and Lot #4, as shown on above-mentioned Plan; thence, extending from said point of beginning, in and through the bed of Fulmer Road, South 61 degrees 45 minutes East 50.00 feet to a R. R. spike found, a corner; thence, extending from said spike, crossing the Southwesterly side of Fulmer Road, along lands now or late of James A. Eroh, South 45 degrees 21 minutes 10 seconds West 538.35 feet to a point, a corner, thence, extending from said point, still along lands now or late of the said Eroh, South 46 degrees 08 minutes 53 seconds East 300.00 feet to an iron pin found, a corner; thence, extending from said iron pin found, along Lot #1, South 45 degrees 51 minutes 07 seconds West 200.00 feet to a point, a corner; thence, extending from said point, still along Lot #1, North 46 degrees 08 minutes 53 seconds East 355.26 feet to a point, a corner; and thence, extending from said point partially along Lot #1, also along Lot #2 and Lot #4, re-crossing the Southwesterly side of Fulmer Road, North 45 degrees 21 minutes 10 seconds East 724.33 feet to a point, said point being the first mentioned point and place of beginning.

BEING Lot Number 5 as shown on Plan.

BEING the same premises, which Stephen C. Jacobs and Linda A. Jacobs, by Deed dated November 15, 2017 and recorded December 5, 2017 in the Montgomery County Recorder of Deeds as Instrument No. 2017091634 conveyed unto Stephen C. Jacobs.

Parcel Number: 38-00-00386-00-8.

Location of property: 246 Fulmer Road, Perkiomenville, PA 18074.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Stephen C. Jacobs and Linda A. Jacobs** at the suit of Diplomat Property Manager, LLC. Debt: \$192,333.76.

Hill Wallack 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.

19-26524

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

BEGINNING at a point on the Southwesterly side of Airy Street, at the distance of 112 feet Northwesterly from the Northwesterly side of Astor Street, a corner of this and land, now or late of Isaiah Z. Boorse; thence, extending Southwestwardly along said land, the line or a part of the distance passing through the middle of the partition wall, dividing the house erected hereon and the house on the adjoining premises 115 feet, more or less, to the Northeastly side of Boyers Alley; thence, extending along said side of said alley, Northwesterly 16 feet, more or less, to land, now or late of Sarah Chanzy; thence, extending along said land, and for a part of the distance extending through the middle of the partition wall, dividing the house erected hereon and the house on the adjoining premises, now or late of Sarah Chanzy, Northeastwardly, 114 feet, more or less to Airy Street, aforesaid; thence, extending along the Southwesterly side of thereof, Southeastwardly 16 feet to the place.

Parcel Number: 13-00-00736-00-7.

Location of property: 412 W. Airy Street, Norristown, PA 19401.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Marcia Rubin** at the suit of Fidelity Savings & Loan Association of Bucks County. Debt: \$70,322.81.

Kivitz & Kivitz, P.C., Attorneys.

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

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

19-26531

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

BEGINNING at a point on the Southwest side of Washington Street, 154.47 feet Northwestwardly from Stanbridge Street, a corner of this and land of Savilla Pynch; thence, Southwestwardly by the same, the line passing through the middle of the partition wall, between the house on this lot and that on said adjoining lot, parallel with Stanbridge Street, 140 feet to the Northeast side of Evans Alley; thence, Northwestwardly along said side of Evans Alley, 14.07 feet to a point, a corner of this and land now or formerly of George F. Meschter, thence, by the same Northeastwardly parallel to the first course, the line passing through the middle of the partition wall between the house on this lot and that on said adjoining lot, 140 feet to the Southwest side of Washington Street aforesaid and along said side of said Street, Southwestwardly 14.07 feet to the place of beginning.

Parcel Number: 13-00-38064-00-2.

Location of property: 912 W. Washington Street, Norristown, PA 19401.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Source One Properties, Inc.** at the suit of Fidelity Savings & Loan Association of Bucks County. Debt: \$210,752.38.

Kivitz & Kivitz, P.C., Attorneys.

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

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

19-26869

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 by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania, on March 9th, 1959, as follows; to wit:

BEGINNING at a point on the northwesterly side of Birchwood Avenue (formerly Hawthorne Avenue) (fifty feet wide) which point is measured North forty-four degrees, no minutes east, one hundred ninety-eight and thirty-four one-hundredths feet from a point, which point is measured on the arc of a circle, curving to the left, having a radius of ten feet, the arc distance of fifteen and seventy-one, one-hundredths feet from a point on the Northeasterly side of Pershing Avenue (fifty feet wide).

CONTAINING in front and breadth on said Birchwood Avenue, forty-one and sixty-six one-hundredths feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to said Birchwood Avenue, one hundred twenty feet, the Southwest line thereof partly passing through the party wall between this premises and the premises adjoining on the southwest.

BEING the same premises which Victor Dizenzo and Patricia M. Dizenzo, by Deed dated September 29, 1995 and recorded on October 04, 1995, in the Office of the Montgomery County Recorder of Deeds, in Deed Book Volume 5127 at Page 1300, granted and conveyed unto Stacey L. Dowling and Michele L. Dowling.

Parcel Number: 30-00-04296-00-3.

Location of property: 1416 Birchwood Avenue, Roslyn, PA 19001.

The improvements thereon are: Single-family, residential.

Seized and taken in execution as the property of **Michele L. Dowling and Stacey L. Dowling** at the suit of J.P. Morgan Mortgage Acquisition Corp. Debt: \$191,415.91.

Hladik, Onorato & Federman, LLP, Attorneys.

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

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

19-27105

ALL THAT CERTAIN two and one-half story brick dwelling house and message or tenement and lot, tract or piece of land, or ground, situate in the Ninth Ward of **Norristown Borough**, Montgomery County, Pennsylvania, being the premises generally known as and commonly called No. 711 Walnut Street, and bounded and described according to a survey, thereof made on or about the ninth day of June A.D. 1920, by William Hiltner and George W Hitchcock, Co-Partners, Civil Engineers of the said Borough, as follows, to wit:

BEGINNING at the point of intersection of the Northwest side of Walnut Street, with the Southwest side of Blackberry Alley, the West corner of Walnut Street and Blackberry Alley; thence, along the said side of Blackberry Alley, Northwestwardly 40 feet, in a point a corner of these premises and premises now or late of Joseph Hogan; thence, along the said premises, now or late of Joseph Hogan, parallel with the said side of Walnut Street, Southwestwardly 23 feet 11 inches to a point, another corner of these premises and the premises generally known as and commonly

called No. 709 Walnut Street, of Domenick Narducci; thence, along the said premises generally known as and commonly called 709 Walnut Street, the line passing through the center of the partition wall, between the said dwelling house erected on these premises and the dwelling house erected on the said premises, generally known as and commonly called 709 Walnut Street, parallel with the said side of Blackberry Alley, Southwestwardly 40 feet to a point on said side of Walnut Street, another corner of these premises and said premises generally known as and commonly called 709 Walnut Street; thence, along said side of Walnut Street, Northwestwardly 23 feet 11 inches to the point, corner of place of beginning.

CONTAINING 956-2/3 square feet of land or ground, more or less.

BEING the same premises which John P. Durante, Sheriff, by Deed dated 4/5/2019 and recorded 7/26/2005 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5563 at Page 1838, granted and conveyed unto Marcia Rubin.

Parcel Number: 13-00-37632-00-2.

Location of property: 711 Walnut Street, Norristown, PA 19401.

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

Seized and taken in execution as the property of **Marcia Rubin** at the suit of Forethought Life Insurance Company. Debt: \$42,985.40.

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 \$3,520. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

19-27826

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Gwynedd Township**, Montgomery County, Pennsylvania, bounded and described according to a Record Plan of "Gwyn Oaks", prepared for Andover Estates Limited Partnership, by Fioravanti, Inc., Consulting Engineers and Contractors, dated February 2, 1998, last revised May 17, 1999, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-58, Page 449, as follows, to wit:

BEGINNING at a point of tangent on the Northwesterly side of Tennis Avenue (S.R. 2020) (60.00 feet wide) and which point is at the arc distance of 38.48 feet, measured on the arc of a curve, curving to the right, having a radius of 25.00 feet from a point of curve on the Southwesterly side of Arbor Lane (normally 50.00 feet wide, but at its Northwesterly end thereof widening to form an irregular width cul-de-sac); thence, extending from said point of beginning, South 44° 45' 00" West, along the said Northwesterly side of Tennis Avenue, the distance of 224.41 feet to a point, a corner in line of lands now or formerly of Pilling, as shown on said Plan; thence, extending North 45° 05' 00" West, along lands of Pilling, the distance of 363.28 feet to a point, a corner of Lot Number 2, as shown on said Plan; thence, extending North 44° 59' 39" East, along Lot Number 2, the distance of 232.47 feet to a point on the Southwesterly side of Arbor Lane; thence, extending along the said Southwesterly side of Arbor Lane, the three following course and distances, viz: (1) extending South 50° 35' 35" East, the distance of 189.84 feet to a point of curve; (2) thence, extending Southeasterly on the arc of a curve, curving to the right, having a radius of 375 feet, the arc distance of 46.87 feet to a point of tangent; and (3) thence extending South 43° 25' 56" East, the distance of 102.31 feet to a point of curve; thence, leaving the said Southwesterly side of Arbor Lane, on the arc of a curve, curving to the right, having a radius of 25.00 feet, the arc distance of 38.48 feet to the first mentioned point of tangent on the said Northwesterly side of Tennis Avenue and place of beginning. The Northeasterly corner thereof containing the bed of that certain General Purposes Sign/Landscaping Easement and a large portion of the Northwesterly part thereof containing the bed of that certain Stormwater Basin Easement, both as shown on said Plan.

BEING Lot Number 1, as shown on the above mentioned Plan.

BEING the same premises which Alex M. Steinbergh, by Deed dated 1/16/2007 and recorded 1/23/2007 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5632 at Page 1800, granted and conveyed unto Alan Summers and Marilyn Summers, husband and wife, as tenants by the entirety.

Parcel Number: 39-00-00109-20-3.

Location of property: 300 Arbor Lane, Ambler, PA 19002.

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

Seized and taken in execution as the property of **Alan Summers and Marilyn Summers** at the suit of KeyBank, N.A., s/b/m First Niagara Bank, N.A., s/b/m Harleysville National Bank & Trust Company. Debt: \$326,945.58.

KML Law Group, P.C., Attorneys.

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

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

20-02485

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Providence Township**, Montgomery County, Pennsylvania, bounded and described according to a site plan "Providence Place", made for Audubon Road Land Associates, LLC, by RT Engineering, Inc., dated 3/9/2007 and last revised on 2/21/2007 and recorded in Plan Book 28, Page 296 and 297 as follows, to wit:

BEING known as Lot No. 16 on the above-mentioned plan.

UNDER AND SUBJECT, inter-alia to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in that certain declaration of "providence place" as recorded in the Office for the Recording of Deeds of Montgomery County in Deed Book 5704, Page 501 and First Amendment dated 12/11/2008 and recorded in Deed Book 5717, Page 1.

THE GRANTEES, for and on behalf of the Grantees, their Heirs, Personal Representatives, Successors and Assigns, by the acceptance and recordation of this indenture, acknowledge that this conveyance is subject in every respect to the aforesaid Declaration and any and all Amendments and Supplements thereto; the By-Laws, Rules and Regulations promulgated thereunder, acknowledge that each and every provision thereof is essential to the successful operation and management of Providence Place Community Association; and is in the best interest and for the benefit of all owners of lots therein; and covenant and agree, as a covenant running with the land, to abide by each and every provision of the aforesaid declaration; as the same may be amended or supplemented from time to time.

BEING part of the same premises which Audubon Road Land Associates LLC, A PA Limited Liability Company, by Indenture bearing date 6/20/2008 and recorded 6/30/2008 at Norristown, in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book 5698, Page 453, etc., granted and conveyed unto Owl Creek Partners, LP, A PA Limited Partnership, in fee.

AND also being part of the same premises which Audubon Road Land Associates LLC, A PA Limited Liability Company, by Deed of correction bearing date the 20th day of June A.D. 2008 and recorded at Norristown, in the Office for the Recording of Deeds, in and for the County of Montgomery on the 14th day of August A.D. 2008, in Deed Book 5704, Page 195, granted and conveyed unto Owl Creek Partners LP, A PA Limited Partnership, in fee. Parcel Number: 43-00-03216-25-4.

Location of property: 21 Prince Drive, Norristown, PA 19401.

The improvements thereon are: Townhouse, single-family.

Seized and taken in execution as the property of **Kevin Hillsinger** at the suit of Jodi Hillsinger, Shannon Hillsinger, Deanna Hillsinger and Mia Hillsinger, by and through her Natural Guardian, Erin Hillsinger. Debt: \$150,000.00.

Silverang, Rosenzweig & Haltzman, 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.

To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on June 24, 2020 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

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.

Atlantic Industrial Corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on the 24th day of January 2020, for the purpose of creating a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is **Chun Alliance, Inc.**

Cortes Landscaping, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Full House Bagels, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.
Benstead, Mabon & Mitch, PC
124 E. Court Street
Doylestown, PA 18901

UV Biotech, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Dyer & Maher
400 Greenwood Avenue, First Floor
Wyncote, PA 19095

**ARTICLES OF INCORPORATION
NONPROFIT**

Another Life Saved Organization has been incorporated under the provisions of the PA Nonprofit Corporation Law of 1988.

NOTICE IS HEREBY GIVEN THAT, on April 13, 2020, Articles of Incorporation were filed with the Department of State for **Colonial Community Organization**, a nonprofit corporation organized under the Pennsylvania Nonprofit Corporation Law of 1988, exclusively for charitable purposes.

Fox Rothschild LLP, Solicitors
747 Constitution Drive, Suite 100
P.O. Box 673
Exton, PA 19341-0673

Five Points Retail Properties Condominium Association has been incorporated under the provisions of the PA Nonprofit Corporation Law of 1988.

Fox Rothschild LLP
Stone Manor Corporate Center, Suite 300
2700 Kelly Road
Warrington, PA 18976

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**BLAUSTEIN, STEVEN, dec'd.**

Late of Blue Bell, PA.
 Administratrix: KATE M. BROWN, ESQUIRE,
 c/o Locks Law Firm,
 The Curtis Center, Suite 720 East,
 601 Walnut Street,
 Philadelphia, PA 19106.
 ATTORNEY: KATE M. BROWN,
 LOCKS LAW FIRM,
 The Curtis Center, Suite 720 East,
 601 Walnut Street,
 Philadelphia, PA 19106

**GRAHAM JR., RODNEY G. also known as
RODNEY GUY GRAHAM, JR., dec'd.**

Late of Borough of Pottstown.
 Executor: RON GRAHAM,
 896 Palmers Mill Road,
 Media, PA 19036.
 ATTORNEY: MICHAEL L. MAUGER,
 MAUGER & METER,
 1401 E. High Street, P.O. Box 698,
 Pottstown, PA 19464

HARTENBAUM, RICHARD, dec'd.

Late of Lower Moreland Township.
 Executor: GLEN HARTENBAUM,
 3982 Martin Drive,
 Huntingdon Valley, PA 19006.

LaJEUNESSE, DEADRA A. also known as

DEADRA ANN LaJEUNESSE, dec'd.
 Late of Borough of Hatboro.
 Executrix: CHARLENE MAY LEIS,
 3555 S. Blackhorse Road,
 Parkersburg, PA 19365.

**LINNEMAN, LOIS ANNABELLE also known as
ANNABELLE LINNEMAN, dec'd.**

Late of Lower Providence Township.
 Executor: KURT LINNEMAN,
 c/o Stephen M. Porter, Esquire,
 17 W. Miner Street,
 West Chester, PA 19382.
 ATTORNEY: STEPHEN M. PORTER,
 MacELREE HARVEY, LTD.,
 17 W. Miner Street,
 West Chester, PA 19382

MIHALCIK, DAWN L., dec'd.

Late of Borough of Norristown.
 Administratrix: MELISSA M. WAGNER,
 212 7th Street,
 Shoemakersville, PA 19555.
 ATTORNEY: RUSSELL E. FARBIARZ,
 64 N. 4th Street,
 Hamburg, PA 19526

MINANNO, MICHAEL J., dec'd.

Late of Cheltenham Township.
 Executrix: ANN MARIE TUCKER,
 411 Newton Road,
 Hatboro, PA 19040.
 ATTORNEY: JOSEPH J. FIANDRA,
 426 N. Easton Road,
 Glenside, PA 19038

O'HARA, LENORA MILDRED, dec'd.

Late of Lower Salford Township.
 Executor: PATRICK M. O'HARA,
 105 Ellen Way,
 Harleysville, PA 19438.

**SCHLEGEL, GEORGE CARL also known as
GEORGE SCHLEGEL, dec'd.**

Late of Hatboro, PA.
 Executrix: CAROL A. SCHLEGEL,
 100 Moonflower Road,
 Hatboro, PA 19040.

SEESHOLTZ, MELVIN CHARLES, dec'd.

Late of Abington Township.
 Executor: BRYAN E. POLK,
 c/o Mark J. Davis, Esquire,
 644 Germantown Pike, Suite 2-C,
 Lafayette Hill, PA 19444.
 ATTORNEY: MARK J. DAVIS,
 THE LAW OFFICE OF MICHAEL S. CONNOR,
 644 Germantown Pike, Suite 2-C,
 Lafayette Hill, PA 19444

**STUART, LILLIAN B. also known as
LILLIAN B. STUART-WHISTLER, dec'd.**

Late of Lower Gwynedd Township.
 Co-Executors: ANN CHARLOTTE BUSSIERE,
 9327 Highway 30,
 Downsville, NY 13755,
 WILLIAM MERRITT BUSSIERE,
 709 Bluff Avenue,
 Brainerd, MN 56401.
 ATTORNEY: ZACHARY D. MORAHAN,
 21-23 Public Avenue,
 Montrose, PA 18801

Second Publication**BERARDELLI, DAVID also known as**

DAVID R. BERARDELLI, dec'd.
 Late of East Norriton Township.
 Executrix: JANE H. BERARDELLI,
 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

BRUTSCHEA, JOAN, dec'd.

Late of Montgomery Township.
 Executor: STEPHEN P. RYDER,
 c/o Janet E. Amacher, Esquire,
 311 N. Summeytown Pike, Suite 1A,
 North Wales, PA 19454.
 ATTORNEY: JANET E. AMACHER,
 311 N. Summeytown Pike, Suite 1A,
 North Wales, PA 19454

BURNS, NICHOLAS JOSEPH also known as**NICK BURNS, dec'd.**

Late of Lower Pottsgrove Township.
 Administratrix: CHERYL A. BURNS,
 1056 Maple Glen Circle,
 Lower Pottsgrove, PA 19464.
 ATTORNEY: ERIC J. LANDES,
 1988 Quail Lane,
 Sanatoga, PA 19464

de CHADAREVIAN, WENDY JOYCE, dec'd.

Late of Lower Merion Township.
 Executor: PHILIPPE de CHADAREVIAN,
 5709 3rd Street South,
 Arlington, VA 22204.

GOLDBLUM, BARBARA F., dec'd.

Late of East Norriton Township.
 Co-Executrices: DEBORAH G. UHL AND
 REBECCA G. KILSHAW,
 c/o Robert A. Bacine, Esquire,
 Friedman, Schuman, PC,
 101 Greenwood Avenue, Fifth Floor,
 Jenkintown, PA 19046.
 ATTORNEY: ROBERT A. BACINE,
 FRIEDMAN, SCHUMAN, PC,
 101 Greenwood Avenue, Fifth Floor,
 Jenkintown, PA 19046

HO, MURIEL, dec'd.

Late of Lower Providence Township.
 Executrix: ANNA MAE RAE BURN,
 c/o A. Victor Meitner, Jr.,
 564 Skippack Pike,
 Blue Bell, PA 19422.
 ATTORNEY: A. VICTOR MEITNER, JR.,
 564 Skippack Pike,
 Blue Bell, PA 19422

KISH, JULIE A. also known as**JULIE ALLISON KISH, dec'd.**

Late of Lower Providence Township.
 Administratrix: LAUREN AMRHEIN,
 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

LEMANOW, ELAYNE also known as**ELAINE LEMANOW, dec'd.**

Late of Upper Moreland Township.
 Administratrix, CTA: HOPE BOSNIAK,
 ESQUIRE,
 c/o Dessen Moses & Rossitto,
 600 Easton Road,
 Willow Grove, PA 19090.
 ATTORNEY: HOPE BOSNIAK,
 DESSEN, MOSES & ROSSITTO,
 600 Easton Road,
 Willow Grove, PA 19090

McKELVIE, ELEANOR PEARL also known as**E. "PEARL" McKELVIE, dec'd.**

Late of Lower Merion Township.
 Executrix: PAMELA J. McKELVIE,
 2720 W. Darby Road,
 Havertown, PA 19083.

NORDMARK, MICHAEL ARNOLD also known**as****MICHAEL A. NORDMARK and
MICHAEL NORDMARK, dec'd.**

Late of Plymouth Township.
 Executrix: BARBARA O. BARTHOLOMEW,
 1820 Hollowell Road,
 Plymouth Meeting, PA 19462.
 ATTORNEY: PATRICIA A. COACHER,
 166 Allendale Road,
 King of Prussia, PA 19406

RUSSELL, PHILIP K., dec'd.

Late of Abington Township.
 Executor: PETER N. RUSSELL,
 c/o A. Victor Meitner, Jr., Esquire,
 564 Skippack Pike,
 Blue Bell, PA 19422.
 ATTORNEY: A. VICTOR MEITNER, JR.,
 564 Skippack Pike,
 Blue Bell, PA 19422

THIERMANN, THOMAS D., dec'd.

Late of Lower Providence Township.
 Executrix: SARALISA M. PRANGE,
 c/o Larissa R. Whitman, Esquire,
 One Logan Square, Suite 2000,
 Philadelphia, PA 19103.
 ATTORNEY: LARISSA R. WHITMAN,
 FAEGRE DRINKER BIDDLE & REATH LLP,
 One Logan Square, Suite 2000,
 Philadelphia, PA 19103

Third and Final Publication**BATES JR., LARRY L. also known as****LAWRENCE L. BATES, JR., dec'd.**

Late of Upper Dublin Township.
 Executor: MARK W. BATES,
 c/o Michael F. Wenke, Esquire,
 610 Sentry Parkway, Suite 200,
 Blue Bell, PA 19422.
 ATTORNEY: MICHAEL F. WENKE,
 DIETRICH LAW FIRM,
 610 Sentry Parkway, Suite 200,
 Blue Bell, PA 19422

DOYLE, JAMES PATRICK, dec'd.

Late of Borough of Red Hill.
 Executrix: JILL E. DAY,
 331 Cherry Street,
 Pennsburg, PA 18073-1375.

HECKLER, ANNA B. also known as**ANNA BURNS HECKLER and
ANNA HECKLER, dec'd.**

Late of Borough of Hatboro.
 Executrix: DONNA M. BURNS,
 c/o 104 N. York Road,
 Hatboro, PA 19040.
 ATTORNEY: LAURA M. MERCURI,
 104 N. York Road,
 Hatboro, PA 19040

ANNE SHALLCROSS McGRAW also known as**ANNE SHALLCROSS and
ANNE LORTH McGRAW, dec'd.**

Late of Wynnewood, PA.
 Executor: MICHAEL SHALLCROSS,
 12631 Safety Turn,
 Bowie, MD 20715.

NOLEN, GLORIA JANE, dec'd.

Late of Borough of Lansdale.
 Executor: MICHELE NOLEN,
 414 Orchid Circle,
 Lebanon, PA 17046.

SHAPIRO, LARRY N. also known as LARRY NEAL SHAPIRO, dec'd.

Late of Cheltenham Township.
 Executor: SOL SHAPIRO,
 c/o Neal G. Wiley, Esquire,
 1608 Walnut Street, Suite 900,
 Philadelphia, PA 19103.

ATTORNEY: NEAL G. WILEY,
 ALEXANDER & PELL, LLC,
 1608 Walnut Street, Suite 900,
 Philadelphia, PA 19103

SUHADOLNIK, DOROTHY R., dec'd.

Late of Abington Township.
 Executrix: MICHELLE BARATTA,
 c/o John R. Jakubowski, Esquire,
 1330 Easton Road,
 Abington, PA 19001-3127.

ATTORNEY: JOHN R. JAKUBOWSKI,
 1330 Easton Road,
 Abington, PA 19001-3127

THALHEIMER, KRIMHILDE, dec'd.

Late of Lower Moreland Township.
 Executrix: RENEE THALHEIMER-VASEY,
 c/o Paul A. Coghlan, Esquire,
 437 Rhawn Street,
 Philadelphia, PA 19111.

ATTORNEY: PAUL A. COGHLAN,
 437 Rhawn Street,
 Philadelphia, PA 19111

FICTITIOUS NAME

Notice is Hereby Given pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of intention to file in the office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, an application for the conduct of a business in Montgomery County, Pennsylvania under the assumed or fictitious name, style or designation of

An application for registration of the fictitious name **Honestly CBD Co.**, 106 Lakeview Dr., Harleysville, PA 19438, has been filed in the Department of State at Harrisburg, PA, File Date 03/09/2020, pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is Susan V. Daywitt, 106 Lakeview Dr., Harleysville, PA 19438.

Jenkintown Suites with its principal place of business at 1751 Easton Road, Willow Grove, PA 19090.

The name and address of the entity owning or interested in said business is: Dreck Properties, LTD., 1751 Easton Road, Willow Grove, PA 19090.

The application was filed on February 6, 2020.

Marshal Granor

721 Dresher Road, Suite 1000
 Horsham, PA 19044

An application for registration of the fictitious name **King James Essentials**, 106 Lakeview Dr., Harleysville, PA 19438, has been filed in the Department of State at Harrisburg, PA, File Date 04/24/2019, pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is Susan V. Daywitt, 106 Lakeview Dr., Harleysville, PA 19438.

FOREIGN REGISTRATION STATEMENT

Elemental Brands, Inc., a foreign business corporation incorporated under the laws of Delaware, with its principal office located at 181 Washington St., Ste. 450, Conshohocken, PA 19428, has applied for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The street address in the association's jurisdiction of formation is 251 Little Falls Dr., Wilmington, DE 19808. The registered office in PA is located at 181 Washington St., Ste. 450, Conshohocken, PA 19428, and shall be deemed for venue and official publication purposes to be located in Montgomery County.

TRUST NOTICES**First Publication**

**LOIS ANNABELLE LINNEMAN
 DECLARATION OF TRUST
 Lois Annabelle Linneman
 a/k/a Annabelle Linneman, Deceased
 Late of Lower Providence 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:

Trustees: Kurt Linneman & Robert Daniel Linneman
 c/o Stephen M. Porter, Esq.
 17 W. Miner St.
 West Chester, PA 19382

**Or to their Atty.: Stephen M. Porter
 MacElree Harvey, Ltd.
 17 W. Miner St.
 West Chester, PA 19382**

**THE BRACHT FAMILY TRUST
 DATED OCTOBER 31, 2000
 MARY E. BRACHT DECEASED 03/18/2020
 Late of Worcester Township,
 Montgomery County, PA**

All persons having claims or demands against said Trust to make known the same and all persons indebted to the decedent to make payment without delay to:

Trustee: Philip J. Bracht
 1294 Arrowhead Beach Road
 Dresden, NY 14441

**Or his Attorney,
 Dorothy K. Weik-Hange, Esquire
 Landis, Hunsberger, Gingrich & Weik, LLP
 114 E. Broad Street, P.O. Box 64769
 Souderton, Pennsylvania 18964
 215-723-4350**

EXECUTIONS ISSUED

Not available at this time.

JUDGMENTS AND LIENS ENTERED

Week Ending April 28, 2020

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

CHELSEA LIMERICK HOLDINGS, LLC -
Horizon Retail Construction; 202005616;
Mechanics Lien Claim; \$46,820.00.
SERVICES UNLIMITED, INC.: HUSSAIN, SYED:
SERVICES UNLIMITED, INC., ET AL. -
TD Bank, N.A.; 202005386; Complaint In
Confession of Judgment; \$88,523.92.

LETTERS OF ADMINISTRATION

Not available at this time.

SUITS BROUGHT

Week Ending April 28, 2020

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

ALONSO-XOCHIPA, SUSANA - Reyes, Andres;
202005730; Complaint for Custody/Visitation.
ANDRE, CHELSEA - Rambajan, Shiva; 202005651;
Complaint for Custody/Visitation.
BODADELLO-MORENA, JORGE - Gonzalez-Aguilar,
Nolvia; 202004656; Complaint for Custody/Visitation.
CASTRO-NAULA, LUCAS: ZUMBA-LOJA, MARIA -
Castro-Pulla, Juan; 202005578; Complaint for
Custody/Visitation; Ibrahim, Marcia B.
DO, HUNG: GUNAWAN, MARIA - Feingold, Allen;
202005723; Civil Action.
FRASCH, RYAN - Brigidi, Antonette; 202004959;
Complaint for Custody/Visitation; Boyd, Melissa M.
GRASTY, KIMBERLI: MATTHEWS, DAWON -
Grasty, Diahann; 202004975; Complaint for
Custody/Visitation.
GRASTY, LATANYA: MUHAMMAD, ANWAR -
Grasty, Diahann; 202004976; Complaint for
Custody/Visitation.
HEIFET, CHELSEA - Renenter, Christopher; 202004729;
Complaint for Custody/Visitation.
ISABELLA, NICOLE: CROCE, JOSEPH -
Horne, Tina; 202004886; Complaint for
Custody/Visitation; Orenstein, Yoninah.
KOENIGSBERG, DAVID: MINNER, FAITH -
Koenigsberg, Robert; 202005691; Complaint for
Custody/Visitation; Cutillo-Teare, Maria.
KRYCH, LAURA - Krych, William; 202005199;
Complaint for Custody/Visitation;
Christiansen, Chelsey.
LOPEZ, CESAR - Resendiz, Marina; 202005153;
Complaint for Custody/Visitation; Altman, Jonathan F.
MOYER, MICHAEL - Robson, Amanda; 202004742;
Complaint for Custody/Visitation; Eisenberg, Michael E.
MURRAY, KELLY - Rogan, Kevin; 202005425;
Complaint for Custody/Visitation; Gelb, Alan.

ROHLAND, CATHERINE - Rohland, Mark;
202005316; Complaint for Custody/Visitation;
Graff, Caron P.
SZERLAG, SARAH - Szerlag, Joseph; 202004753;
Complaint for Custody/Visitation; Rickles, Marc I.
TERRA, J.: BRADLEY, J.: PANASIEWICZ, B.,
ET AL. - Thomas, Donte; 202005590; Civil Action.
TOLMAYER, ANNA - Fertig, Wesley; 202005091;
Complaint for Custody/Visitation; McMenamin,
Patrick J., Jr.
VAZQUEZ, ESMERALDA - Francisco-Castro, Jose;
202005452; Complaint in Annulment; Saadzi, Helly.

WILLS PROBATED

Not available at this time.

RETURN DAY LIST

Not available at this time.